

Tate Estate

90 (+/-) Deeded Acres



Selling Oregon Farms & Ranches Since 1960

FOR SALE



This Eastern Oregon property is an easy flowing setup located in the high deserts of Harney County. Off Highway 78 between Crane & Burns, the Tate Estate features perimeter fencing, graveled/fenced driveway, & a large graveled area for extensive parking. Improvements include a cargo container, chicken coop with covered storage, 2,440 Sq. Ft. shop, & a 5 bedroom 3 bathroom manufactured home.

The home featured is a spacious 2,214 Sq. Ft. with a deck on both the front & back entrances, a metal roof, t1-11 siding, & concrete sidewalk around most of the home. The home has a simple floor plan with the back entrance bringing you into a mud room & storage before entering through the laundry room. The kitchen is a galley style with bar seating that opens up into a family room & dinning space with additional cabinetry. The kitchen has a large range of counter space, two refrigerators, range, & pantry. All bedrooms include carpet flooring & the master suite is a large setup with a private bathroom. The remaining two bathrooms are standard setups with vanity and tub inserts.

The shop includes a lean-to off the north side & west side of the building. The west portion is a pull through style while the north has 4 bays, one of which currently stores two fuel tanks. The shop includes 2 garage doors with one being oversized, concrete base, metal siding, metal roof, & the framing is an I beam style. The shop includes 4 enclosed rooms for storage with one storing the pump station.

A chicken coop setup is out the back of the house with a fenced garden & an enclosed pasture nearby. The chicken coop has a concrete base, open bay for covered storage, & a storage room for feed/supplies. The garden has eight raised flower beds, 3 of which are tractor tires with the remaining five having a wooden frame. The pasture, chicken coop, & garden space have frost freeze hydrants throughout.

Overall, the 90 acres & the current improvements makes it an ideal place for a larger family to run some animals in the country.

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.

