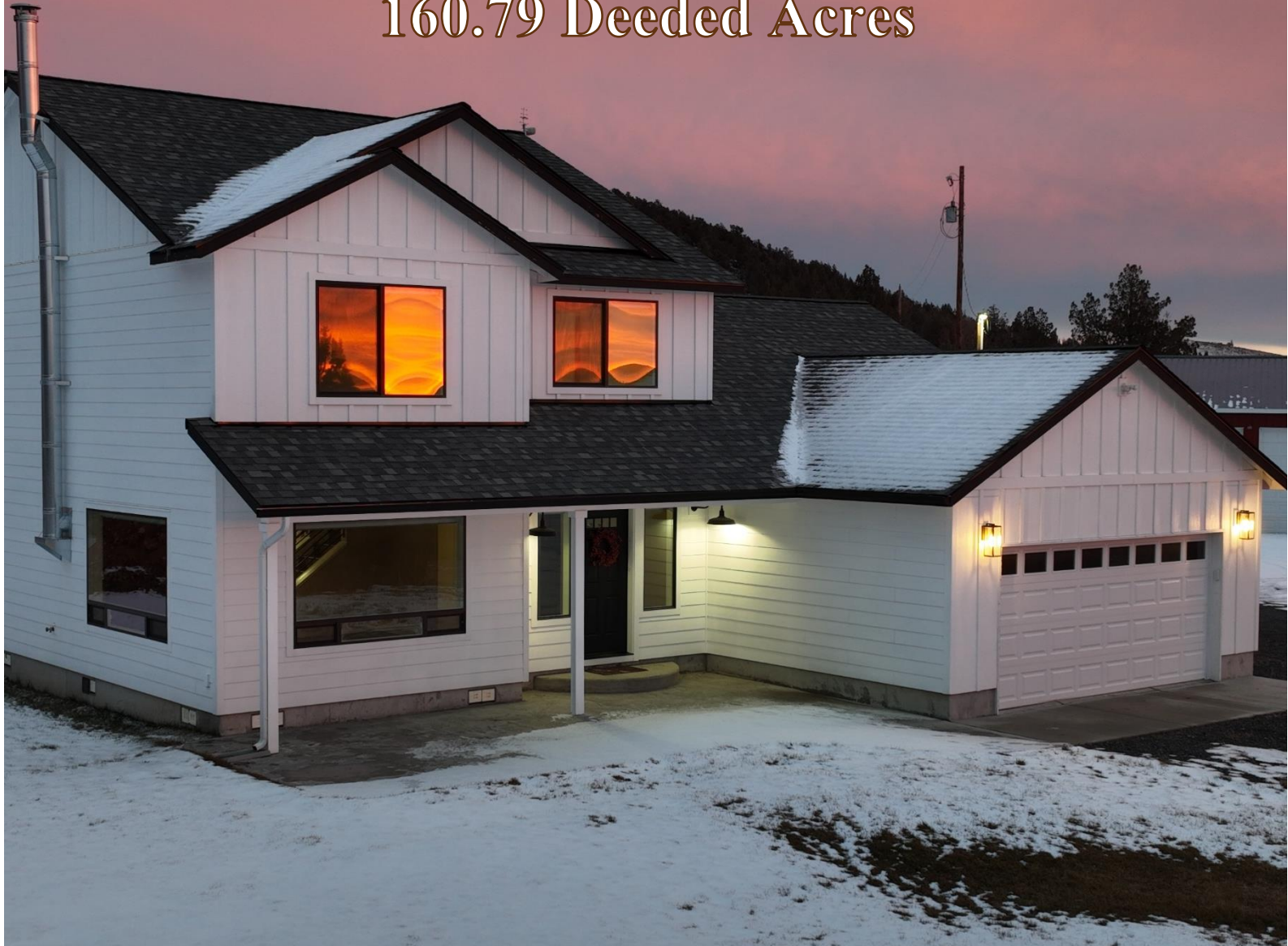


Willow Flats Estate

160.79 Deeded Acres



Selling Oregon Farms & Ranches Since 1960

FOR SALE



Overview

This Eastern Oregon ranchette provides a secluded escape. Located up the Old Hines Logging Road sits the 160-acre parcel overlooking Willow Flats & the edge of the Malheur National Forest. The land has juniper trees covering most of the property, while the west portion of the land is where the improvements are located. Improvements consist of a stick-built home, shop, & a livestock shed.

