



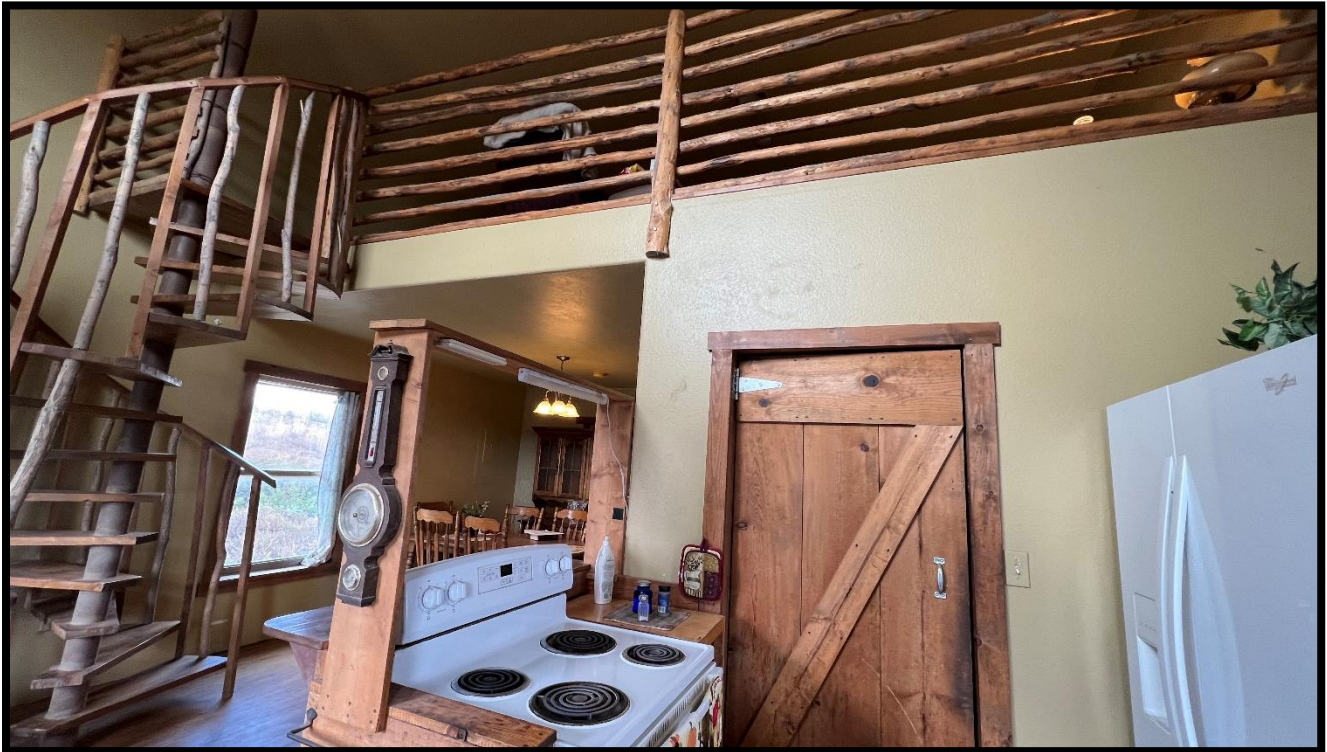
33920 Sodhouse Lane
Princeton OR 97721

\$345,000



Contact Card

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Frontier Oregon Acreage Property

