



**Presented by:** Julie Mansfield-Smith **Agent Full**  
 Mossy Oak Properties Cupper Cr  
**Phone:** 541-934-2946 **E-mail:** [cuppercreeklandco@gmail.com](mailto:cuppercreeklandco@gmail.com)  
**LOTS AND LAND** **Status:** ACT **11/3/2017** **3:34:00 PM**  
**ML#:** 17398778 **Area:** 410 **List Price:** \$225,000  
**Address:** 10 Franks Creek RD **Unit/Lot #:**  
**City:** Dayville **Zip:** 97825  
**Additional Parcels:** N/  
**Zoning:** MUR **List Type:** ER **LR:** N  
**County:** Grant **Tax ID:** 39423  
**Subdivision:**  
**Manufhs Okay:** Y **CC&Rs:** N  
**Elem:** Dayville **Middle:** Dayville  
**High:** Dayville **Prop Type:** RES/REC  
**Legal:** T12SR27E WM TL2601;Ref;39423  
**Internet/Address/No Blog/No AVM:** Y/ Y/ / **Offer/Nego:** CALL-LA  
**Open house:** N

**GENERAL INFORMATION**

<b>Lot Size:</b> 200AC+	<b>Acres:</b> 320	<b>Lot Dimensions:</b>
<b>Waterfront:</b> Y / CREEK	<b>Body Water:</b> Franks and Burton Cr	<b>Availability:</b> SALE <b>#Lots:</b> 1
<b>Perc Test:</b> N / NONE	<b>RdFrntg:</b> Y	<b>Rd Surf:</b> GRAVLRD
<b>Seller Disc:</b> DSCLOSUR	<b>Other Disc:</b>	<b>View:</b> CREEK, MNTAIN, VALLEY
<b>Lot Desc:</b> BLUFF, BRUSH, PRIVATE, SECLDED, SOLAR, WOODED		<b>Soil Type/Class:</b>
<b>Topography:</b> GEN-SLP, LEVEL, ROLLING, SLOPED, STEEP		<b>Present Use:</b> AGRICUL, RECREAT
<b>Soil Cond:</b> NATIVE		

**IMPROVEMENTS**

**Utilities:** NONE  
**Existing Structures:** N / NONE

**REMARKS**

**XSt/Dir:** Hwy 26 or Dick Creek to Franks Creek Road  
**Private:** Buyers Agent must be present at all showings.  
**Public:** TERMS OAC w/half down! Hunting/recreational property near Timber Basin. Good access throughout in nicely treed setting w/juniper/pine. Peaceful property has 2 live creeks/private meadow w/beautiful building sites overlooking valley. Buildable/Off grid/solar.3-bar cell service.Borders private land. Buyers to verify LOP tags deer/elk. View wildlife at its best/walk nature trails.3400-4900 Ft. elevation. Grazing land in farm deferral.

**FINANCIAL**

<b>Property Tax/Yr:</b> \$250.16	<b>Spcl Asmt Balance:</b>	<b>Tax Deferral:</b> Y	<b>BAC:</b> % 2.5
<b>Crop/Land Lease:</b> N	<b>Short Sale:</b> N <b>\$ Pre-Approv:</b>	<b>3rd Party:</b> N	<b>Total Comm Differs:</b> N
<b>HOA: N Dues:</b>	<b>Other Dues:</b>		<b>Bank Owned/REO:</b> N
<b>HOA Incl:</b>		<b>Escrow Preference:</b>	
<b>Terms:</b> CASH, OWNCNT			

**BROKER / AGENT DATA**

<b>BRCD:</b> 9MOP01	<b>OF:</b> Mossy Oak Properties Cupper Cr	<b>Lic#:</b> 950300098	<b>Ph:</b> 541-934-2946	<b>Fax:</b>
<b>LPID:</b> SMITHJUL	<b>AG:</b> Julie Mansfield-Smith	<b>Lic#:</b> 950300098	<b>Ph:</b> 541-934-2946	<b>Cell/Pgr:</b> 541-519-6891
<b>Email(s) AG:</b> <a href="mailto:cuppercreeklandco@gmail.com">cuppercreeklandco@gmail.com</a>	<b>OFC:</b> <a href="mailto:cuppercreeklandco@gmail.com">cuppercreeklandco@gmail.com</a>			<b>Agent Ext:</b>
<b>CoLPID:</b>	<b>CoAgent:</b>			<b>CoPh:</b>
<b>CoAgent Email:</b>	<b>Owner Perm. Resid:</b> N			
<b>List:</b> 5/31/2017	<b>Exp:</b> 5/17/2018	<b>Show:</b> 24HR-NC, CALL-LO		<b>Poss:</b> CLOSING
<b>Tran:</b> 11/2/2017	<b>Owner (s):</b> Gentile	<b>FIRPTA:</b> N		<b>Phone:</b>
	<b>Tenant/Other:</b>			<b>Phone:</b>

**COMPARABLE INFORMATION**

**DOM:** 156 **O/Price:** \$250,000