The home is a two-story modern style ranchette that was built in 2019. It has 4-bedrooms with 3 bathrooms, an open floor plan, & a large kitchen with various storage opportunities. Both front & back entrances have large patios & attached to the home is a two-car garage.

Near the home you'll find both the livestock shed & shop. The shop, constructed in 2019, has a sheet roof, siding, concrete floors & 3 large shop doors. An enclosed large room needs some finishing touches, including the bathroom, while offering additional storage with a loft above. Off the backside of the shop there is a lean to for additional covered storage. The livestock shed was built in 2023, it housed pigs, chickens, rabbits, & 4 horse stalls. It has board & batten siding, sheet roof, & gravel floors.

Willow Flats Estate offers a ranchette lifestyle, blending modern amenities with the frontier of the countryside. The two-story home features abundant light, creating a refreshing atmosphere. The property features electric fencing, divided sections for horses, with a livestock shed, making it suitable for a variety of animals. Whether you're interested in keeping a small group of horses or cows away from the city, this property provides the perfect opportunity to embrace rural living.

The seller and his agent makes these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the seller or his agent. Also, unless otherwise specified, we, Jett Blackburn Real Estate, Inc. agents, represent the seller on any of our listings.





Improvements

The two-story home seems to fit perfectly on the land. The white lap siding matched with the black windows & composite roof create a modern ranchette feel. Upon entering the home you'll see an open concept with ample amounts of natural lighting. A family room has large windows & wood stove that provide a cozy feeling with views of the valley. A beautiful kitchen set up with white cabinetry, matching farm sink, butcher counter tops, pantry space, & an island allow for various storage opportunities. The island space has a built-in stovetop with bar seating, & extra storage space. Double ovens are built into the cabinetry.

The primary suite, on the main floor, features a generously sized room adorned with carpet flooring & a sizable walk-in closet. The connected bathroom includes a dual white vanity, & a fully tiled shower equipped with two shower heads.

Conveniently located on the first floor are a bathroom & the laundry room. The laundry room off the garage entrance is equipped with a farm sink, overhead cabinets, & butcher block countertops. The space is designed to accommodate front loading machines. The bathroom is a half bath setup to easily provide for guests & company.

