

**UC**  
**RANCH**  
PROPERTIES  
A Division of United Country Real Estate



**United Country**  
**Real Estate**  
**Jett Blackburn**  
**Real Estate Inc.**



**35566 Hutchensen Ln**  
**Burns, OR 9770**  
**\$399,500**



Curt Contact Card

Presented by  
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**ADDRESS:** 35566 Hutchensen Ln, Burns, Or 97720

**PRICE:** \$399,500

**TAXES:** \$2,457.04

**FINANCING:** Cash or bank financing

**YEAR BUILT:** 2008 Karsten MH

**SQ. FT.:** 1,296

**ACREAGE:** 40 acres

**HEAT SOURCE:** Electric F/A, pellet stove

**BEDROOMS:** 3 Bed

**BATHROOMS:** 2 bath

**APPLIANCES:** B/I dishwasher, range, refrigerator, smoker, hot tub

**OUTBUILDINGS:** 60' x 120' Indoor arena  
10' x 100' Stalls with turnouts & chicken coop  
14' x 24' Multi-purpose building  
6' x 23' Livestock shed  
6' x 6' Pump house  
As well as a hickory shed, storage container, & carport.



**REMARKS:**

This Eastern Oregon property is an ideal horse property that has some nice qualities. The property has a 2008 manufactured home that is 1,296 sq. ft. with 3 bedrooms and 2 bathrooms. The home has linoleum & carpet flooring running throughout it. The kitchen includes an island, dishwasher, range, and refrigerator. The home is an enclosed porch with a separate pellet stove and a smoker. Outside there is a hot tub & various outbuildings such as a livestock shed, carport, and cross fencing.

Around the property there are various improvements that fit the needs for livestock and storage. The main improvement is a 7,200 sq. ft. indoor arena. This arena is currently used to store horses, feed, & equipment. It is a steel construction that has a dirt floor, power, & has passthrough doors at each end. Across from the arena is an outdoor riding area & 6 working stalls, the 7<sup>th</sup> is occupied as a chicken coop that currently produces 15+/- eggs daily. Next to the stable is a tool room & a hickory shed that is used as storage for meat and grain, both have power. The property also has a storage container, & an area with potential RV hookups.

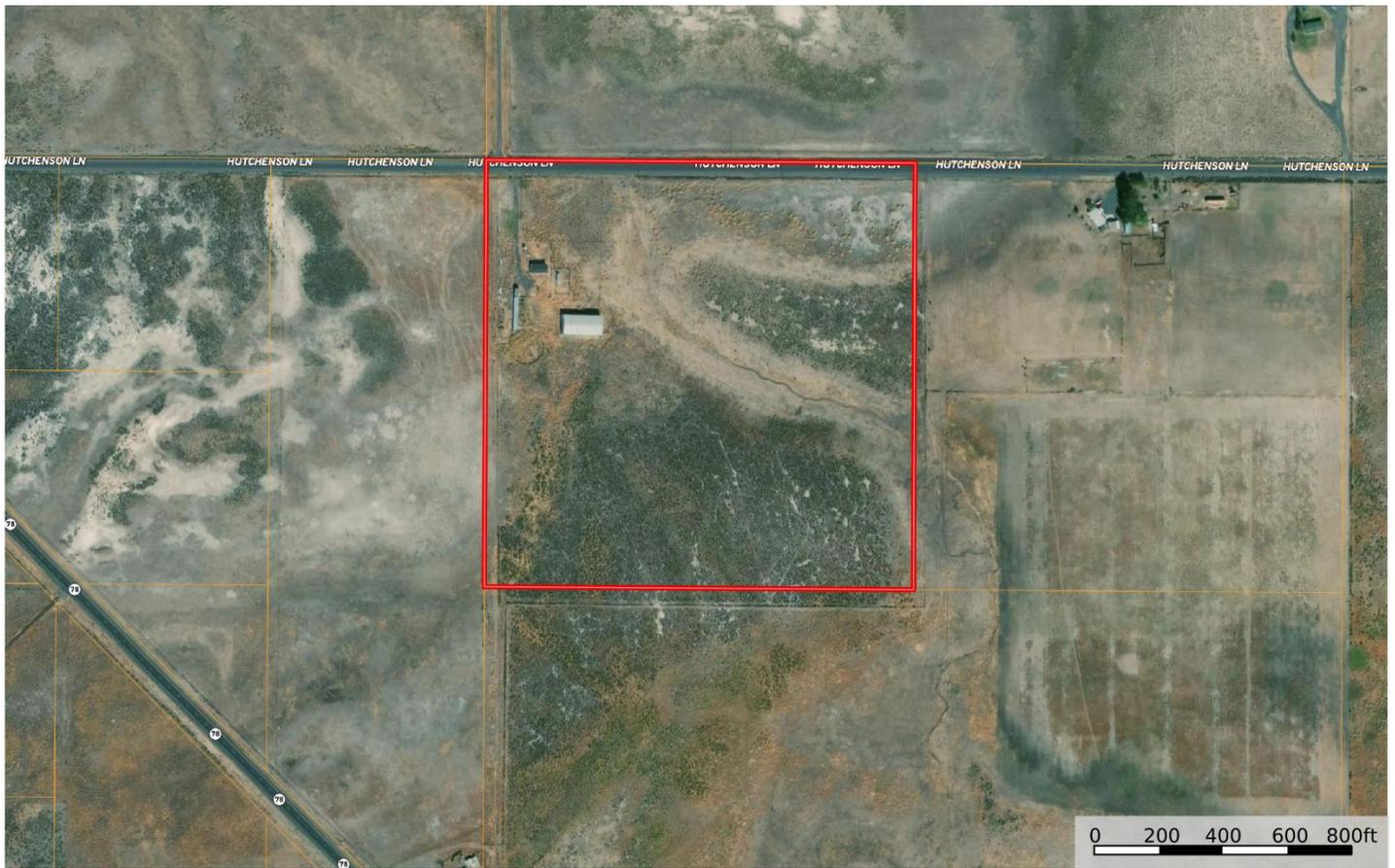
Overall, this property is a great setup for horses or cattle and is only 15 minutes from town. Call the listing agent for any questions or viewings.

