



A Division of United Country Real Estate



**Jett Blackburn
Real Estate Inc.**



Ittershagen Homestead \$345,000



Curt Contact Card

Presented by
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Jake Contact Card

LOCATION: 36100 Hutchensen Ln, Burns, OR 97720

ACREAGE: 80 acres

WATER RIGHTS: 36 acres of water rights with a priority of Sept. 28, 2011

IMPROVEMENTS: 1 - 2018 MH single wide w/ addition - 1,069 sq. ft.

- 3 Bed, 1 Bath

1 - GP Shed - 144 sq. ft.

1 - Detached Garage - 896 sq. ft.

1 - Pump House

TAXES: \$657.83 (farm deferral) - Per County Records

PRICE: \$345,000.00

REMARKS: This Eastern Oregon setup is located off Hutchensen lane roughly 15 minutes southeast of Burns, OR. The land encompasses 36 acres with water rights, which irrigated by the use of sprinkler guns and is primarily planted with pasture grass. There's also an animal working area located just south of the home that has a perimeter fence. Additionally, you'll find several improvements on the property, such as an 896 square foot detached garage featuring concrete floors and a workbench. Attached to the garage is a lean-to structure that provides additional covered storage space.

The home is a single-wide manufactured home with a composition roof and T1-11 siding. Upon entering, the interior exudes a clean and modern feeling with white trim, LED lighting, and laminate flooring throughout most of the home, while the family room and bedrooms are carpeted. The kitchen is designed for easy maintenance and comes equipped with a range and refrigerator. The laundry facilities are conveniently located adjacent to the bathroom, and there are ample storage options, including a walk-in pantry in the hallway.

Overall this is a clean move in setup that is located right off the pavement & is ready for a new owner.

