



**64347 HARNEY AVE
CRANE, OR**

**160 DEEDED
ACRES**

ONE TAX LOT

**80 ACRES WATER
RIGHTS**

**NEW IRRIGATION
WELL: 600 GPM**

**ACCESS FROM
QUINCY ROAD**

**MOSTLY LEVEL
GROUND**

**FENCED ON
THREE SIDES**

SAGEBRUSH LAND

**\$149,000
POSSIBLE OWNER
TERMS**



**160 ACRES BARE LAND/
80 acres WATER RIGHTS**



**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.**

160 ACRES BARE LAND WITH 80 ACRES WATER RIGHTS

LOCATION: Tax lot 8501, T24S, R33EWM. (NE1/4 Section 33). This is approximately 26 miles SE from Burns on Highway 78. The property is located 1/4 mile north of Highway 78. The access is on Quincy Road, begins 1/4 mile from Hwy. 78 on the left for 1/2 mile.

PROPERTY: The land is in sagebrush and is fenced on three sides. The east side is not fenced. The terrain of this land is rolling. It would appear from a distance to be level, but it has some higher areas. These are not large enough to keep the property from being farmed. The sagebrush is pretty good. There is some alkali in the ground, which is not unusual in this area. There is a new irrigation well. It is 450 feet deep with a static water level of 30 feet. It was test pumped to produce 600 gpm. The owner has applied for and received a permit for water rights for 80 acres. The priority date is September 18, 2009. An extension was filed in June, 2015. The extension is until September 30, 2020. The permit number is G-16748. The well is just out from the west side property line about midway in the field.

TAXES: To be determined

REMARKS: This kind of property with water rights and a well is a hard to find property. The Water Resources Department has effectively stopped new water rights in this area. So, the value of the water rights themselves is very important.

PRICE: **\$149,000** POSSIBLE OWNER TERMS

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160 ACRES BARE LAND WITH 80 ACRES OF WATER RIGHTS



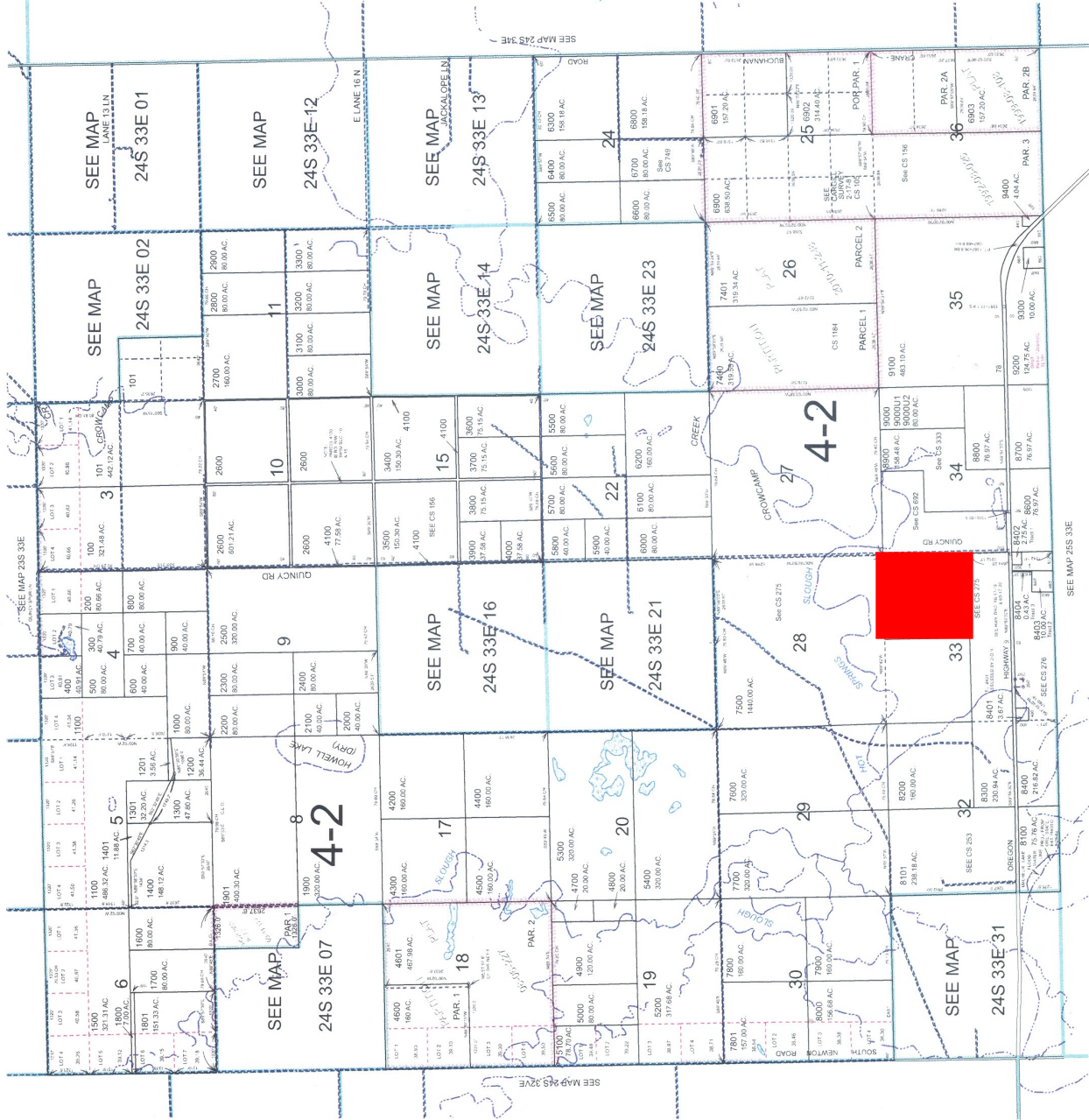
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

T.24S. R.33E. W.M.
HARNEY COUNTY

1" = 2000'

24S33E

Cancelled Nos.
6901
7000
7100
7200
7300
7400
7500
7600
7700
7800
7900
8000



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24S33E