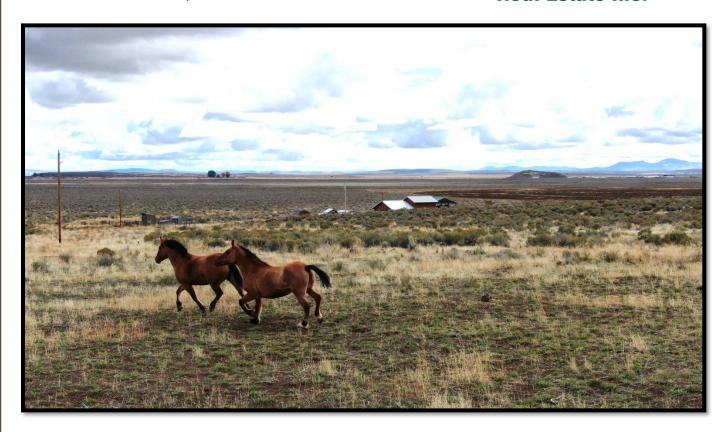






Jett Blackburn Real Estate Inc.

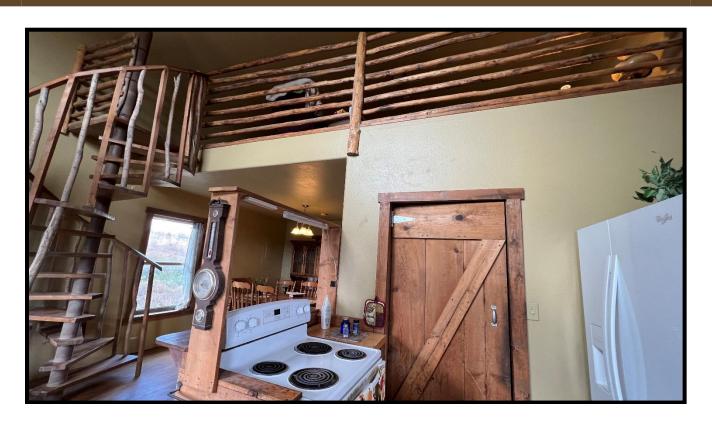


33920 Sodhouse Lane Princeton OR 97721 \$345,000



Contact Card

Presented by
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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 tine 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











