

# Van Lake Rd Ranch



**\$490,000**

**Brothers, Oregon**

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Presented by  
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**Location:** 49120 SE Van Lake Rd, Brothers Oregon

**Legal:** T20S R20E WM Tax Lots 1400, 1402 & 1500

**Acreage:** 1,182.13 total deeded acres consisting of the following:  
690 +/- ac open range with good sandy loam soils  
490 +/- ac juniper trees & sage  
2.13 +/- ac improvements

**Water Rights:** None

**Wells:** 2 - domestic/stock

**Improvements:** 1 - 2 bd, 2 bth plus den, 1992 manufactured home, 1568 sq.ft.  
1 - 3,240 sq.ft. hay shed / tack room  
1 - 2,560 sq.ft. Quonset hay storage  
1 - 1,407 sq.ft. shop / garage  
1 - 1,152 sq.ft. general purpose storage shed  
1 - set of working corrals  
- misc. outbuildings

**Access:** SE Van Lake Rd (gravel county)

**Utilities:** Phone & 3 Phase Power

**Comments:** This property is located about halfway between Burns Oregon and Bend Oregon off Hwy 20 approximately 10 miles north of Hwy on a graveled county maintained road. The improvements are in good shape and there is more than adequate cattle working facilities to run a small amount of cattle. The land is covered in Juniper trees and sage and approximately half is open sandy loam soil that has been used for dry land farming in the past. There is 3 phase power next to the open ground which would work for irrigation pumps & pivots. The land qualifies for two land owner preference tags, there is good elk & deer hunting in the area. This would be a great getaway. The owner is in the process of doing some Juniper cutting on the property for wildlife & grazing enhancements.

**Taxes:** \$1,266.45 (farm deferral) 2013/2014

**Price:** \$490,000.00

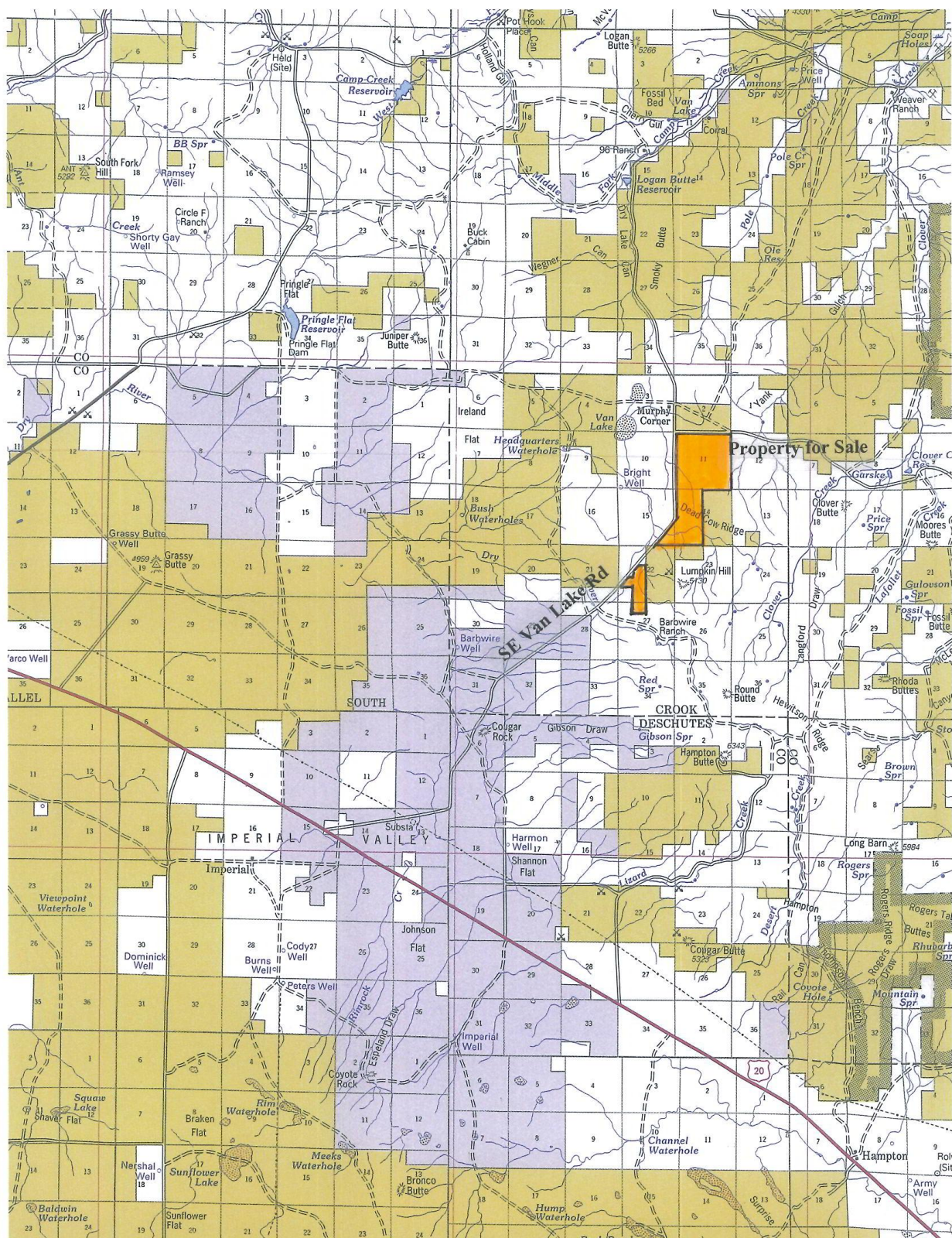
The seller and his agent makes these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the seller or his agent. Also, unless otherwise specified, we, Jett Blackburn Real Estate, Inc. agents, represent the seller on any of our listings.





