



64347 HARNEY AVE

CRANE, OR

**40.17 DEEDED
ACRES**

**PERIMETER
FENCED**

VACANT LAND

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

SAGEBRUSH

\$42,500



**40.17ACRES 3/4 MILES
WEST OF BUCHANAN 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 600, T24S, R33EWM, Section 1. Account # 12132. This is about 7 miles from Crane, OR and approximately 35 miles from Burns, OR. It is about 3/4 miles west of Crane-Buchanan Road.

PROPERTY: This property is all sagebrush land. It is perimeter fenced. This property is buildable if a buyer obtains a conditional use permit from Harney County for a home. Contact the Planning Department at 541-573-6655.

TAXES: 2020-2021- **\$116.62** not in farm deferral. Property was taken out of farm deferral in 2013..

REMARKS: This is a nice property. 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 35 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: **\$42,500.00**

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