



**Jett Blackburn
Real Estate Inc.**



Old Experiment Road & Hwy 78 Burns Oregon

\$450,000



Contact Card

Presented by
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Eastern Oregon Bare Land

The 416-acres of bare land approximately 7 miles southeast of Burns, Oregon has been sought after for many years and is finally on the market!

Located at the intersection of Old Experiment Road & Ryegrass Lane, this well-located property offers opportunities for livestock production and potentially development.

The property hosts one domestic well, is fully fenced, and has been used for livestock grazing for many years. Power is located on the property and along both paved county roads which borders the west and south sides of the property. There is two-track dirt road access through the property.

Access to the property is very good via State Hwy 78 and/or county Old Experiment Road. The property has no outbuildings but does have power. The vast majority of the property is located outside the FEMA 100-year floodplain with only a very small area in the southwest corner designated part of the floodplain.

There are older legacy flood water rights on the property although they have not been used for many years.

This large track of bare ground is worth considering if you are looking to create dryland pasture or if you are seeking property which has the potential for subdividing and development.

ADDRESS: Old Experiment Road & Ryegrass Lane via State Hwy 78
Burns Oregon

ACRES: 416.28 ac (+/-)

CURRENT TAXES: \$726 taxes (+/-); Exclusive Farm Use - 2

TAX LOTS: T23S R32E W.M. Sec 19 Tax Lot 2900

WELLS: 1 wells - Log #579 - domestic, 190 feet, 60 gal/min when drilled in 1975

WATER RIGHTS:	Certificate#	Priority Date	# Acres	Source
	44944	February 26, 1953	404.9	Flood Right

NOTE: There are water rights however property is located in an area known for historically very minimal water delivery.

FINANCING: Cash or bank financing option available for the property



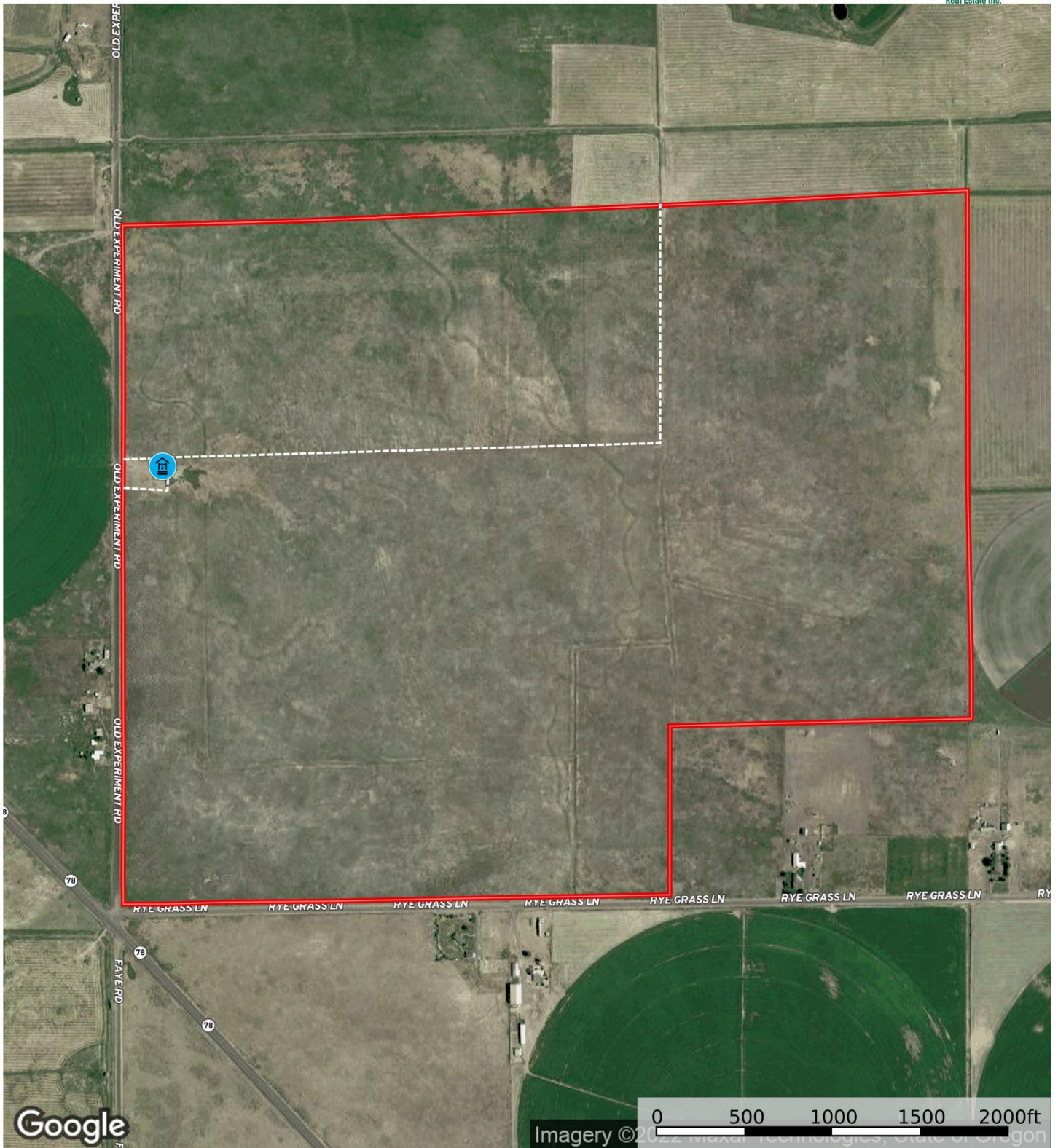
The seller and his agent make these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the seller or his agent. Also, unless otherwise specified we, Jett Blackburn Real Estate, Inc. agents, represent the seller on all of our listings.



