



**Jett Blackburn
Real Estate Inc.**



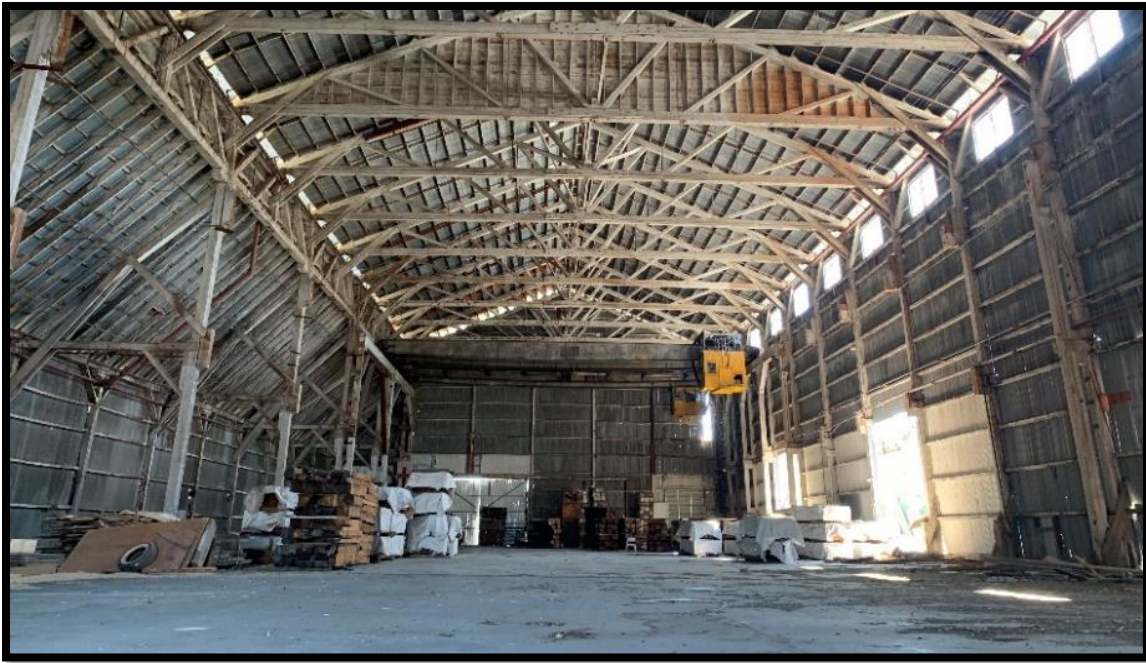
Historic Hines Lumber Mill “L1” Storage Building

~~\$300,000~~ Now \$275,000



Contact Card

Presented by
Colby Marshall
Jett Blackburn Real Estate
707 Ponderosa Village, Burns OR 97720
(541) 573-7206 (office) * (541) 573-5011 (fax)
colby@jettblackburn.com
www.jettblackburn.com



Historic Eastern Oregon Lumber Mill Hines Oregon

The Edward Hines Lumber Company became the major force in the lumber industry and economy of Harney County in June 1928, buying the 67,400-acre Bear Valley Timber Sale on the Malheur National Forest. The new Hines mill was completed on January 27, 1930.

Once one of the largest indoor manufacturing facilities in the western United States, part of the mill facility build-out were two large storage structures that could house vast amounts of processed dimensional lumber. One of the buildings, “L1” storage was a mile long and built so that a 100-rail car unit train could be parked inside, loaded with lumber, and then the wood could be covered to prevent exposure as the train and its cargo headed back east to Chicago.

In 1981, the old sawmill was dismantled, and a new sawmill was constructed. Many of the historic buildings have been removed or converted to other uses. The L1 building was nearly completely dismantled 10-years ago, and the wood was sent to various construction sites in the West to be used as part of reclaimed lumber building projects. Over the last many years, the building has been used as a warehouse.

There are 21 acres of industrial land associated with the remaining part of the L1 building. The land hosts a dilapidated sawdust lumber mill hopper structure, a significant concrete pad covering over 5 acres of ground, and the remaining section of the historic L1 building. There is power running across the south side of the building and water and sewer could be brought to the building pending negotiations with adjoining landowners.

This is a unique property worth a look if you are looking for large storage options and/or flat buildable acres.

ADDRESS: 21.04 acres of industrial land located in Hines Oregon

LOT SIZE:

Tax Lots	800	14.94 ac
	1200	3.05 ac
	1102	<u>3.05 ac</u> (with structure)
Total:		21.04 ac

TAXES:

Tax Lots	800	\$1,789
	1200	\$36
	1102	<u>\$1,891</u>
Total:		\$3,716

FINANCING: Cash or bank financing options

YEAR BUILT: 1929

SQ. FT.: 25,956 sq ft (+/-) under structure - .59 acres
5.7 acres under concrete

FOUNDATION: Concrete

ROOF: Metal siding (in poor condition)





Crosscut - Hines Lumber Mill L1 Storage

Harney County, Oregon, AC +/-



Curt Blackburn

P: 541-573-7206

office@jettblackburn.com

707 Ponderosa Village, Burns, OR 97720



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Crosscut - Hines Lumber Mill L1 Storage

Harney County, Oregon, AC +/-



 Boundary

Curt Blackburn
P: 541-573-7206

office@jettblackburn.com

707 Ponderosa Village, Burns, OR 97720



The information contained herein was obtained from sources deemed to be reliable. Mapright Services makes no warranties or guarantees as to the completeness or accuracy thereof.