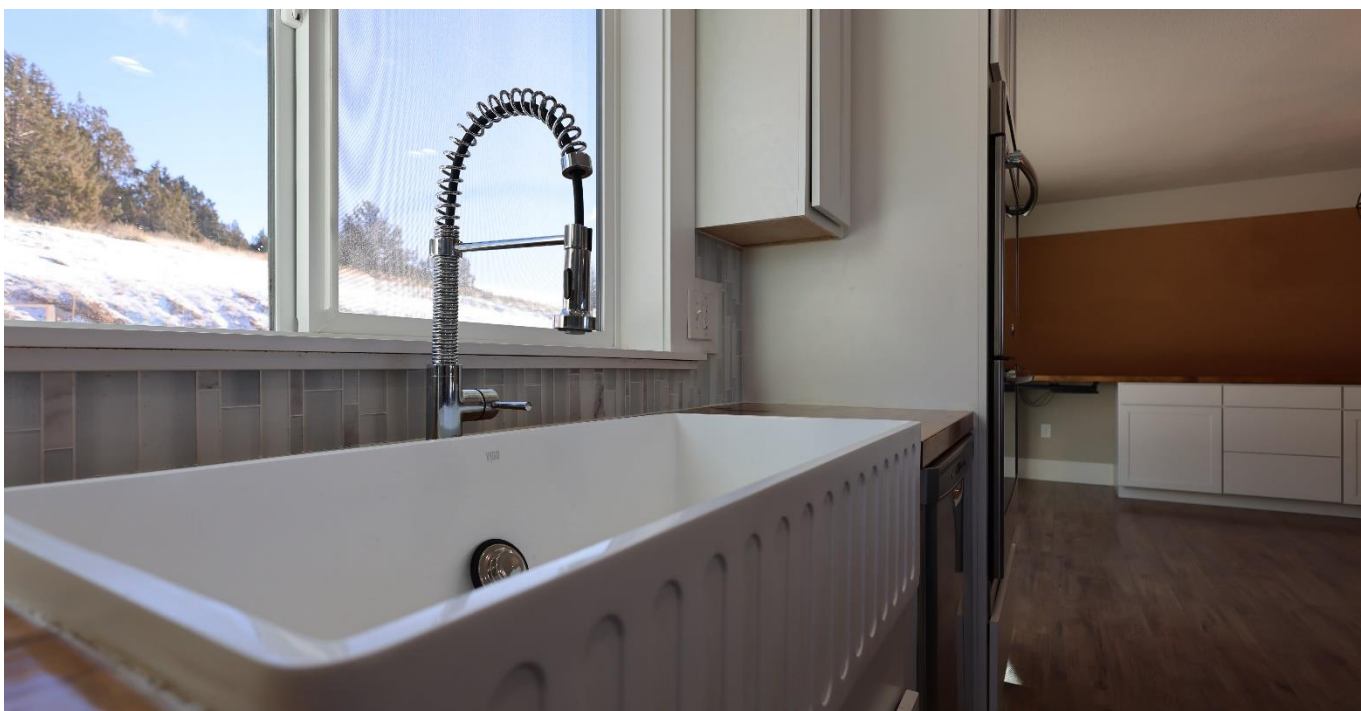


Upstairs you'll come across the remaining 3 bedrooms & bathroom. Each bedroom is standard sized equipped with closets & carpet flooring. Two of the bedrooms have walk-in closets. The bathroom has dual sinks, a large towel closet, & a private toilet/bath setup.

Attached to the home is an insulated double car garage. The back and front entrance have large patios of stamped concrete. These spaces are large enough for hosting barbeques or just simply a relaxing spot to enjoy a cool summer morning and watching wildlife.

Overall, the home is a must see with a beautiful setting. The smooth floor plan boasts fantastic qualities such as a large vibrant kitchen, family room full of natural lighting, & the large master suite. All the features put together allow for a picturesque rural lifestyle.





