

64347 HARNEY AVE CRANE, OR Dally Zander 541-589-2195 dallyz814@gmail.com

1219.7 +/-**DEEDED ACRES**

33 ACRE OF WATER RIGHTS FROM DEEP CREEK

3 PARCELS

DEEP CREEK

BLUE CREEK

SEVERAL SPRINGS

460 TOTAL AUM ON BLM ALLOTMENTS

32'X40' SHOP WITH CONCRETE FLOOR

\$945,000



18791 HWY 140 EAST ADEL, OR 97620



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HIGHLITHGTS

- -1219.7 Total Deeded Acres
- -33 Acres Water Rights from Deep Creek
- -32'X40' Metal Shop with Concrete Floor
- -Rock Storage/shop building at Headquarters
- -460 AUM BLM permits

LOCATION: 18791 HWY 140 EAST, ADEL, OR 97620, Approximately 30 miles East of Lakeview, OR and 4 miles West of Adel. Tax Lots 400 & 700 T 39 S, R 23 EWM. Tax Lots 1400, 4100 & 1800 T 39 S, R 22 EWM. The town of Lakeview provides almost everything needed, including a new hospital, grocery stores, restaurants, vehicle and farm equipment dealers and hardware store. Adel has gas station, café and some supplies.

PROPERTY: 160 deeded acres at Squaw Valley, has spring with some meadow area, surrounded by BLM. 146.27 deeded acres with approx. 33 acres of water rights from Certificate #'s 9437 & 66882 at Head Quarters along hwy 140 with Deep Creek running through with 32'X40' metal shop with concrete floor, rock sided storage/shop building. 913.43 deeded acres at Blue Creek with range and timber, has BLM FFR and has Blue Creek running throughout. There is a total of 1219.7 +/- deeded acres with 460 AUM BLM permit.

REMARKS: This is a great property to summer some cows while you can hunt and fish. There is abundant wildlife in the area including, bear, cougar, bobcat, antelope, deer and bighorn sheep.

TAXES: \$1,465.15 (2019-2020)

PRICE: \$945,000 CASH OR BANK FINANCING

Ken Thomas is a licensed real estate principal broker in Oregon Dally Zander is a licensed real estate broker in Oregon

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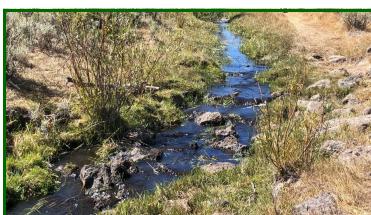




Headquarters consisting of 146.27 acre. Hwy 140 runs through property along with Deep Creek. 33 acres of Water Rights.

BLUE CREEK ADEL, OR 97620









SQUAW VALLEY AND HOME PLACE



