



EXCLUSIVE PARTNER OF
LAND LEADER
KEN THOMAS 541-589-3433
DALLY ZANDER 541-589-2195

LICENSED IN THE STATE
OF OREGON

64347 HARNEY AVE
CRANE, OR

4.80 ACRE LOT

CRANE JCT-
FRONTAGE

RANCH & FARM
SUPPLIES

ESTABLISHED
BUSINESS FOR 30
YEARS

INVENTORY IS
EXTRA

\$625,000



ANDERSON VALLEY SUPPLY, CRANE, 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.

ANDERSON VALLEY SUPPLY, CRANE, OR

LOCATION: This business is located at 42883 Crane Venator Lane, Crane, OR. There is one tax lot, it is tax lot 300, T25S, R34EWM, Section 07. The property is zoned EFRU-1 and the business is classed as 'Commercial Site.' The owners have owned it for 30 years. Crane is about 28 miles from Burns, OR and is just off of Highway 78 at Crane Jct. It is about 3 hours to the major cities of Boise, ID, Bend, OR, and Winnemucca, NV. It is located at the corner of Crane Venator Lane and Crane Buchanan Road. Highway 78 is less than 200 feet away. There is a lot of traffic through this area.

PROPERTY: This business has 4.80 acres in the one tax lot. The main building for the business is a pole structure with metal siding and metal roof. This building is 3,562 sq. ft. with a concrete floor. It was recently painted. It has large doors on each end making it easily accessible for the forklift. The office is in this building, and the room for the office has displays for animal health products, plumbing parts, pumps and accessories, gloves, jewelry, some tack, and various other items. The main part of the warehouse is used to store feed for livestock and pets, along with salt and various other items. There is an apartment upstairs that could be fixed up to use if desired. This business has a licensed truck scales and a small building for covering the controls for the scales. Outside are stored fencing materials including wire, steel posts, railroad ties, posts, and poles, water troughs, PVC pipe, livestock panels and gates, along with other items. This business also sells propane from a storage tank which is leased.

BUSINESS OPERATION: This is a well established business that has been in operation for over 30 years by the current owners. The major customers are ranchers and farmers in the local and surrounding areas. Some customers travel over three hours to purchase quality items at reasonable prices. But other people can buy feed for 4-H animals, chickens, dogs, etc., along with the plumbing supplies and other items. The owner is also licensed to sell seed. The owner will take some items on consignment such as saddles and jewelry.

TAXES: 2021-2022- \$832.79

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REMARKS: This is a business that is well maintained and has been in operation for over 30 years. There is a well established clientele and this business has a good reputation. The customer service is excellent and they sell name brand products. Included in the sale are two forklifts, office equipment, 16 camera surveillance system, pallet jack, 2 refrigerators, all gate racks, and a 4 ft by 8 ft reader board. THE INVENTORY IS NOT INCLUDED IN THE SALE PRICE. It is to be purchased separately. Owners request that potential buyers do not bother the staff directly to ask questions or look at the store. Buyers should contact the listing real estate company to schedule showings and to answer questions. Thank you for your cooperation.

PRICE: **\$625,000.00** CASH OR BANK FINANCING

INVENTORY IS EXTRA



KEN THOMAS IS A LICENSED REAL ESTATE BROKER IN OREGON- 541-589-3433

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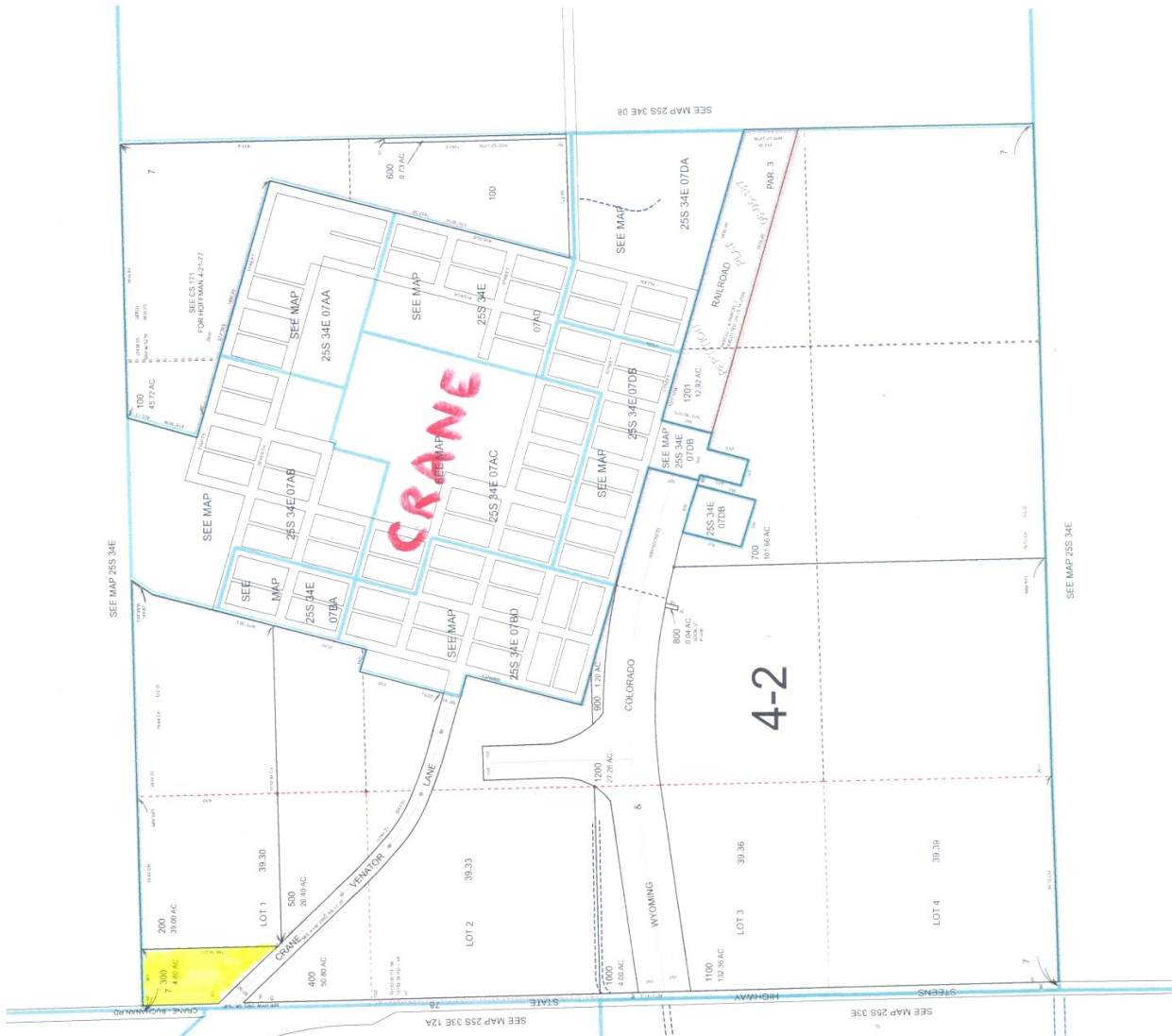
25S34E07



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25S34E07

SECTION 7 T.25S. R.34E. W.M.
HARNEY COUNTY
1" = 400'



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



EXCLUSIVE PARTNER OF

LAND LEADER™

ANDERSON VALLEY SUPPLY, CRANE, OR

Anderson Valley Supply



6/30/2022, 1:48:41 PM

 Tax Lot
 County Boundary

1:2,257
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.08 km