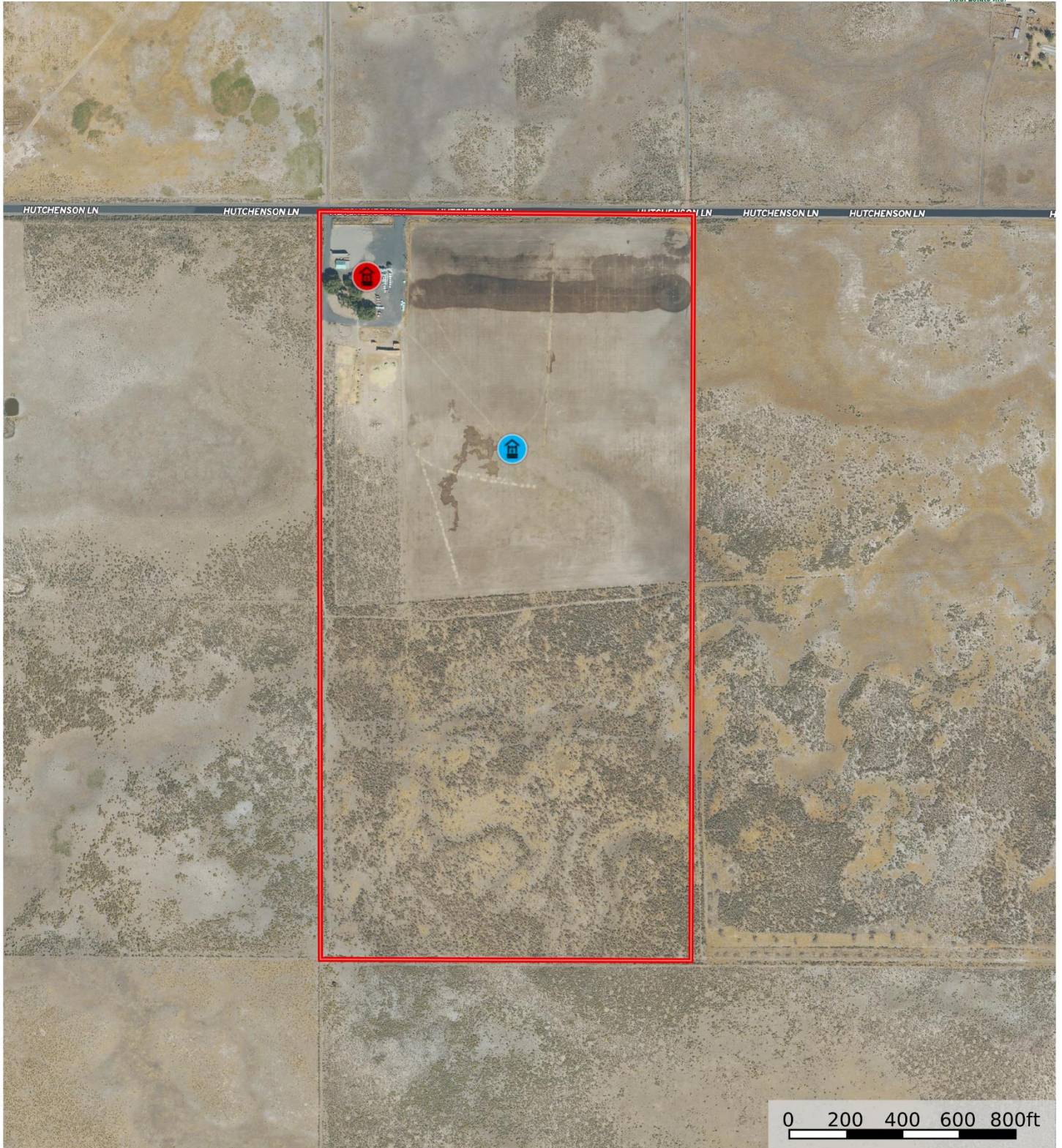




36100 Hutchensen Ln - Rocky Mountain Agronomics

Oregon, AC +/-

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- Well 2
- Irrigation Well
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government

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

P: 541-413-5660

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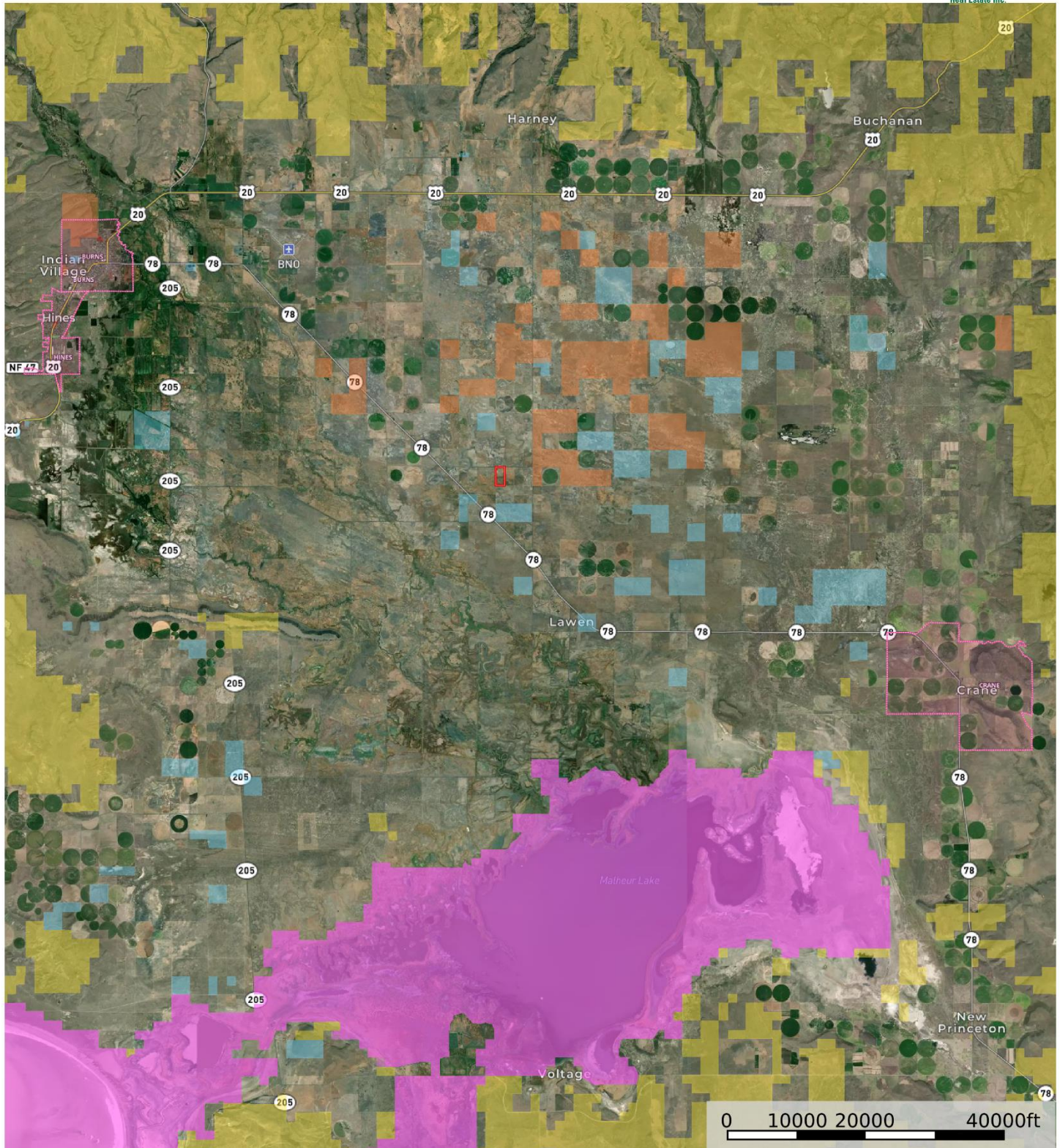


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