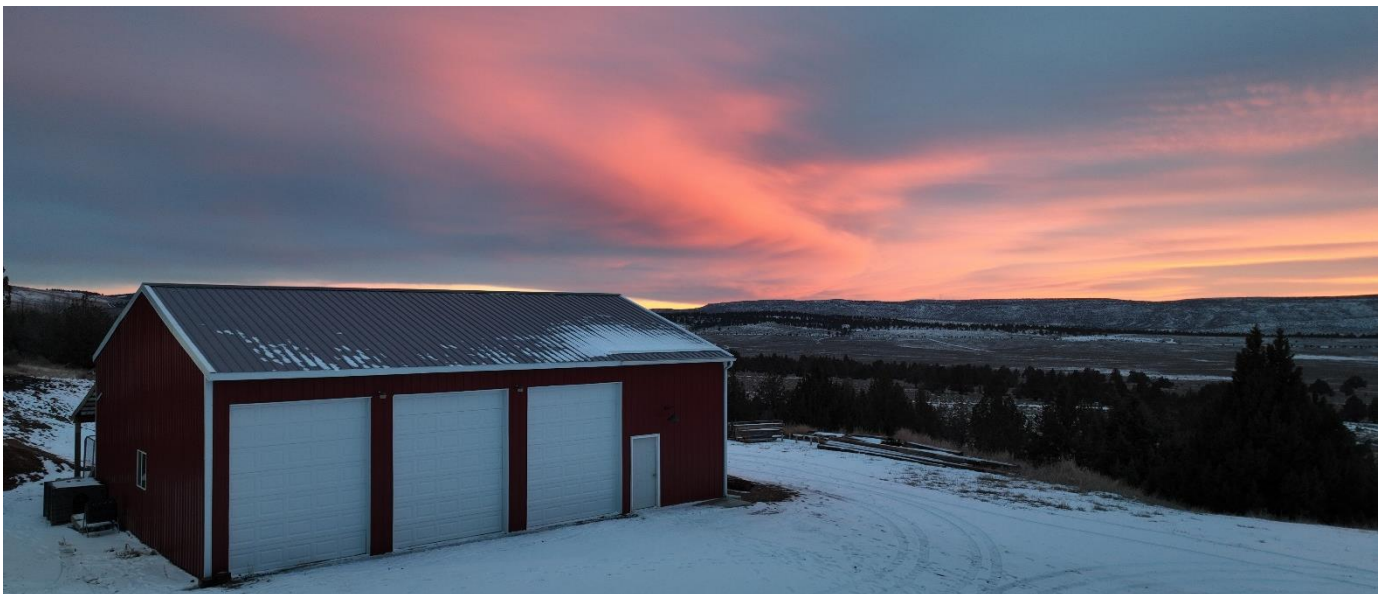




Improvements

Near the home are two outbuildings, a shop & livestock shed. The shop is 1,728sqft with 3 shop doors, metal siding & a metal roof. Inside there is an unfinished bathroom area allowing for additional storage with a loft above it. The shop has concrete floors & a heat source of propane that needs tied in.

The livestock shed is an old McDonald set up with the ability to store pigs, rabbits, chickens, & horse all at the same time. It has a spacious design with a gravel base, board & batten siding, & metal roof.