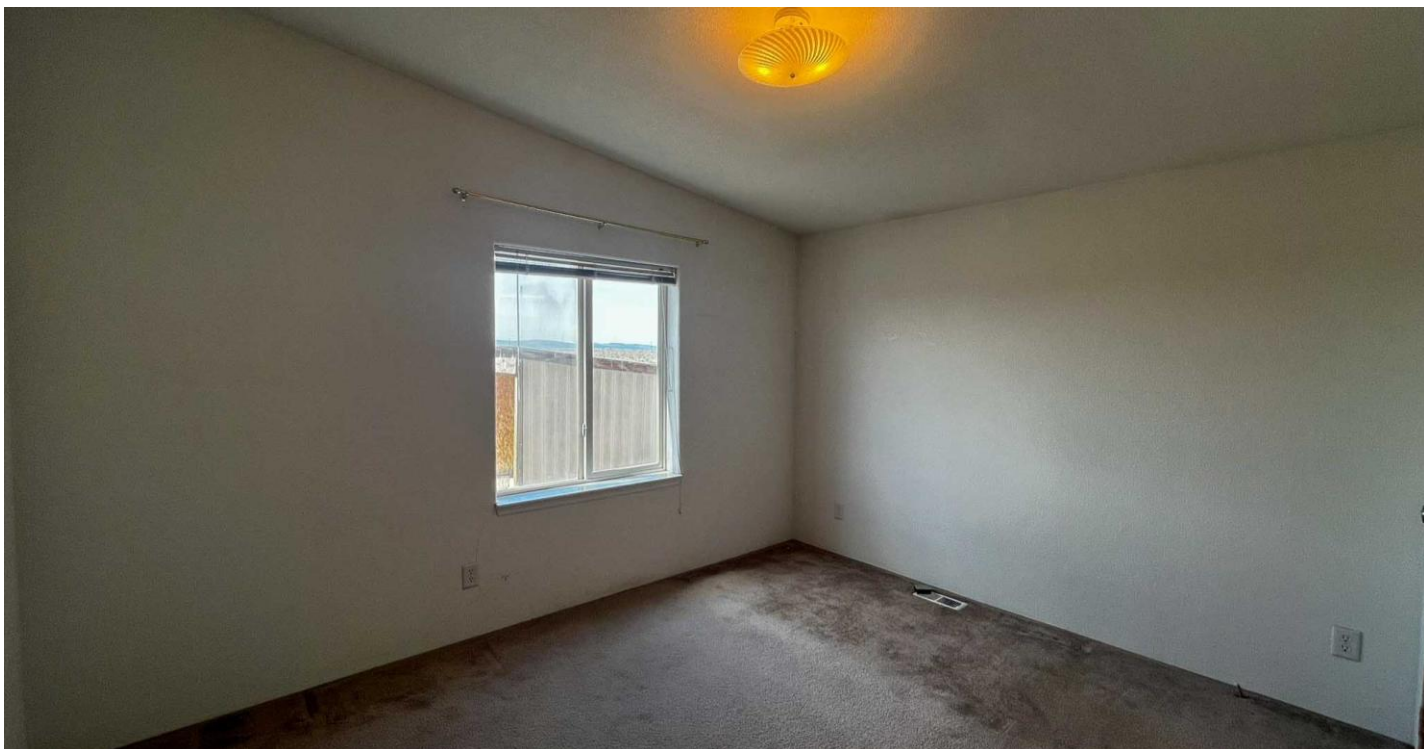




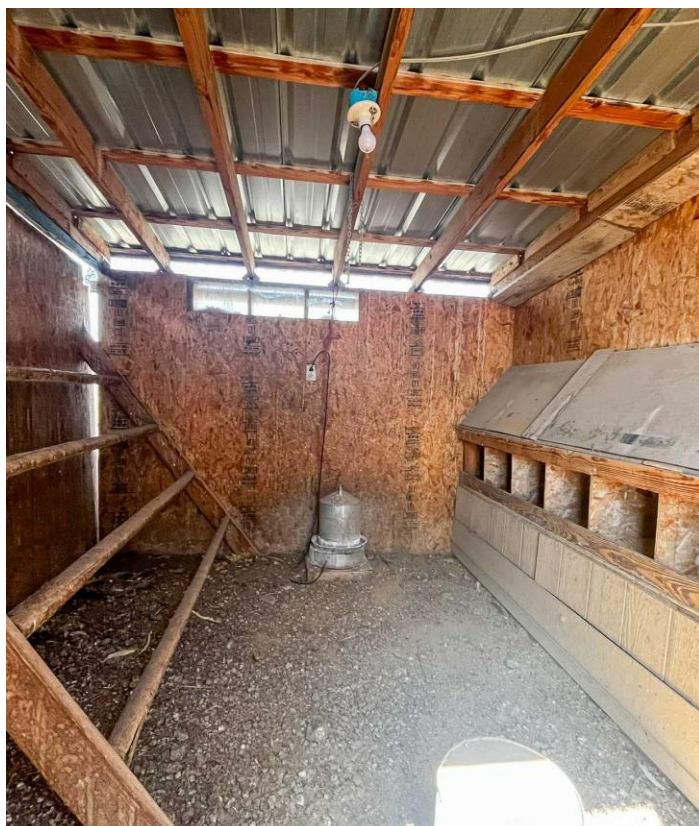










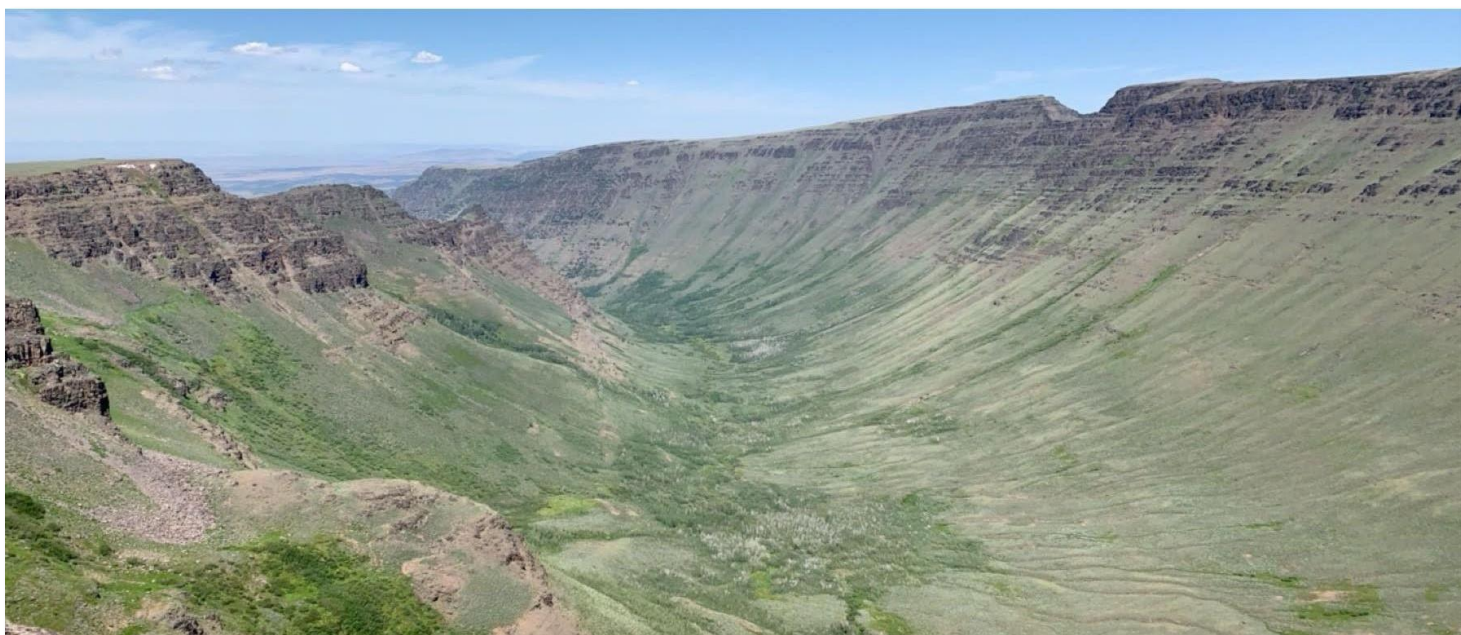




Surrounding Area

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.





Location

Burns Oregon: <https://www.cityofburnsor.gov/>
14 min (12 mi)
Population: 4,422 (2021)

Ontario Oregon: <https://www.ontariooregon.org/>
2 hour 11 min (127.4 mi)
Population: 11,626 (2021)

Bend Oregon: <https://www.bendoregon.gov/>
2 hr 23 min (142.4 mi)
Population: 102,059 (2021)