**OWNER:**

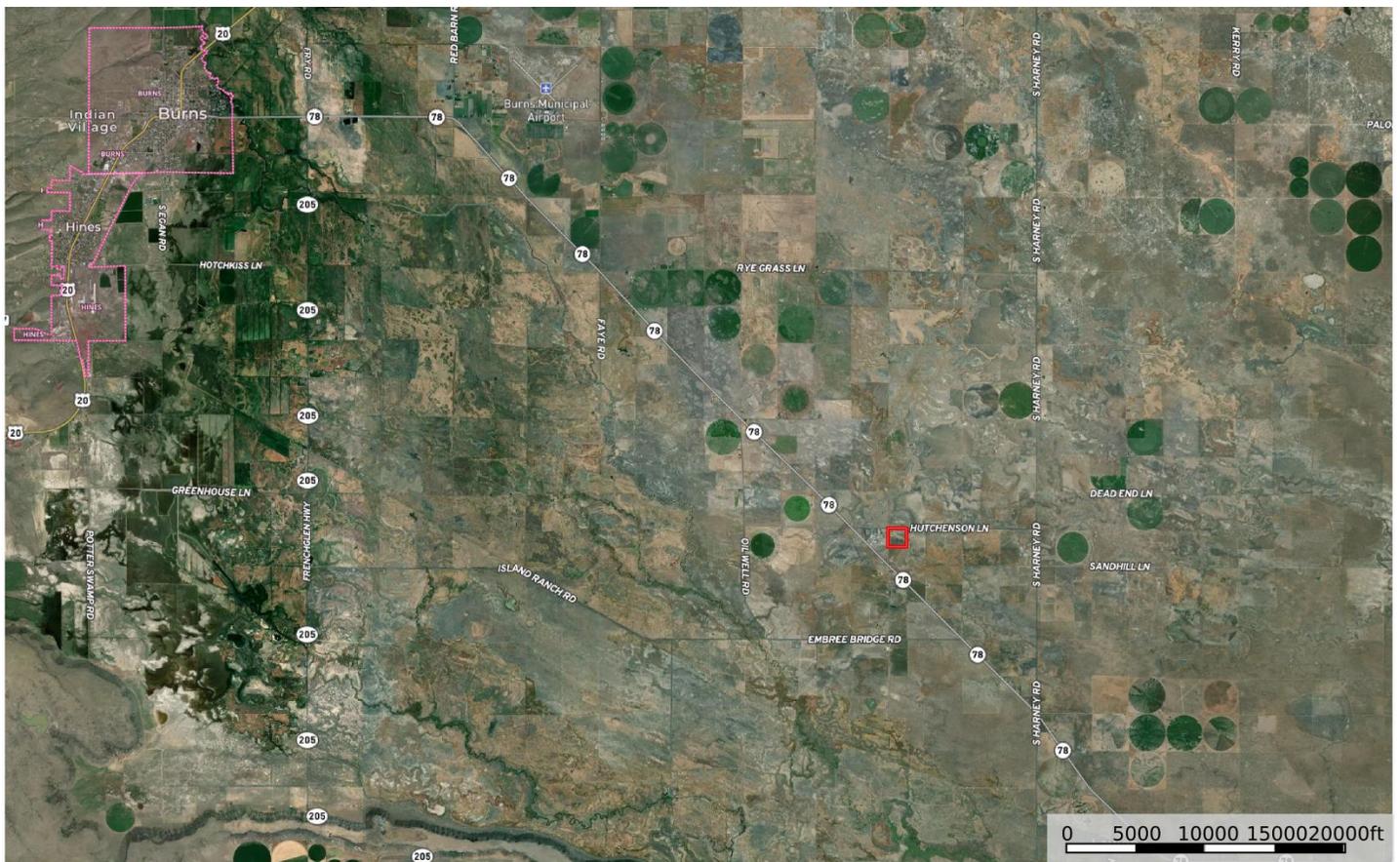
Overton







Boundary



Boundary