



**Jett Blackburn  
Real Estate Inc.**



## **Cricket Creek**

**\$725,000**

Presented by  
United Country Jett Blackburn Real Estate Inc.  
707 Ponderosa Village  
Burns, OR 97720  
541/573-7206 (office) 541/573-5011 (fax)  
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**LEGAL DESC.:** T21S R28E WM Tax Lots 600, 601, 602

**LOCATION:** Approximately 23 miles north west of Burns

**WATER RIGHTS:**

| <u>Certificate #</u>      | <u>Acres</u> | <u>Priority Date</u> | <u>Source</u>        |
|---------------------------|--------------|----------------------|----------------------|
| Silvies River Decree 1926 | 120          | Dec. 31, 1897        | Cricket Creek        |
| 86146 (Reservoir)         | .8 acre ft   | May 29, 2008         | Runoff Holmes Canyon |

**BLM PERMIT:** Cricket Creek Allotment #07054 for 7 cattle from 5/01 to 10/31 for a total of 40 AUM's on approx. 980 +/- acres

**ACREAGE:** 320 +/- acres

**TAXES:** \$606.38 (farm deferral) 2019/2020

**PRICE:** \$725,000.00

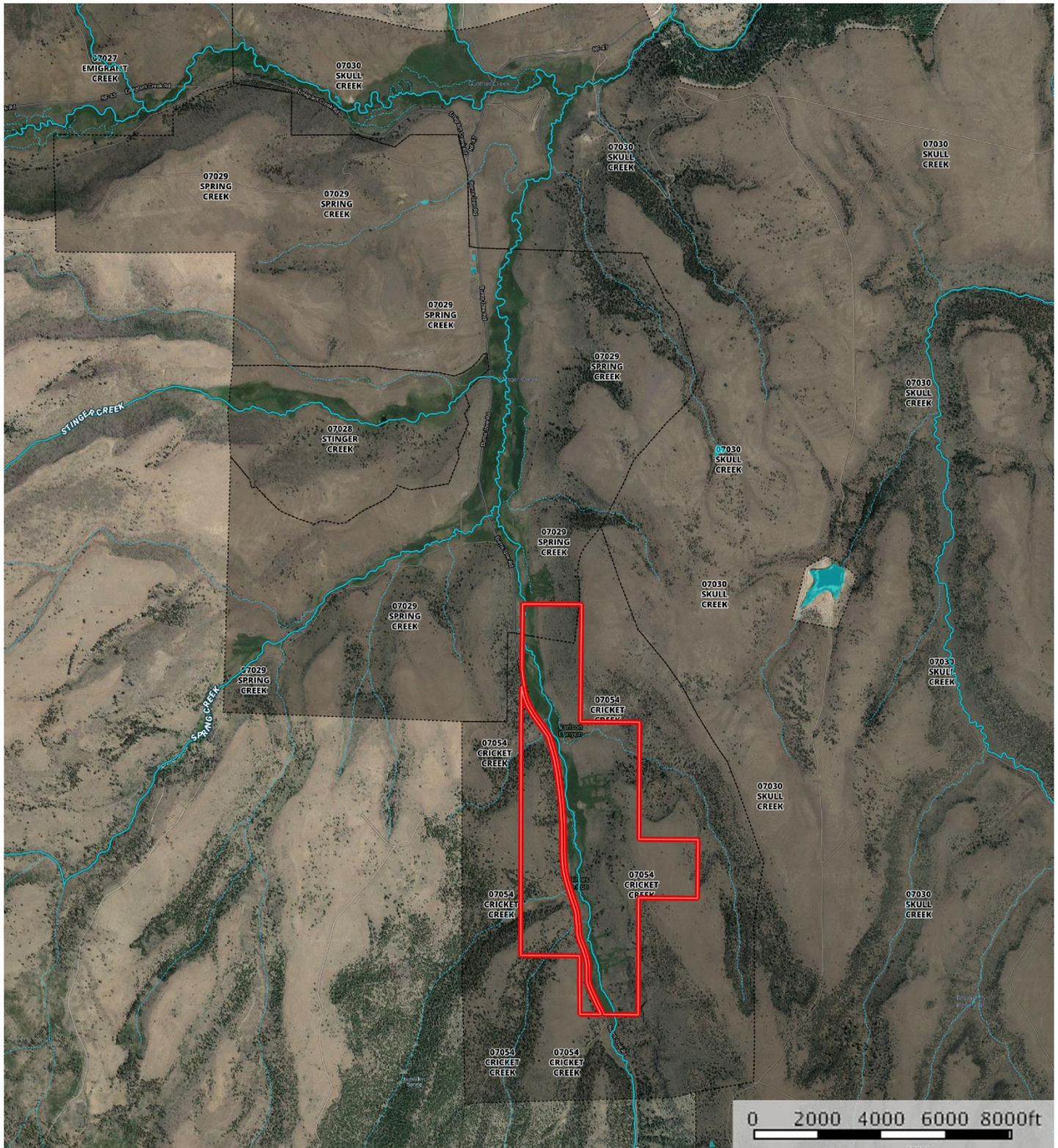
**COMMENTS:** This is a great recreational property which has (3) 160 acres separate tax lots. The land has 120 acres of water rights out of Cricket Creek that runs through the full length of the property all year long. Besides the water from the creek there are numerous year-round springs. There are neat potential homesites which offers recreational access to thousands of acres on the BLM and Forest Service. The property has year round access from a paved county road. Hunting potential in the area include Mule Deer, Rocky Mountain Elk and Antelope. The property qualifies for two LOP tags. Besides the big game there is waterfowl on the creek and trout fishing. The current owner has rented the property for cattle pasture and runs around 75 to 80 head for 4 to 5 months. This is a great retirement property for your off-grid cabin in the woods.

