



64347 HARNEY AVE

CRANE, OR

39.07 +/- DEEDED
ACRES

1,588 SQ FT HOME

4 BEDROOM 2
BATH HOME

SMALL SHOP

BEAUTIFUL
SETTING

REDUCED

\$199,995.00



**31868 SUNSET VALLEY LN
BURNS, OR**



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.

31868 SUNSET VALLEY LANE, BURNS, OR

LOCATION: This property is located about 12 miles south of Burns, OR . The address is 31868 Sunset Valley Lane, Burns, OR. Sunset Valley Lane is a county road off of Highway 205, which runs from just east of Burns down through Frenchglen. The property is just over a half mile from Highway 205. At the turnoff from the highway is a school bus turn around to pick up and deliver children going to school in Burns. The towns of Burns and Hines provide almost everything needed, including a new hospital, multiple grocery stores, restaurants, vehicle and farm equipment dealers, sporting goods, hardware store, and many more. It is only 3 hours to Bend, and about 3 1/2 hours to Boise, Idaho.

PROPERTY: 39.07 +/- acres of deeded land with good access off of Highway 205 and then the county road Sunset Valley Lane. The property is mostly crested wheat grass with some brush. It is entirely fenced with an interior fence around the improvements and the driveway. The surrounding properties include BLM to the north, locally owned deeded ground to the south and west, and the owner also owns the parcel to the east. This property is also for sale and is 39.12 acres. This is a nice property that has great views. It is close enough to town to enable someone to work in Burns or Hines.

IMPROVEMENTS: The house is 1,588 sq ft according to county records. The original home was a 1976 single wide. This was completely remodeled by a previous owner. He put in a new kitchen and added a couple of rooms to the house. He sheet rocked and painted everything. The current owners added another room and now has four bedrooms with closets. They put new flooring in the house, with laminate in all the rooms except the two bathrooms, kitchen, and utility room, which are tile. There is a deck with a roof on the east side and most of the south side. There is a handicap accessible ramp to access the deck and front door. There are new vinyl windows and a refrigerator and range. There is a 648 sq ft shop/garage with new metal siding and roof. The floor is dirt.

31868 SUNSET VALLEY LANE, BURNS, OR

TAXES: 2019– 2020- \$802.94

REMARKS: This is a very nice property located on a good county road. It is about 12 miles from town and the school bus comes about a half mile away. It borders BLM land to the north so no one will be building a home close by. There are great views and privacy.

PRICE: **\$199,995.00** **REDUCED**

Ken Thomas is a licensed real estate principal broker in Oregon

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