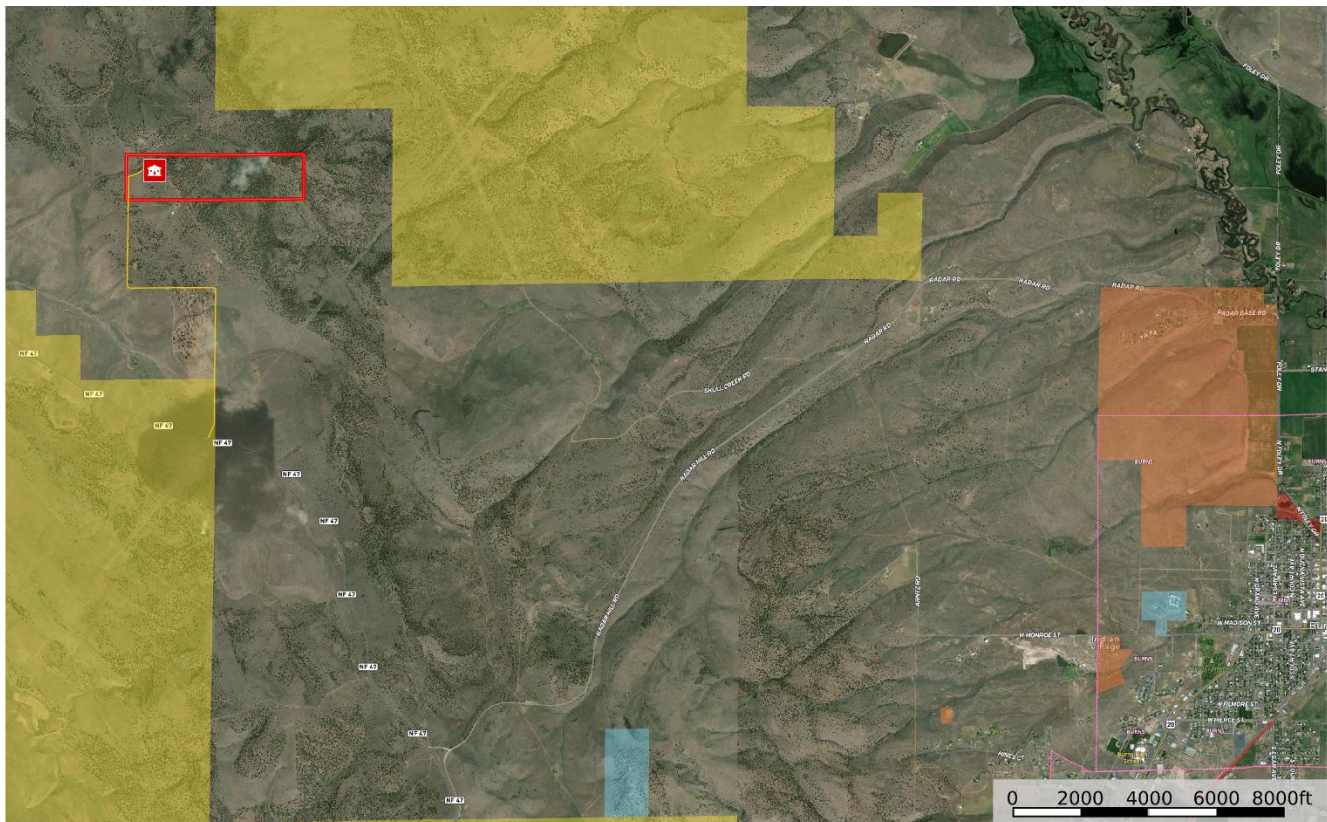
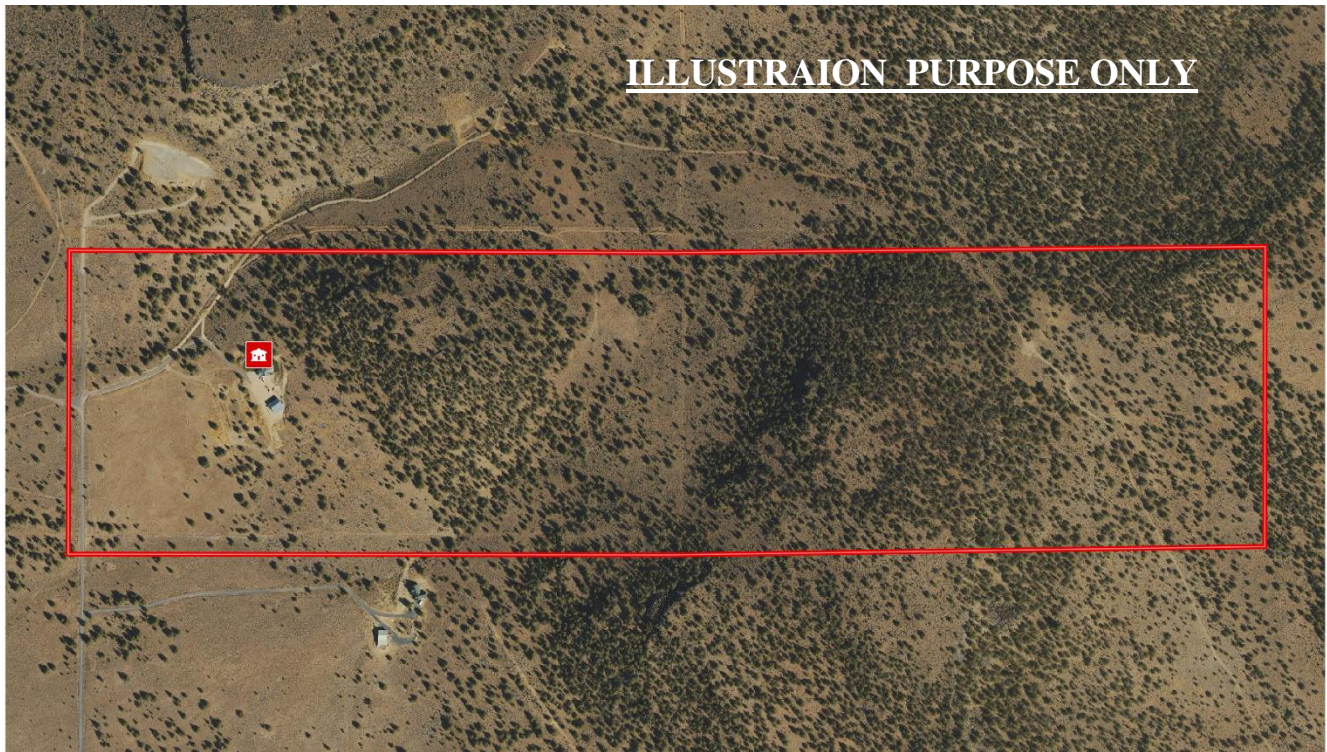
Surrounding Area