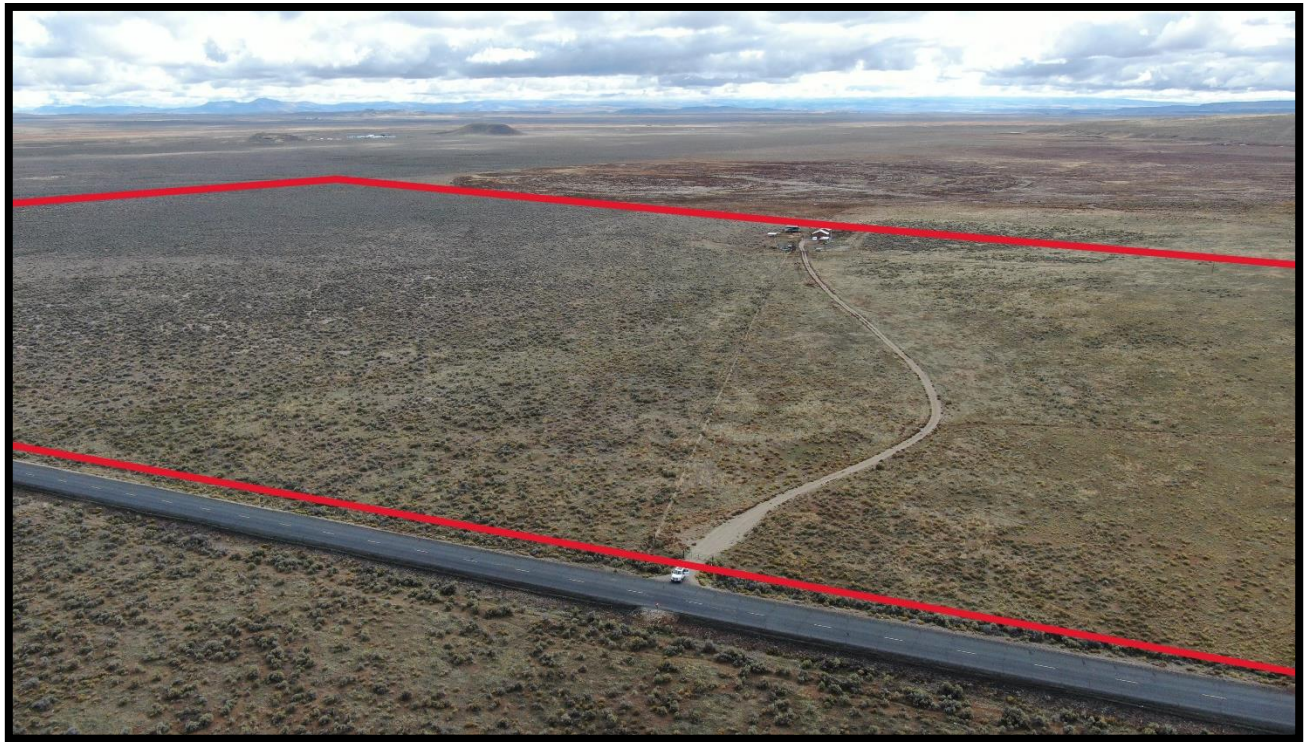
If you are looking for great country property in eastern Oregon, this is a place you should consider! Located just 20 minutes south of Burns Oregon and a few minutes from the Malheur National Wildlife Refuge headquarters, this 214-acre property has a frontier feel with views of Steens Mountain and surrounding hills.

The property features a stick-built home with three bedrooms, a dining and kitchen with an additional pantry space area, a master bathroom with custom features, and a tile walk-in shower. A separate loft area above the living room can be accessed via a custom spiral staircase.

In addition to the home, the property features a well-constructed RV/hay cover, two small storage sheds, and temporary livestock panels that make for a place for horses or other critters. There is a nice well house with a pressure tank.

Further, there are fully fenced livestock pastures, 165-acre and 35-acre with a loafing shed, a chicken coop, and a hog pen. All waiting for your farm critters!

If you are looking for a small acreage property set up for livestock which you can use as a jump-off point to the Refuge, Steen, and Alvord Desert, you need to look at this wonderful property on Sodhouse Lane!



ADDRESS: 33920 Sodhouse Lane, Princeton OR 97721

LEGAL: T27S, R31E, W.M. Sec 6, Tax Lot 900

TAXES: \$1,412.98

FINANCING: Cash or bank financing options available for the property

YEAR BUILT: 2009

SQ. FT.: 1248 sq ft (+/-); single story home with loft

ACREAGE: 214.40 acres (+/-)

HEAT SOURCE: Pellet stove; cadet wall heaters with thermostats

WATER HEATER Two water heaters

BEDROOMS: 3 bedrooms

- All bedrooms laminate wood flooring with double pane vinyl windows and custom wood barn doors
- Flooring, paint, and trim could use touch up and some repairs
- Two bedrooms have no closet but include armoire cabinets
- Main bedroom has own full bathroom (see description below) and large walk-in closet that also hosts washer/dryer
- Cadet wall heaters with thermostats

