



*Residence near TL400 located on S.E. Oak Lane*

**PROPERTY INSPECTION:** At Any Time. Four-wheel-drive is recommended.

**FINANCING:** None – All Cash

**DESCRIPTION:** The 5,000± acre Juniper Acres “sagebrush subdivision” was developed in 1962 and platted with mostly 10± acre lots, with some 5± acre lots, and is located 25 miles east of Bend and 25 miles south of Prineville. Bend is about a 45-minute drive.

Juniper Acres has been a destination for people who want to live “off the grid”. There is no municipal water or sewer. Water is delivered or cisterns are used. Well water is not economic due to depth and limited supply. There are an estimated one hundred dwellings at Juniper Acres, in a mix of manufactured and mobile homes and stick built homes. Power is a combination of solar and wind, with back-up gas generators. The roads are dirt and may require 4-wheel drive. Cell service is available and a local company, Webformix, provides high-speed internet.

Eleven of the parcels, including the two 5± acre parcels, are vested, and Crook County will allow owners to obtain a building permit. (See Supplemental Information Package for contact at Crook County.) These eleven parcels are part of the inventory of Juniper Acres that are not part of a moratorium for new conditional use permits.

All parcels have views west to the Cascades. Other parcels at Juniper Acres are listed for sale from \$15,000 to \$25,000. This bulk offering at a 65% discount to the Deschutes County RMV provides exceptional investment opportunity in the “off the grid” central Oregon community of Juniper Acres.

**LOCATION:** From Bend: take Highway 20 East 30± miles to George Millican Road. Turn left and go 14.5± miles to Reservoir Road. Turn right and go 4.7± miles to SE Cascade Way and turn right into entrance to Juniper Acres.

From Prineville: take Highway 126 West 2.6± miles to George Millican Road and turn left. Go 15.7± miles to Reservoir Road and turn left. Follow 4.5± miles to SE Cascade Way and the entrance to Juniper Acres.