



64347 HARNEY AVE  
CRANE, OR

**640 DEEDED  
ACRES**

**553.7 ACRES  
WATER RIGHTS  
3 IRRIGATION  
WELLS**

**1516 SQ FT  
3 BEDROOM  
2 BATH MH  
(INCLUDES  
ADDITION)**

**36' X 48' POLE  
BUILDING SHOP  
GRAVEL FLOOR**

**BEAUTIFUL  
VIEWS  
OF THE STEENS**

**16 MILES FROM  
BURNS**

**\$1,000,000  
CASH**



**37522 SAND HILL LANE  
BURNS, OR**



**ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT IS NOT GUARANTEED BY THIS  
BROKER OR HIS AGENTS. PROSPECTIVE BUYERS SHOULD CHECK ALL INFORMATION TO  
THEIR OWN SATISFACTION. PROPERTY IS SUBJECT TO PRIOR SALE, PRICE CHANGE,  
CORRECTION, OR WITHDRAWAL.**

# 37522 SAND HILL LANE

**LOCATION:** 37522 SANDHILL LANE, BURNS, OREGON, Approximately 16 miles southeast of Burns, Or. Tax lot 4300 & 4400, T24S, R32.5 EWM. The towns of Burns and Hines provide almost everything needed, including a new hospital, multiple grocery stores, restaurants, vehicle and farm equipment dealers, sporting goods, hardware store, and many more. It is only 2 1/2 hours to Bend, and about 3 hours to Boise, Idaho.

**PROPERTY:** 640 acres of deed land with 553 +/- acres of water rights in 2 permits, that are irrigated by pivots. There are currently 3 irrigation wells all tied together that supply water to 3 full size pivots. There is good access off of Harney Road and Sandhill Lane. The property is fenced and has a good graveled driveway. There is a natural slough that runs through the property and has water when there is enough run off water. In 2017, the owners did not grow any crops, it was just grazed.

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**IMPROVEMENTS:** 1296 sq ft. Golden West 3 bedroom and two bath Manufactured Home with 220 sq ft stick built addition set up on runners. There is also a 36' X 48' pole building/shop with gravel/dirt floor. There is a nice set a corrals with the start of a feedlot, needs to be finished!! Property is perimeter fenced and a nice drive way.

**TAXES:** \$3804.59 (2017)

**PRICE:** \$1,000,000 CASH

Please note: Pictures included are from 2016 and 2017.

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# 37522 SAND HILL LANE



Only 16 miles from Burns.  
Home, shop, corrals. Lots of  
potential, needs a little TLC but  
priced to sell

Pictures from 2016

4 - 120 acre pivots  
1 - needs some work on panel.  
Also, 1 - 35 acre pivot in the  
center of the 640 acres.



Water Right permits, G-16399,  
347.7 acres with extension through  
10/1/2022 and  
G-12033, 206 acres.

# 37522 SAND HILL LANE



Nice set of corrals with house and shop!!

2017 - farm was pastured with cattle.



Nice 36' X 48' pole style shop with metal siding. Has gravel and dirt floor!! Large sliding doors and a man door on south side.

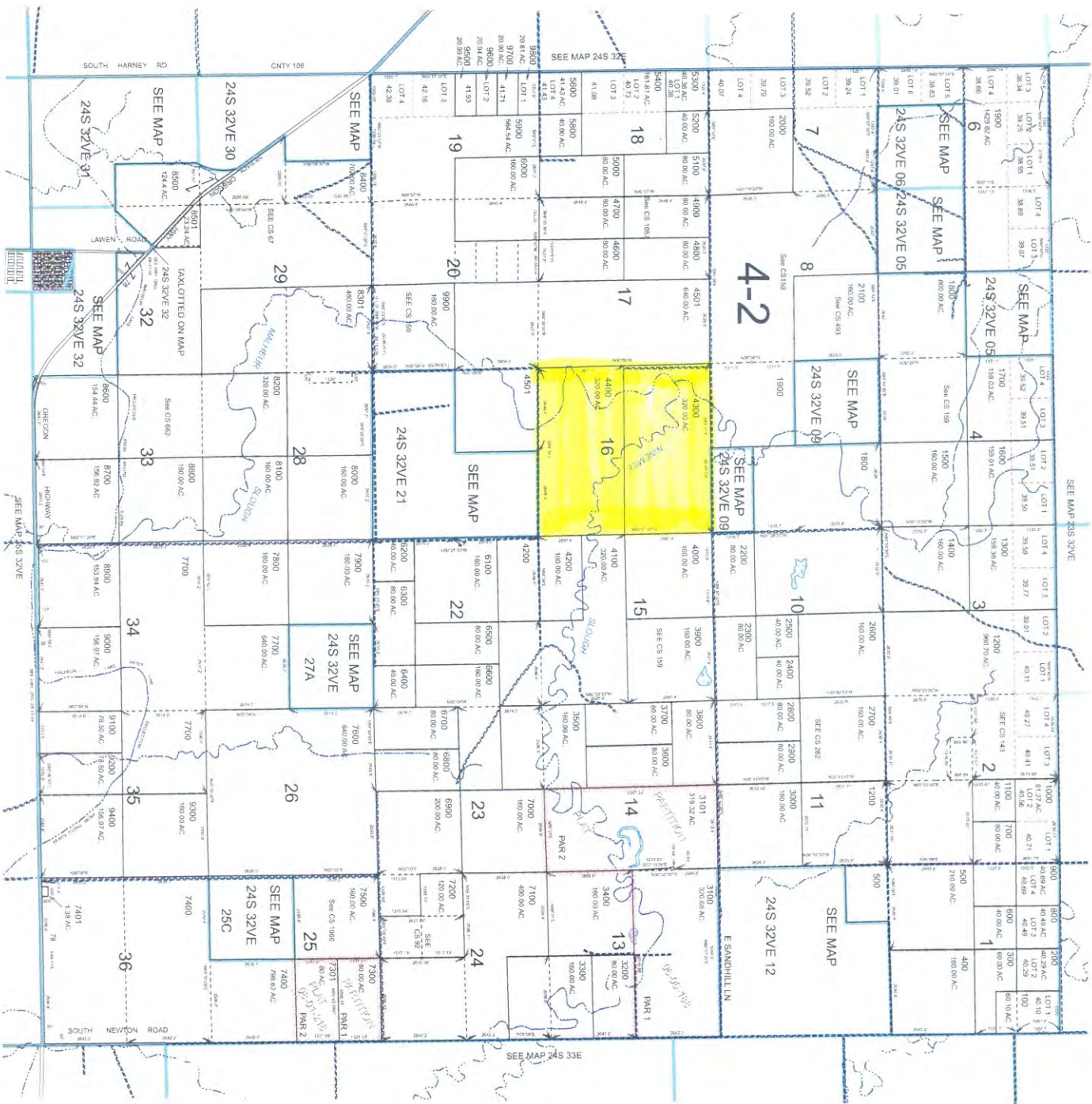
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

# T.24S, R.32 1/2E, W.M.

1" = 2000'

24S32VE

Cancelled Nos.  
 2200M1  
 2300U1 (2009)  
 2300U2 (2009)  
 4500 (2007)  
 4500 (2007)  
 5500  
 5700  
 8300M1  
 MAP 2432V20  
 100  
 200  
 300  
 400  
 400  
 8300 (2013)



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24S32VE