



64347 HARNEY AVE
CRANE, OR

**106.88 DEEDED
ACRES**

TWO TAX LOTS

**55.3 ACRES WATER
RIGHTS**

**HOMESITE WITH
WELL**

**ACCESS FROM
HWY. 140**

**SOME HILLSIDE
GROUND**

**GOOD WINTER
AREA**

150 AUMs BLM

**\$199,000
CASH**



**20915 HWY. 140 EAST
ADEL, 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.

20915 HWY. 140 EAST ADEL, OR

LOCATION: 20915 Highway 140 East, Adel, Oregon. There are two tax lots, one is tax lot 100, T39S, R24EWM, section 21B. The other is tax lot 1000, T39S, R24EWM. Both tax lots join Highway 140. This property is directly north of the Adel store on the north side of Highway 140. The Plush-Adel road goes through the middle of tax lot 100. Adel is a community located about 33 miles east of Lakeview, OR. There is a post office and store with food and fuel. There is also a grade school and church. Lakeview has a grocery store, nice hospital and long-term care facility. Klamath Falls is only another 100 miles to the west from Lakeview and has all the conveniences of a larger city.

PROPERTY: There is a total of 106.88 deeded acres in the two tax lots. Tax lot 100 is 69.02 acres and tax lot 1000 is 37.86 acres. The land lays on the north side of Highway 140 and begins at the west side of the valley and runs about 3/4 of a mile to the east. The farm ground, of which there is about 55 to 60 acres, is good soil and has 55.3 acres of water rights from Deep Creek. The certificates are: Certificate # 9428 - 51.6 acres - priority date 1892
Certificate # 66882 - 3.7 acres - priority date 1978

This land has not been irrigated for several years. There is a pipe line that comes out of Deep Creek. This pipeline needs to have extensive repair done to it in order to deliver water into the ditch. Potential buyers should check this out.

The balance of the land is sagebrush and native grass. There is a cemetery in the middle of tax lot 100 and it is fenced. It is 1.86 acres and includes a road from Highway 140. It is part of the Lake County Cemetery Maintenance District.

Surprise Valley Electric has a small parcel for a substation along Highway 140. It is 1.0 acre and is a separate tax lot.

The 37.86 acre tax lot on the west end could have a house built on it. It would require getting a non-farm dwelling permit from Lake County. The 69.02 acre tax lot has an address. There is an old, un-occupied single wide manufactured home on this parcel. You could apply for a replacement permit to put a newer home on it. Everything east of the Plush-Adel road, which is about 24 acres, is zoned A-3, (RC or rural center with a minimum lot size of 1 acre) so that a person could do different things. For example, you could split it into smaller parcels, apply to do like a RV park, etc. The Lake County Planning director could advise a potential buyer.

20915 HWY. 140 EAST ADEL, OR

TAXES: 2015- **\$245.00** (Tax lot 100-\$224.18; Tax lot 1000- \$20.82)

IMPROVEMENTS: There is an old singlewide along Highway 140 and east of the Plush-Adel road. It has not been lived in for a long time, but at one time was hooked up to a well. The well could now be used for stock water if needed. The property is fenced and cross-fenced. However, part of the west end of the property the fence is not on line. It basically follows the irrigation ditch, but could easily be fenced on line. There are no other improvements on the property.

REMARKS: This is a very nice property in Warner Valley. It is hard to find property in the Adel area for sale. This has great access and there is power right to the property. With water rights, good soils, and nice places for home sites, this property is one of a kind.

PRICE: **\$199,000** CASH

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