



KEN THOMAS
REAL ESTATE LLC

CRANE, OREGON

www.KenThomasRealEstate.com

FOR SALE



EXCLUSIVE PARTNER OF

LAND LEADER

KEN THOMAS 541-589-3433
DALLY ZANDER 541-589-2195

**LICENSED IN THE STATE
OF OREGON**

64347 HARNEY AVE

CRANE, OR

280 ACRES

**2008 SQ FT
HOME WITH
ATTACHED
GARAGE**

**60.14 ACRES
IRRIGATED
PLANTED TO
ORCHARD GRASS**

**BARN AND SHOP
HILL GROUND
FOR PASTURE**

\$975,000



**60646 ANDERSON VALLEY RD
PRINCETON, OR 97721**



ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT IS NOT GUARANTEED BY THIS BROKER OR HIS AGENTS. PROSPECTIVE BUYERS SHOULD CHECK ALL INFORMATION TO THEIR OWN SATISFACTION. PROPERTY IS SUBJECT TO PRIOR SALE, PRICE CHANGE, CORRECTION, OR WITHDRAWAL.

60646 ANDERSON VALLEY RD, PRINCETON, OR

LOCATION: 60646 Anderson Valley Rd, Princeton, OR. Tax lot 400, T27S, R33 EWM. This secluded property is about 2 miles south of Princeton, OR. This is about 45 miles from Burns, OR and about 3 1/2 hours from Boise, ID and also from Bend, OR. Schools are about 12 miles north at Crane, OR, where there are classes K-12. Crane has a highly regarded school system. Princeton is basically a small post office, but is a nice community. It is a ranching and farming area.

PROPERTY: This scenic property consists of 280 acres of land. It sets up against a ridge and much of the property is native grass on the ridge. The bottom land has a 50 acre pivot seeded in orchard grass. The pivot is basically a windshield wiper. There is a 10 acre pasture that is irrigated with pods. The well produces 280 to 300 gpm. The well is HARN 50151 and the exact water rights are for 60.14 acres and are in Certificates 93786 & 93787. This bottom land is very good soil and produces nice crops. The property is perimeter fenced and cross-fenced. This property is about 1/2 mile off of Anderson Valley Rd. and the driveway dead ends at the property.

IMPROVEMENTS: There is a 2008 sq ft stick built house that was built in 2014 that overlooks the pivot and has a beautiful view of the valley. The house is a 2 bedroom, 2 bath home with a large office/den. The primary bedroom has a large walk in closet with access to attic and crawl space. There is also a primary bathroom with walk in tile shower. The kitchen, dining room, and breakfast nook all overlook the pivot. There are covered porches on both sides of the house and has a chain link fence around the front of the house. The kitchen has very nice cabinets, granite counter tops, an island, and is very nicely arranged. The house shows pride of ownership. The garage is attached. For maintenance and repairs of equipment, there is a nice 1,024 sq ft shop with concrete floor. The owner is working to complete a nice barn/hay shed. The place has a couple smaller outbuildings and some corrals. A very beautiful property.

TAXES: 2024-2025- \$1,928.84

PRICE: \$975,000.00

Dally Zander is a licensed real estate broker in Oregon— 541-589-2195

Ken Thomas is a licensed real estate broker in Oregon-541-589-3433

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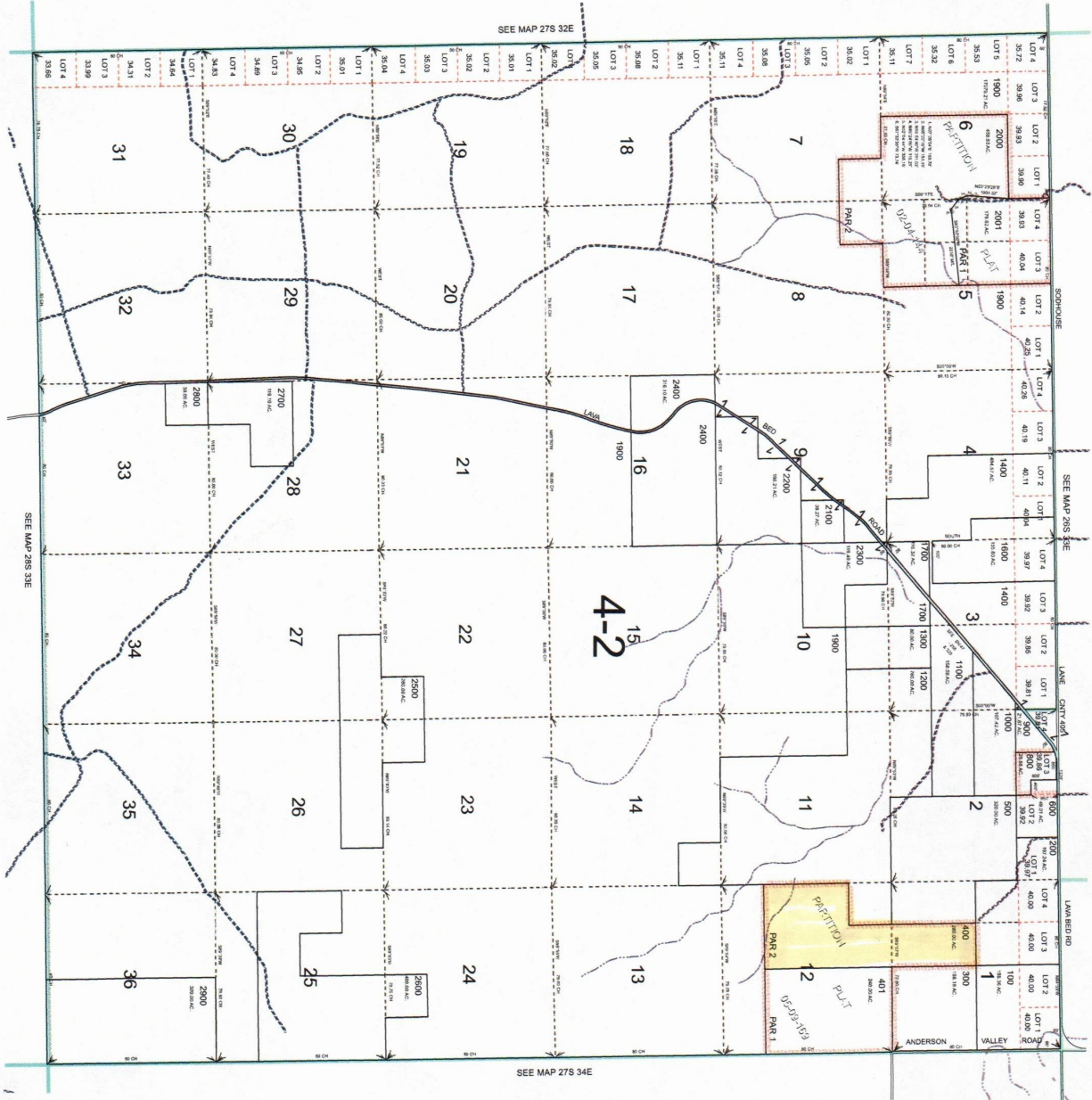
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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