Old Experiment Road & Ryegrass Lane - Burns Oregon

Harney County, Oregon, 416 AC +/-

United Country
Real Estate
Jett Blackburn
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Well Fence Boundary

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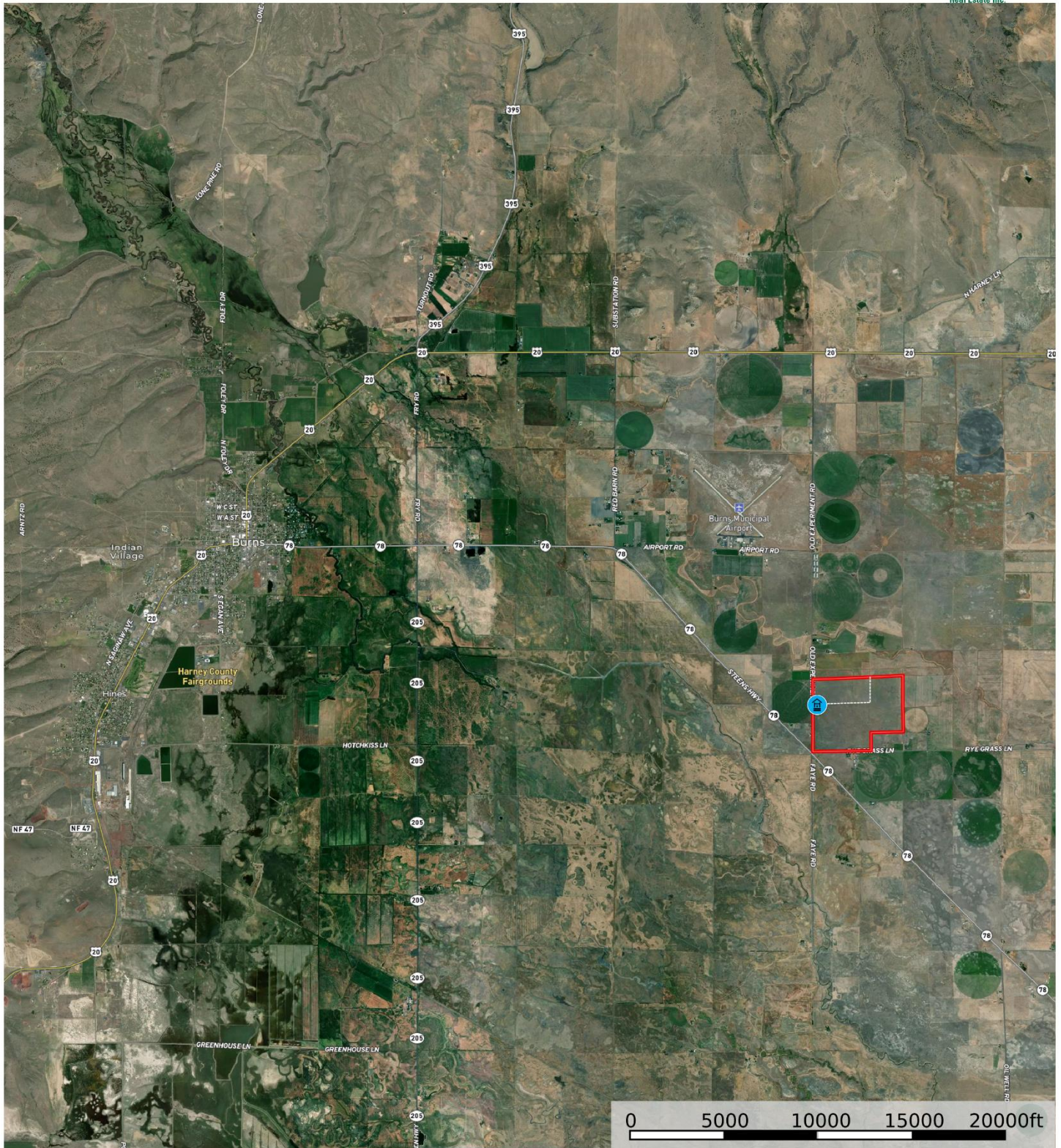
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