

**UC**  
**RANCH**  
PROPERTIES  
A DIVISION OF UNITED COUNTRY REAL ESTATE

**JETT BLACKBURN**  
**REAL ESTATE Inc.**

**Hwy 78**  
**Princeton, OR 97721**

**\$495,000**

# Virginia Valley Acreage



Selling Oregon Farms & Ranches Since 1960

# FOR SALE



This Eastern Oregon property offers a peaceful retreat from the busy city life. Situated 40 miles southeast of Burns, it features highway frontage along Hwy 78, power running through the center, & is fully fenced around the perimeter. The land is mostly flat at first, gradually rising over 700 feet in elevation, with a prominent hill in the northwest corner. This site was once home to the historic Virginia Valley Schoolhouse, and the remains of its foundation and well, complete with a hand pump, are still present

Currently leased as pasture to a neighbor in the area. A stock well agreement with the neighbor to the north serves as the main water source with buried mainline from the well that supplies water to three separate troughs placed to service the cross-fenced pastures. Some of the pasture is planted with crested & intermediate wheatgrass and native forage, with additional plantings around the water troughs.

Overall, the ground could be continued to be used as grazing ground or would make a beautiful homesite for a future Buyer.

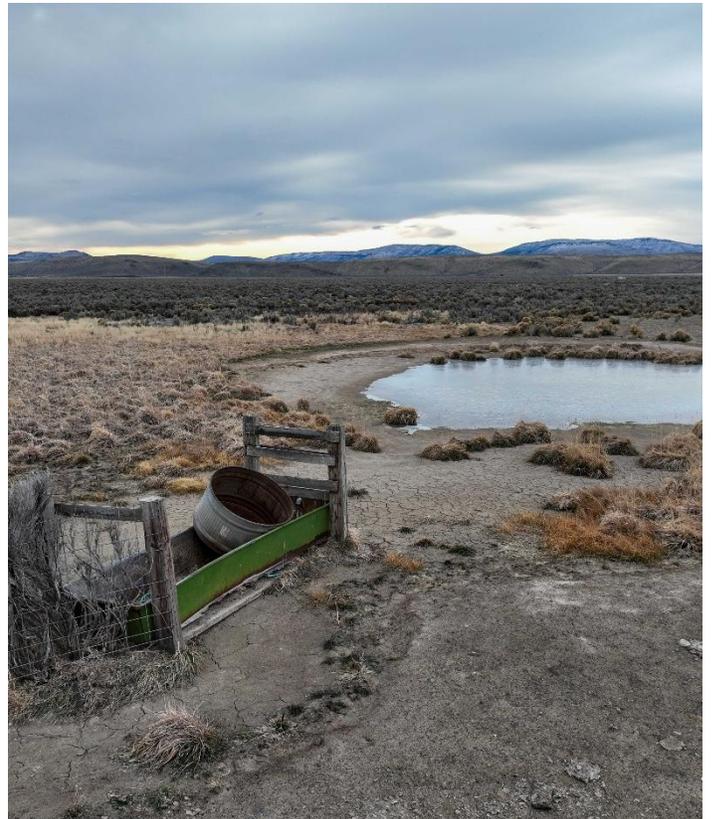
**\*Owner to do lot line adjustment at closing, acreage & taxes may vary. Property to be sold as-is & Buyers to do own Due Diligence into wells, property lines, etc. Seller to retain access easement along existing road. \***

<b>LEGAL:</b>	27S34E00-00-01700 & 27S34E00-00-01702
<b>ACREAGE:</b>	510 +/- acres
<b>TAXES:</b>	\$109.74 +/-
<b>PRICE:</b>	\$495,000.00
<b>UTILITIES:</b>	Power (Harney Electric)
<b>FINANCING:</b>	Cash or bank

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.