T.27S. R.33E. W.M.
HARNEY COUNTY
1" = 2000'



Canceled Nos.
1500
1801
1800

27S33E

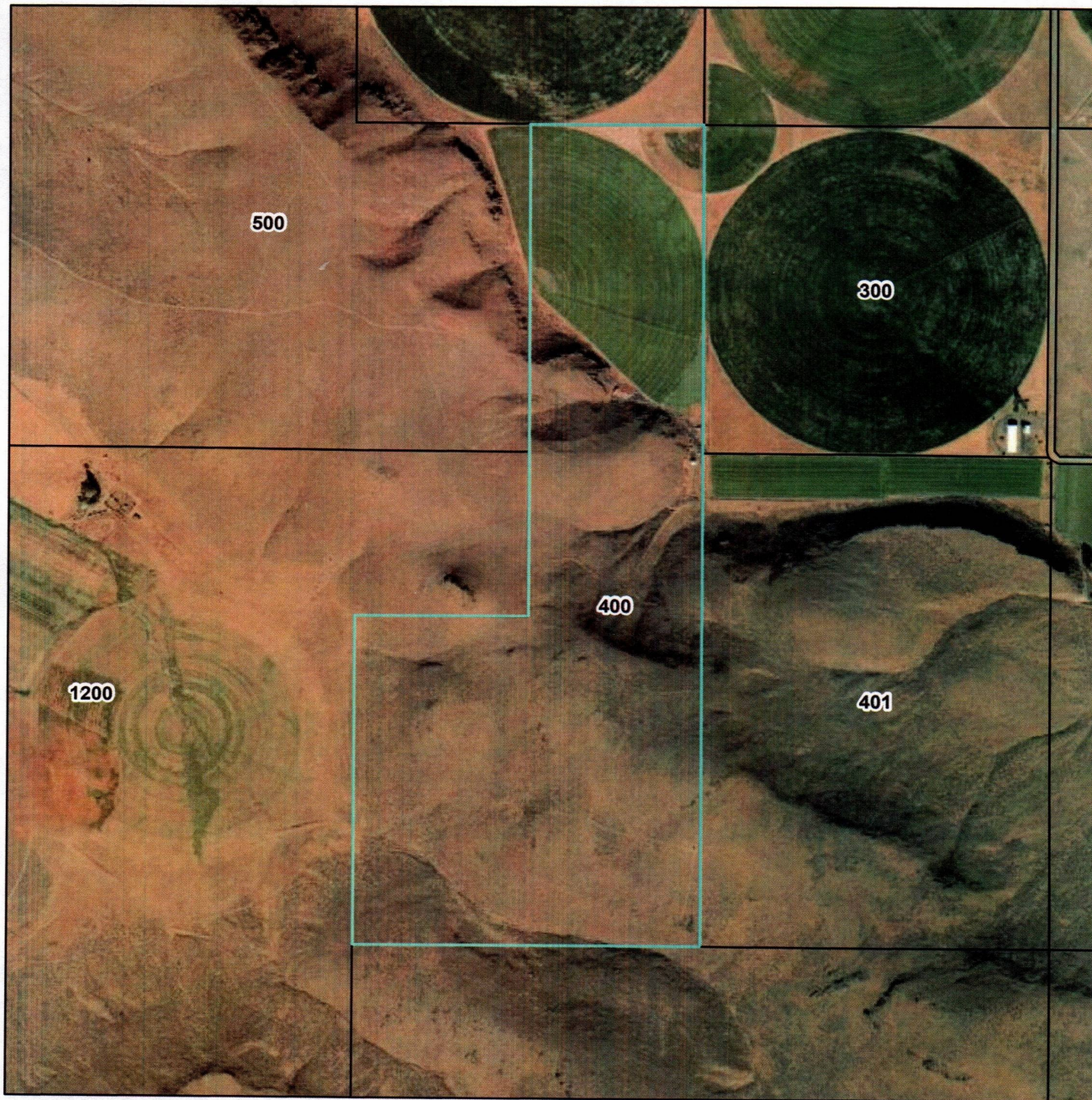
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
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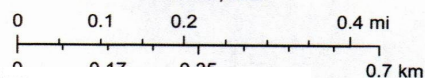
Jager- Princeton



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 Tax Lot

1:18,056



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