Oregon, AC +/-

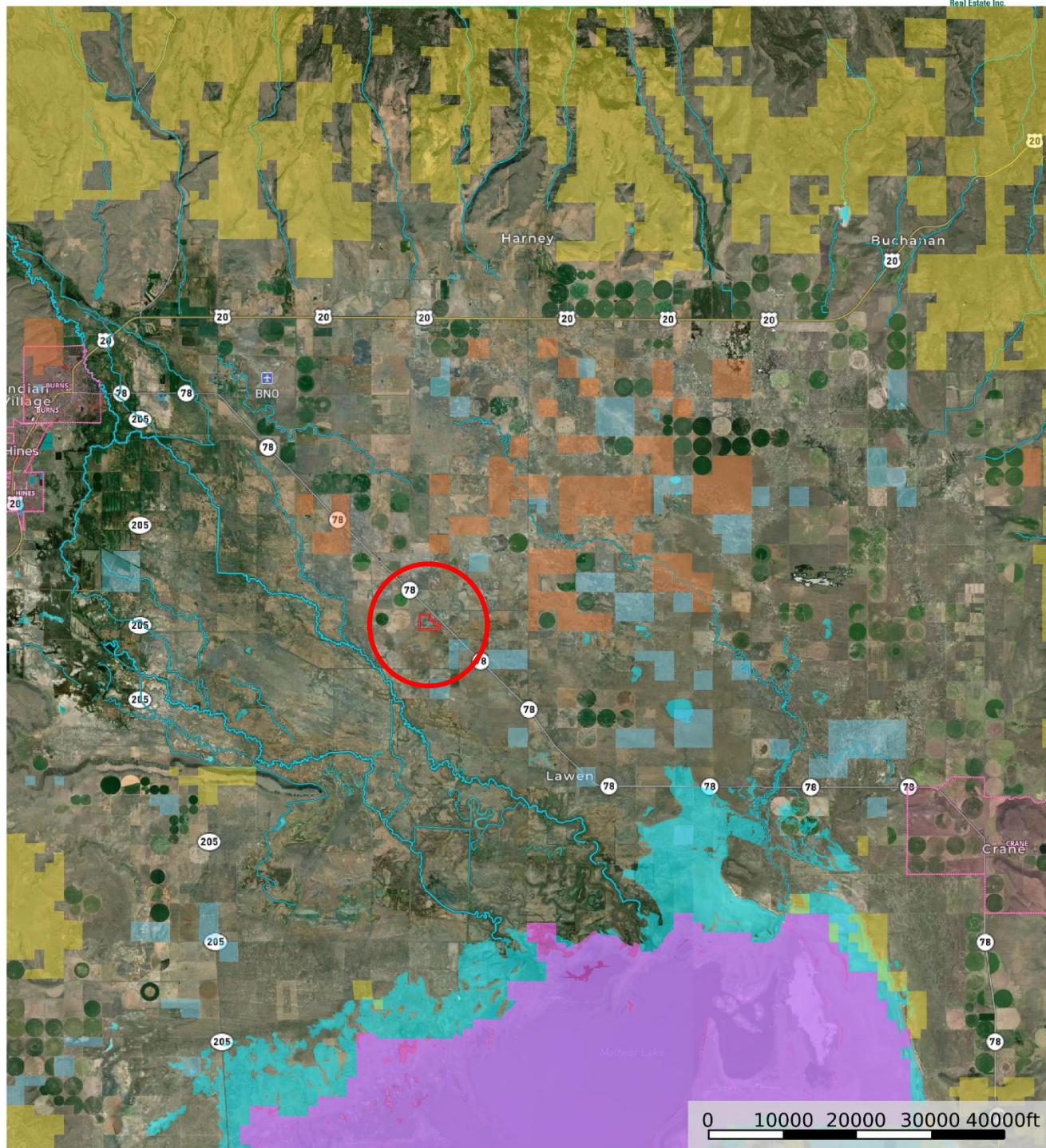


United County Jett Blackburn Real Estate (map for illustration purposes only)
P: 541-413-5660 www.jettblackburn.com 707 Ponderosa Village, Burns, OR 97720

id. The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Oregon, AC +/-



United County Jett Blackburn Real Estate (map for illustration purposes only)
P: 541-413-5660 www.jettblackburn.com 707 Ponderosa Village, Burns, OR 97720

id. The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



ADDRESS:	66568 Highway 78, Burns, OR 97720
TAX LOT MAPS:	24S32E10-00-01000 & 24S32E10-00-01100
ACREAGE:	90+/- Deeded Acres
YEAR BUILT:	2000 Manufactured Double Wide
SQ.FT.:	2,214+/- Sq. Ft. – Per County Site
BEDROOMS:	5
BATHROOMS:	3
HEAT SOURCE:	Woodstove, F/A Electric
APPLIANCES:	Refrigerator, range, microwave
OUTBUILDINGS:	Shop w/ Lean-to – 2,440 Sq. Ft. Chicken Coop w/ Covered Storage – 240 Sq. Ft Cargo Container
UTILITIES:	Power – Oregon Trail Electric Coop Private Well Private Septic
TAXES:	\$2,030.60 – Per County Site



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

Presented By



Curt Blackburn

curt@jettblackburn.com

(541)413-5777



Jake Blackburn

jake@jettblackburn.com

(541)413-5774