OREGON

### Location

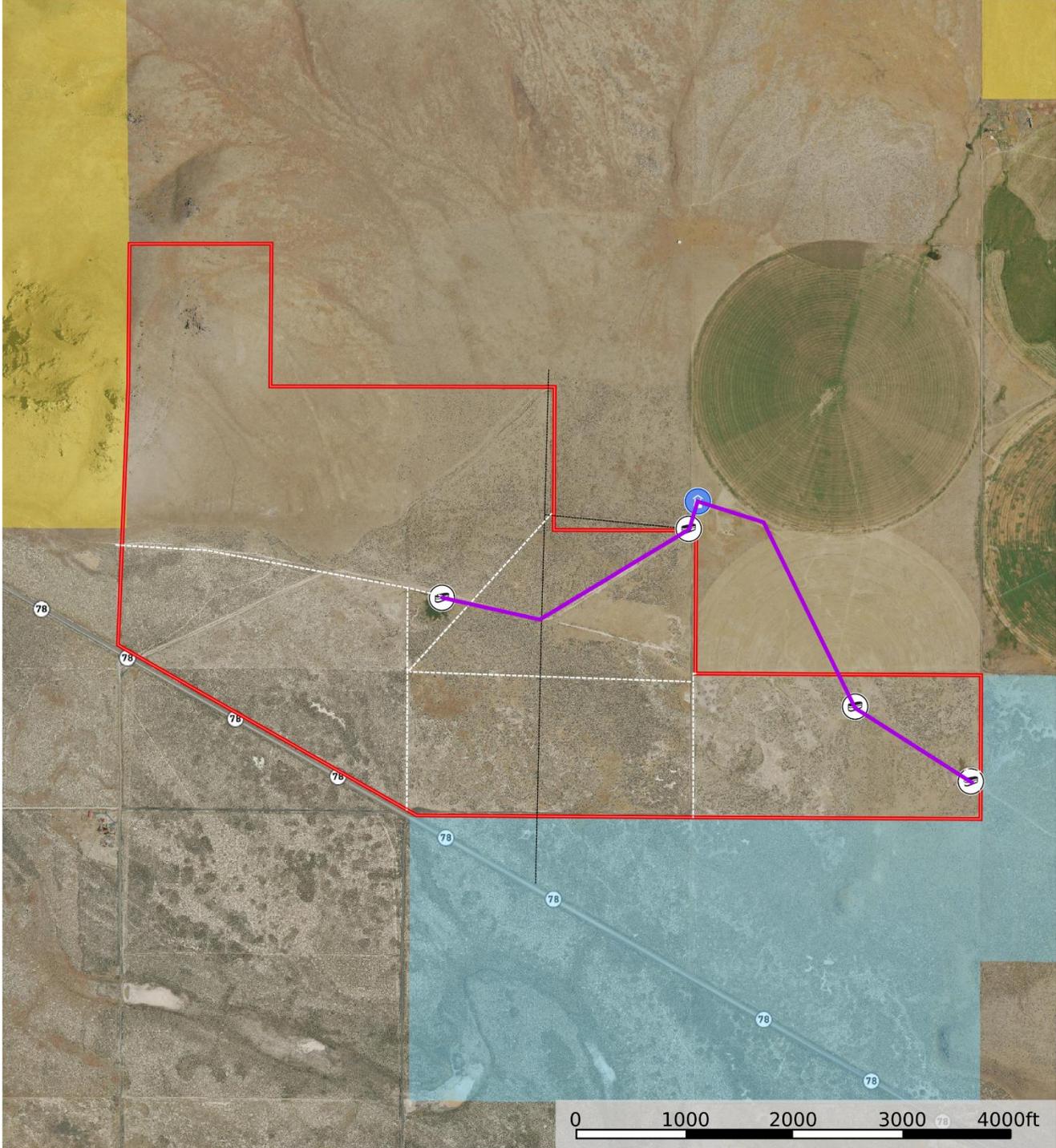
**Burns Oregon:** <https://www.cityofburnsor.gov/>  
40 min (43.4 mi)  
Population: 2,733 (2022)