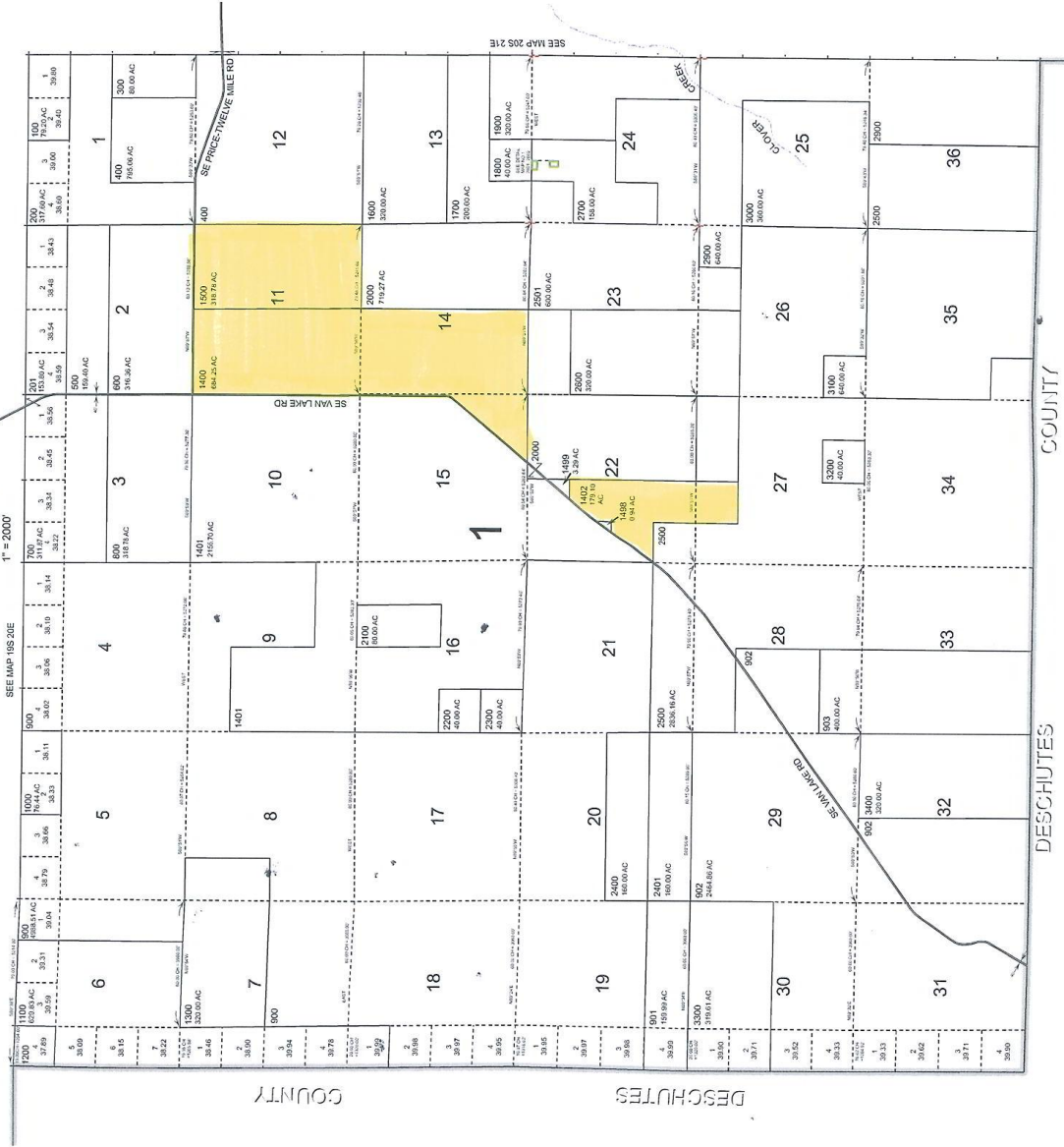














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