STATE OF OREGON WATER SUPPLY WELL REPORT (as required by ORS 537,765) Instructions for completing this report are on the last page of this form.	WELL LD. # L 53/20 START CARD # 144.937				
			1-2		
(1) LAND OWNER Name And Y Oun box	(9) LOCATION (N 2001	
	County Harney Latitude Longitude				
23070 34710 114	Township 2.7 Nor SRange 31 Gor W. WM.			, WM.	
1 / 111, 11, 12, 11, 11, 11, 11, 11, 11, 11	Section 6	52 1/4	NW		
(2) TYPE OF WORK	Tax Lot 1		xk		
New Well Deepening Alteration (repair/recondition) Abandonment	Street Address of	Well (or nearest addre	15) 4 Mile	SouTh	on
(3) DRILL METHOD:	Sof house L		ile stiv	e	
□ Rotary Air □ Rotary Mud 🔀 Cable □ Auger	(10) STATIC WATER LEVEL: 27.6 ft. below land surface. Date 11-17-03				
① Other					
(4) PROPOSED USE:	Artesian pressurelb. per square inch Date				
□ Domestic □ Community □ Industrial □ Irrigation	(11) WATER BEA	RING ZONES:			
☐ Thermal ☐ Injection 🔀 Livestock ☐ Other		4	4.		
(5) BORE HOLE CONSTRUCTION:	Depth at which water	was first found _7			
Special Construction approval Yes No Depth of Completed Well 60_ft	From	To	Estimated	Flow Rate	SWI
Explosives used Yes No TypeAmount	44'	60'	50 9	PM	27,6
HOLE SEAL			71	AND ALL	-
Diameter From To Material From To Golden pounds					
6" 21' 60'		1			
	(12) WELL LOG				
flow was seal placed: Method	. 4 4	ound Elevation			
Some Beatenite WAS POUTED and Packed		Julia Exc Janon		VX Table	78
Backfill placed from ft. to ft. Material	Material		From	To	SW
Gravel placed fromft. toft. Size of gravel	TOP SOIL		0	11	
6) CASING/LINER:	Sand STone		1'	8'	
Diameter From To / Gauge Steel Plastic Welded Threaded	Brown CIA		8'	44'	27.6
Diameter From To Gauge Steel Plastic Welded Threaded	CLAY STONE	Valganic		1	34.16
	ROCK	Ser William	44'	60'	27.0
					-
	DECEN	/ED			
iner: [] [] []	RECEIV	EU	**		
Orive Shoe used □ Inside □ Outside X None	DEC 22 2	DO3 REC	FIVE	7	
Final location of shoe(s)				1	
7) PERFORATIONS/SCREENS:	NATER RESOUR	CES DEPNEC	0.0 2002		
XPerforations Method Plasma Call	SVIEW OPE		9 2003		
Stot Type Material Tele/pipe		WATER RESO	DURCES DE	1	1
Slot Tele/pipe From To size Number Diameter size Casing Liner		SALEM	OREGON		
45' 58' ±x3" 100 × □					
			-		
					1
	Date started 11-1		malanat II. I	7 02	1
8) WELL TESTS: Minimum testing time is 1 hour		minimum — one o	mpleted 11-1	1-03	
▶ Pump Bailer Air Flowing	(unbonded) Water We				
Yield gal/min Drawdown Drill stem at Time	I certify that the we ment of this well is in o	rk I performed on the			
15 gpm 0 1 hr.	standards. Materials us				
- gr	knowledge and belief.				S0.000 076
	S /		WWC Nu		
	Signed			Date	
emperature of water 5.7 Depth Artesian Flow Found	(bonded) Water Well	Constructor Certifica	tion:		
Vas a water analysis done? Yes By whom		ity for the construction			
Did any strata contain water not suitable for intended use?	performed on this well performed during this t				
Salty Muddy Odor Octored Other	construction standards.	This report is true to the	he best of my kno	owledge and	belief
Joseph Dividudy Door Denoted Dones					
hepth of strata:	Signed Henge	n/Ot	 WWC Nu 	mber 16 7	3

33920 Sodhouse Lane, Princeton OR 97721 Harney County, Oregon, 214 AC +/-

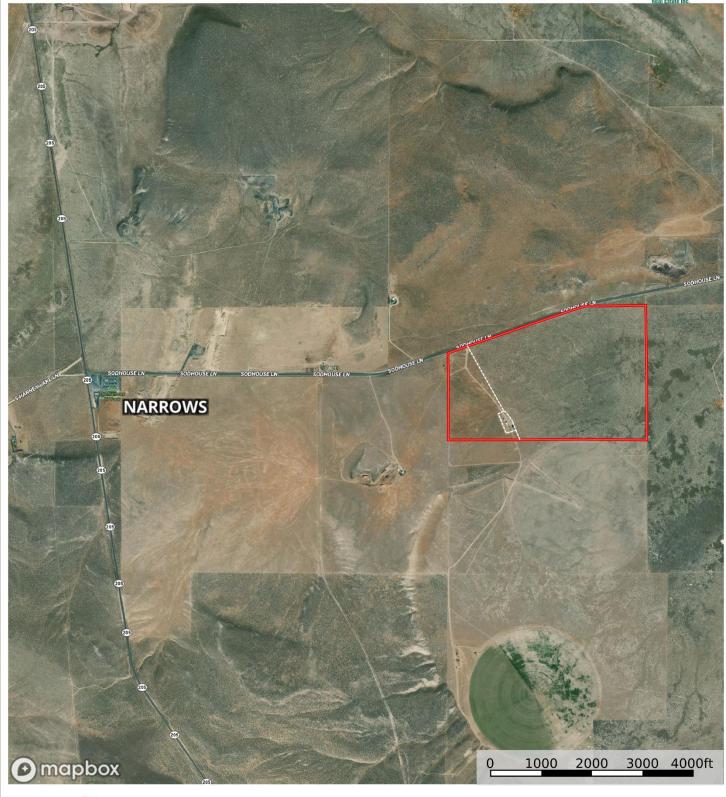




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Harney County, Oregon, 214 AC +/-





Fence



Boundary