BATHROOMS: 2 bathrooms

- Main bedroom bathroom hosts step-in custom tile shower with dual showerheads. Custom dual sink vanity with tile countertops, rock bowl sinks, custom tile flooring, and cadet wall heater with thermostat
- Second bathroom off the living room and hosts tub/shower combination, custom tile floor, small single sink vanity, custom wood storage cabinet that hides second hot water heater

KITCHEN: Located off the living room areas; wood countertop, dual farm sink, laminate wood flooring, and large pantry space with washer/dryer hookups and built-in shelving/pot/pan storage rack; custom barn door into pantry

APPLIANCES: Refrigerator, dishwasher, electric cooktop/stove, no garbage disposal (all included in sale)

LIVING ROOM: Open space located off the kitchen, laminate wood flooring with vinyl windows, custom spiral staircase to the loft, pellet stove; current owner installed different pellet stove and added additional “pedestals” to match up unit with stove pipe however the original pellet stove is in storage at the property and is included in the sale

LOFT: Located above the living room, custom spiral staircase to the loft; carpet flooring that needs deep cleaning/replacement

LAUNDRY: Located in the main bedroom closet; laminate wood flooring

ROOF: Metal siding; good condition

SIDING: Wood siding; weathered condition and needs paint

WINDOWS: Double pane vinyl windows; good condition

FOUNDATION: Cinderblock stem wall

OUTDOOR SPACE: Yard Space – there is no lawn; the area is fenced with hog wire panels and hosts several small fruit trees (granny smith apple, macintosh apple, peach), a small pine tree, wild rose bush, and dugout cold room built into a rock retaining wall. Yard space could be watered using installed frost-free standpipe

Chicken Coop – chicken wire fenced space with an enclosed shed for roosting boxes

Livestock Pastures – two fully fenced areas; 165 acres (+/-) and 35 acres (+/-) and located on the west and east sides of the property. The pastures are native grasses and sagebrush/rabbit brush/greasewood, no irrigation rights. One pasture includes a loafing shed and is watered via a frost-free standpipe.

Gravel driveway – good rock gravel driveway extends from paved county-maintained Sodhouse Lane to the home and outbuildings.

- OUTBUILDINGS:** RV Cover/Hay Shed (30X30 foot; 14 feet high) – post/pole construction, metal roof, gravel base; good condition; electricity; extra storage off to north and south sides of the structure
- Work Shed (8X10 foot) – wood building with metal roof and power, additional covered storage built off north and south sides of the structure; not built on a foundation. A pallet of wood pellets is stored undercover and is included in the sale.
- Storage Shed (8X10 foot) – wood building with metal roof, no power; not built on a foundation. The original house pellet stove and “5250 Power Back Generator” are stored in the shed and are included in the sale
- Pump House (8X8 foot) – The building is fully insulated and powered. Hosts the water line manifold and pressure tank.
- Hog Pen – fenced pen with three-sided shelter

FENCING: Buildings are fenced away from the livestock pastures with four-strand barbwire, wire “hog panels”, and metal temporary livestock panels. 20 temp livestock panels can be included in the sales

WELLS: 1 – Pitless adapter domestic well (L53120), drilled in 2003, 15 gals/min, 60 feet deep (according to well log)

SEPTIC: 2010 Harney County permit on file; 1000 gal poly tank, 225 drain field

INCLUDED IN THE SALE:

- Refrigerator, dishwasher, electric cooktop/stove
- Washer & dryer
- China hutch
- Dining room table and 6 chairs
- Original pellet stove
- 5250 Power Back Generator
- Pallet of wood pellets (stored under cover)
- 20 temp livestock panels
- Branson Tractor (SL00/2400) with front-end loader, land plane, and brush beater



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Harney County, Oregon, 214 AC +/-



Shed / Shack Photo Point Well Horse Stall House Gate Transmission Line Fence Boundary

United County Jett Blackburn Real Estate (map for illustration purposes only)

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Harney County, Oregon, 214 AC +/-

United
County
Real Estate
Jett Blackburn
Real Estate Inc.



Fence Boundary

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