



64347 HARNEY AVE
CRANE, OR

**38.42 DEEDED
ACRES**

**FENCED ON
THREE SIDES**

NEW WELL

VACANT LAND

**GREAT VIEWS
OF THE
MOUNTAINS
INCLUDING
STEENS MT**

**POWER AND
PHONE AT
PROPERTY
LINE**

**GRAVELLED
COUNTY
ROAD ACCESS**

\$35,000



**38.42 ACRES ON
SOUTH NEWTON RD.**



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.



LOCATION: Tax lot 400, T24S, R33EWM, section 31. (NW 1/4 NW 1/4). This property is located one half mile north of Highway 78 on South Newton Road. It is on the east side of Newton Road. This is about 7 miles from Crane, OR and approximately 21 miles from Burns, OR.

PROPERTY: This property is all brush land. It is fenced on three sides with the east side being the only one not fenced. The property is accessed by South Newton Road which is a county maintained road. There is power and phone along Newton Road. There is a new domestic well on the property. The sagebrush was cleared on this land a couple years ago, but the rabbit brush is coming in the field. This property is buildable if a buyer obtains a conditional use permit from Harney County for a home. The last owners applied for and received a conditional use permit. It is possible this could be transferred.

TAXES: 2018-2019- **\$211.43** not in farm deferral. Property was taken out of farm deferral two years ago.

REMARKS: This is a nice property with easy access. The land grows good sagebrush and has great views of the surrounding mountains, including Steens Mt. , Stinkingwater Mt., and the mountains to the north in the Malheur National Forest. It is only about seven miles to the schools in Crane which has K - 12. Burns, OR is only approximately 21 miles to the west and has a nice hospital, grocery stores, Big R, Rite Aid, and many other businesses providing most anything you would need. Boise, ID is only about three and a half hours away, and Bend, OR is only about three hours. The area is known for hunting and fishing and desert recreation. Malheur Refuge and Steens Mt. are nearby. The area and the people are unsurpassed.

PRICE: **\$35,000**

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38.42 ACRES ON SO. NEWTON RD.



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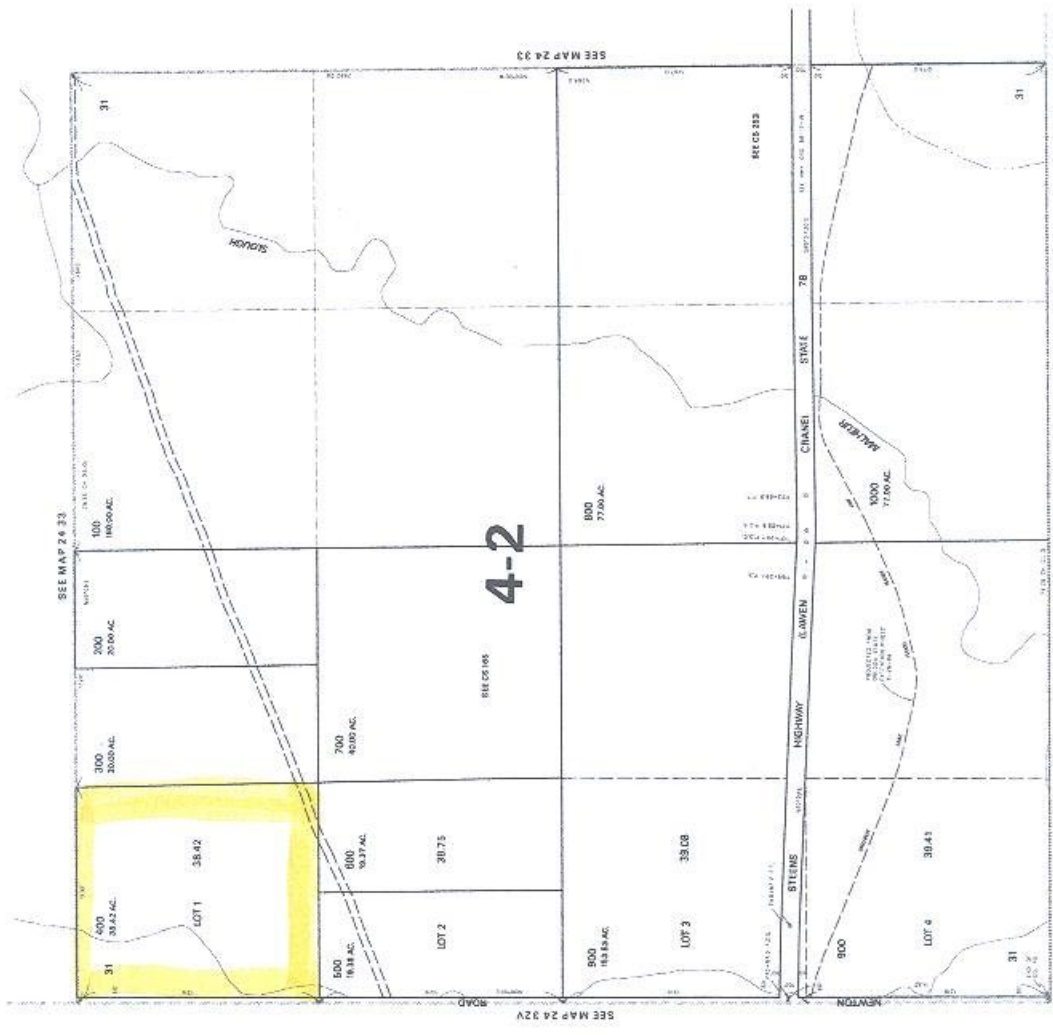


SECTION 31 T.24S. R.33E. W.M.
HARNEY COUNTY
T-400

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



24 33 31
CANCELED NO.
19812



4-2

REVISED: GW
15/10/20

24 33 31

\$35,000

