



64347 HARNEY AVE

CRANE, OR

562.16 +/-
DEEDED ACRES

TWO TAX LOTS

RANGE LAND
MEADOW &
TREES

REMOTE WITH
ACCESS
THROUGH BLM

OLD CABIN

\$399,000



WARNER MOUNTAIN PROPERTY



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.

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LOCATION: SW of Adel, OR and about 3/4 mile north of the California border in Oregon. Two tax lots, Tax lot 400, T41S, R22EWM (Acct. # 16159), and tax lot 1600, T41S, R23EWM (Acct. # 16182). These properties are 1/2 mile apart.

PROPERTY: Tax lot 400, which is 480 acres, borders Forest Service to the west, and BLM to the east and part of the south end. Tax lot 1600, which is 82.16 acres, is surrounded by BLM. The 480 acres is accessible by a two track BLM road which ends up at a small meadow. At the edge of the meadow, in the trees, there is an old cabin. A very scenic, remote, and secluded spot. There are lots of trees on this property, including quaking aspens, juniper, and some pine. Ideal habitat for wildlife, including deer and elk. The 82 acre parcel lays 1/2 mile to the east and has some meadow on it but is on flatter ground.

IMPROVEMENTS: The only improvements are the old cabin mentioned above. It is still standing and is in a nice location at the edge of the meadow.

TAXES: 2021– 2022; Tax lot 400- \$153.48; tax lot 1600- \$244.94 (\$398.42 total)

REMARKS: These are nice properties that would be great recreational opportunities or a place to run livestock. They are adjoining government land and in a good area for hunting mule deer, elk, and antelope.

PRICE: **\$399,000.00**

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