



EXCLUSIVE PARTNER OF

LAND LEADER™



64347 HARNEY AVE

CRANE, OR

**20 DEEDED
ACRES**

**1999 MARLETTE
MANUFACTURED**

HOME

**PERIMETER
FENCED**

**ATTACHED
PORCH/MUD
ROOM**

**CARPORT AND 3
SMALL SHEDS**

GREAT VIEWS

\$225,000.00

OWC



**42375 LANE 13 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.

42375 LANE 13 LANE, BURNS, OR

LOCATION: 42375 Lane 13 Lane, Burns, OR 97732. Account # 10268, tax lot 800, T24S, R33 EWM. This property is about one mile west of Crane Buchanan Rd. Lane 13 is about 6 1/2 miles north of Crane Jct. it is about 35 miles to Burns, OR, 3 hours to Boise, ID or Bend, OR. Schools are at Crane, which has a nice school system with grades K through 12.

PROPERTY: This home sets on 20 acres. The land is mostly sagebrush. It is fairly level. It is perimeter fenced and could be cross-fenced if you wanted to have a couple of animals. There are great views from this parcel. South you can see Steens Mt. which is almost 10,000 ft. high. To the east is Stinkingwater Mt, and north are more mountains. West you would look over the Harney Basin towards Burns.

IMPROVEMENTS: The home is a 1999 Marlette manufactured home. It is 1,404 sq. ft. with 3 bedrooms and 2 bathrooms. The kitchen is spacious with lots of storage and has an island in the middle of it. The refrigerator and range stay. The living room is open and the master bedroom is on one end with its own private bath and walk-in closet. The other two bedrooms are at the opposite end and there is another bath room available. There is a porch/mud room that was built on and it is 252 sq. ft. On the east end there is an attached car port and attached to the other side of it are 3 small sheds for storage and tools. On the back of the house is a handicap wooden ramp built to the door. This MH is set up very well, it is on a concrete slab with concrete blocks for skirting and tie downs are in place. There is a small deck on the back side with railing. The roof is metal and has nice eaves. The house is in very good condition. However, it has been moved twice and can be financed VA but not conventional. Owner would prefer to carry a contract with qualified buyer with about \$50,000 down and 6% interest over 15 years.

TAXES: \$769.39 2023-2024

REMARKS: A nice home in a quiet setting. There are five neighbors in the area. The access road is not county maintained but the people living there maintain it and most everyone contributes to that.

PRICE: **\$225,000.00**

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SECTION 1 T.24S. R.33E. W.M.
HARNEY COUNTY

$$1'' = 400'$$

24S33E01



PRINTED ON 4/24/2017

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