



20 Acres

\$34,995

Malheur County, Oregon

www.governmentlandsales.us/properties/5a17ef4dbd1



Property Details

Property Types: Land, Recreational
State: Oregon
County: Malheur County
City: Rome
Zip: 97910
Price: \$34,995
Total Acreage: 20

Property ID: C-2022039
Property Address: Old Ion HWY, Rome, OR, 97910
APN: 32S41-6501
Dimensions: 660' X 1320'
GPS: 42.783226, -117.679859
CCRs: None
Association Fees: None

This parcel is located just south of HWY 95 on the Old Ion Hwy (frontage on the west side of the parcel). The parcel borders thousands of acres of BLM to the north. The area is abundant in wildlife. In addition to the wide variety of birds, you can also spot mule deer, coyotes, black bear, and bobcats. White tailed jackrabbits roam the area as well. Wildlife may be secondary though to the ATV/motorcycle riding that can be had. This parcel is level to very gently sloping.

One of the main attractions of the area is fishing the Owyee River. Located less than 6 miles from this parcel, world class Brown Trout, Channel Catfish, and Smallmouth Bass awaits. If you are looking for peace and quiet that will make you feel like you are a million miles from civilization this is the land for you (however you are only about 90 miles from Boise).

This 20 acre parcel is accessible by car/ATV, and has a platted public road directly from HWY 95 to the west side. It is level to slight slope and ready to use!

Land Information:

Legal: Township 32 South Range 41 E., W.M.: Section 15 N 1/2 NE 1/4 NW 1/4 (subject to the Old Ion Highway South right of way)

Map: 32S41 Tax Lot: 6501

Reference# 12196

Dimensions: 660' X 1320'

Size: 20 Acres

GPS: Approximate GPS Coordinates

42.783953, -117.682109 (NW Corner)

42.783980, -117.677132 (NE Corner)

42.782046, -117.677118 (SE Corner)

42.782144, -117.681826 (SW Corner)

42.783226, -117.679859 (Center)

Owner financing available, please inquire. No credit checks, everyone qualifies. We accept all major

credit cards. All cash offers considered.

Document preparation fee: \$299

C-2022039-HCTT

Disclaimer: All of the information in this listing is accurate to the best of our knowledge at the time of posting. Potential buyer(s) should do their own research and due diligence to verify all information provided and make a decision to purchase based on their own research.

Seller Information



**GOVERNMENT
LAND SALES**

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Purchasing land is an investment and we are here to help you through that process. Government Land Sales, Inc. was started as an alternative investment tool to the traditional stock market, CD's, bonds, etc. Raw land is less susceptible to the ups and downs of the other investment markets. We believ...