Harney County, located in the expansive high deserts of rural Eastern Oregon, ranks as the 10th largest county in the United States, encompassing over 10,000 square miles. This vast area boasts diverse landscapes and abundant wildlife. At the southern tip of the county, one can marvel at the stunning vistas of Steens Mountain, which oversees the Alvord Desert & Trout Creek Mountains. The northern region features the Malheur National Forest, Silvies River, & timber country.



Wildlife abounds, ranging from large game such as elk, pronghorn, & mule deer to a variety of smaller critters and bird species typical of the Pacific Northwest. The county's primary community, Burns, is situated midway between Central Oregon & the Idaho Border. A two hour trip to the west leads to Bend, while two hours east reaches the Idaho border and the Treasure Valley.







Summary

TAX LOT MAPS:	T22S R29E SEC 36 TL 1601 T22S R30E SEC 31 TL 200
ADDRESS:	71557 Willow Flats Rd, Hines, OR 97738
ACREAGE:	160.79+/- Deeded Acres
YEAR BUILT:	2019
SQ. FT.:	2,302 sqft
BEDROOMS:	4
BATHROOMS:	4 (2 full, 3/4, 1/2)
HEAT SOURCE:	Woodstove, F/A Heat Pump
APPLIANCES:	Stovetop, oven, washer, dryer, dishwasher, refrigerator
GARAGE:	Attached Double Car
IMPROVEMENTS:	Shop – 1,728sqft Livestock Shed
UTILITIES:	Power - Harney Electric Cooperative Internet - Starlink or MiWave Private well & septic
TAXES:	\$1,335.94 (Farm deferral)



United Country Jett Blackburn Real Estate

Jett Blackburn Real Estate Inc. is an independently owned brokerage franchised under United Country. First opened in 1960, Jett Blackburn Real Estate has been the oldest standing firm in their area specializing in sales of farms, ranches, hunting properties, recreational, & more. Curt Blackburn is the current owner & principal broker of Jett Blackburn Real Estate.

United Country is a franchise-based real estate marketing company that has shown tremendous success in the real estate industry for the last 95 years. Throughout the entire United States, UC has sold over 2.8 million acres in 2022 alone, with \$9.9 billion in sales all together that covered a majority of recreational, farms, & ranches. To help make these sales possible UC has a comprehensive marketing program that includes printed advertising and special property marketing websites for farms & ranches. These marketing sites include Western Livestock Journal, Land & Farm, Capital Press, Lands of America, Farm & Ranch, Lands.com, SPG's, and much more. They are partnered with Realtree United Country Hunting Properties & UC Ranch Properties.

Presented By



Curt Blackburn

curt@jettblackburn.com

(541)413-5777



Jake Blackburn

jake@jettblackburn.com

(541)413-5774



Jett Blackburn Real Estate

707 Ponderosa Village

Burns, OR 97720

(541)413-5660 | office @jettblackburn.com

www.jettblackburn.com



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