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.



# Cricket Creek

Oregon, 480 AC +/-



Curt Blackburn  
P: 541-573-7206

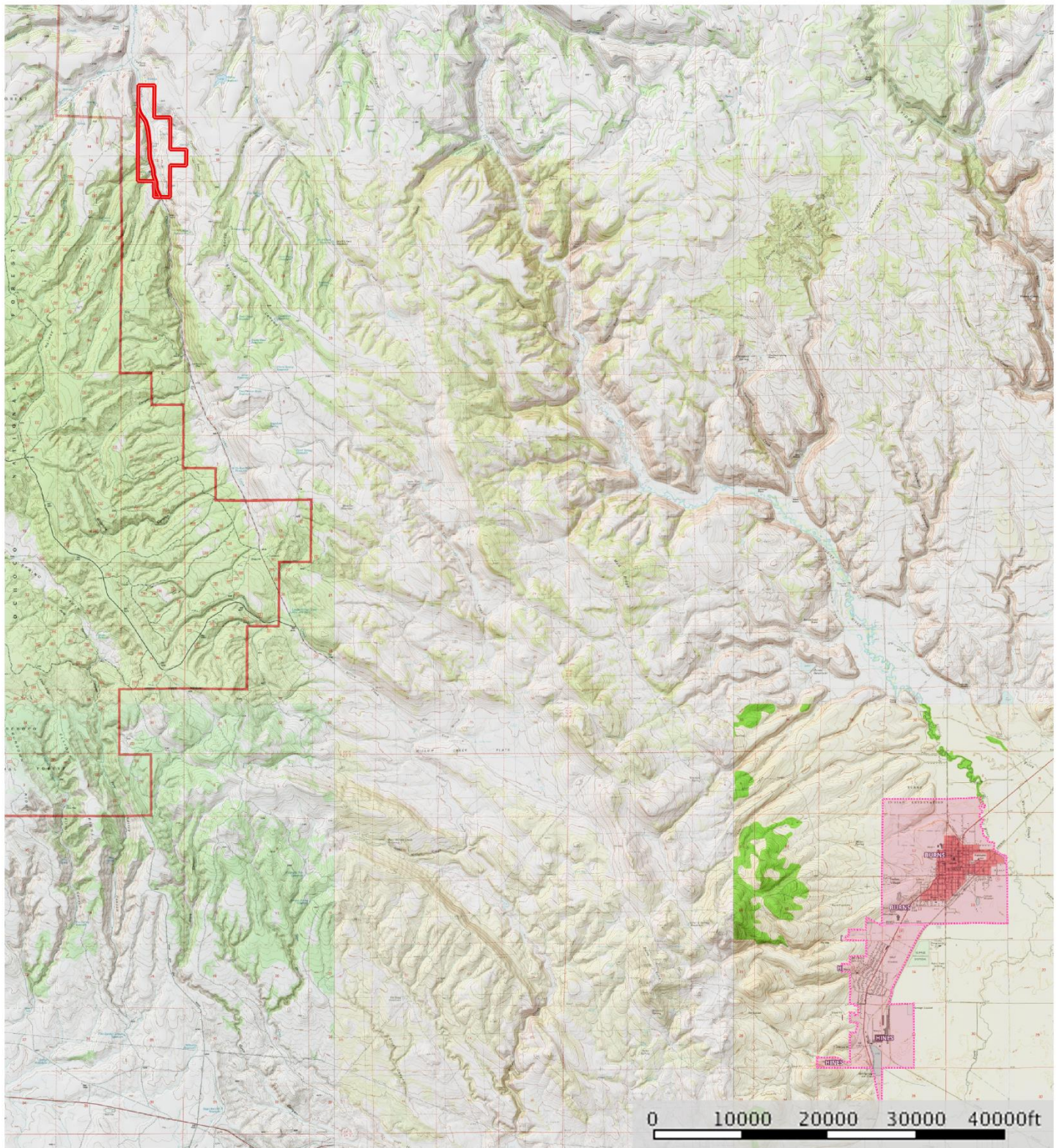
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Oregon, 480 AC +/-



 Boundary

Curt Blackburn  
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