**Bend Oregon:** <https://www.bendoregon.gov/>  
2 hr 52 min (174 mi)  
103,254 (2022)

**Ontario Oregon:** <https://www.ontariooregon.org/>  
2 hr 23 min (139 mi)  
11,732 (2022)



**Cannady**
  
 Oregon, AC +/-



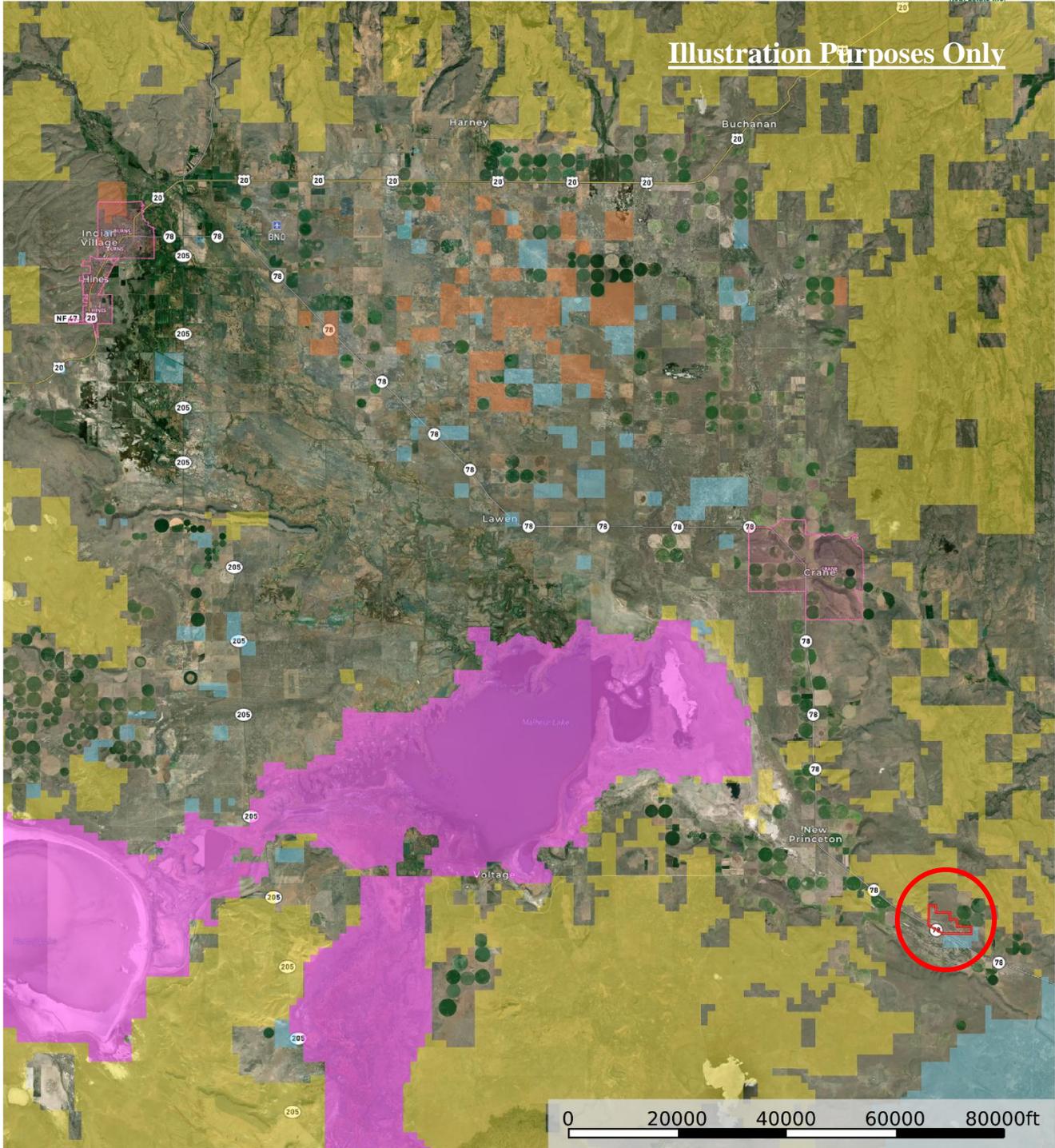
-  Trough
-  Well
-  Power
-  Buried Mainline
-  Fence
-  Boundary
-  Forest Service
-  State Land
-  Fish and Wildlife
-  National Park
-  Other
-  BLM
-  Local Government

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


 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.



**Cannady**  
 Oregon, AC +/-



- ▭ Boundary
- ▭ Forest Service
- ▭ State Land
- ▭ Fish and Wildlife
- ▭ National Park
- ▭ Other
- ▭ BLM
- ▭ Local Government

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**United Country 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.

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.

**Presented By**



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