

ML#: 17321333 Address: 28241 HWY 19 Spray 97874

2/22/2018 2:19:51 PM Agent Full



Presented By: Julie Mansfield-Smith
 Mossy Oak Properties Cupper Cr
Phone: 541-934-2946 **E-mail:** cuppercreeklandco@gmail.com
RESIDENTIAL **Status:** ACT **2/22/2018** **2:19:51 PM**
ML#: 17321333 **Area:** 390 **List Price:** \$315,000
Addr: 28241 HWY 19 **Unit#:**
City: Spray **Zip:** 97874 **Condo Loc:**
Zoning: EFU **List Type:** ER **LR:** N
County: Wheeler **Tax ID:** 1287
Elem: Spray Schl **Middle:** Spray Schl
High: Spray Schl **PropType:** ATTACHD / FARM
Nhood/Bldg: **CC&Rs:**
Legal: SECTION 0 TOWNSHIP 9S RANGE 25E QUARTER PRCL 1801
Internet/Address/No Blog/No AVM: Y/Y/I **Offer/Nego:** CALL-LA
Open house: N
Supplements: 3 **Home Energy Score:** N
Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 20-49.99AC **# Acres:** 29 **Lot Dimensions:**
Wtfrnt: **View:** MNTAIN, RIVER, VALLEY **Lot Desc:** BLUFF, LEVEL, PRIVATE, SLOPED
Body Water: **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 1087 **SFSrc:** Appraisal **#Bdrms:** 2 **#Bath:** 2 / 0 **#Lvl:** 2 **Year Built:** 1992 / APPROX
Main SQFT: 1458 **TotUp/Mn:** 2545 **Roof:** METAL **Style:** 2STORY, RANCH **Green Cert:** **Energy Eff.:**
Lower SQFT: 0 **#Fireplaces:** / WOOD **Parking:** DEEDED, DRIVWAY **Exterior:** VINYL
Total SQFT: 2545 **Add. SQFT:** **#Gar:** 1 / ATTACHD, , **Bsmt/Fnd:** CONCRET, CRAWLSP
RV Desc:

REMARKS

XSt/Dir: Hwy 19
Private: Buyers/Agents must be present at all showings and are required to provide client verification of funds or capability of purchase price before viewing property and prior to any presentation of offer. Sellers will not consider offers that occur prior to the tour of the property.
Public: Majestic mountain home w/hilltop views of the John Day River! Walls of windows with open floor plan, unfinished attic for additional bedroom. Galley kitchen, Terra Cotta patio, 2 car garage, 30x70 shop and loafing shed. Domestic well. Buyer to verify water rights. Scenic setting in the heart of hunting fishing. Borders BLM w/PRIVACY! A bit of sweat equity can go a long way on this unique holding ready to view.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ / WOODSTV, WW-CARP	Mstr Bd: M/ / CLO-ORG, JET-TUB, WW-CARP	Bths - Full/Part
Kitchen: M/ / DISHWAS, FS-RANG, FS-REFR	2nd Bd: M/ / WW-CARP	Upper Lvl: 0/0
Dining: M/ / WW-CARP	3rd Bed: / /	Main Lvl: 2/0
Family: / /	:	Lower Lvl: 0/0
:	:	Total Bth: 2/0

FEATURES AND UTILITIES

Kitchen: DISHWAS, FS-RANG, FS-REFR, PANTRY, TILE
Interior: JET-TUB, LAUNDRY, MARBLE, SOAKTUB, SPRNKLR, TILE-FL, VNYL-FL, WASHDRY, WATFILT, WW-CARP
Exterior: COVDECK, COVPATI, FENCED, PATIO, PORCH, PRIVRD, SHOP, SPRNKLR, WSIRRIG, X-FENCE
Accessibility:
Cool: HT-PUMP **Heat:** HT-PUMP, WOODSTV
Water: WELL **Sewer:** SEPTIC **Hot Water:** ELECT **Fuel:** ELECT, WOOD

FINANCIAL

Property Tax/Yr: \$3,881.23 **Spcl Asmt Balance:** **Tax Deferral:** N **BAC:** % 2.5
Terms: CASH **Short Sale:** N **\$ Pre-Approv:** **3rd Party:** N **Total Comm Differs:** N
Escrow Pref: Amerititle **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:** **Rent, If Rented:**
HOA Incl:

BROKER / AGENT DATA

BRCD: 9MOP01 **OF:** Mossy Oak Properties Cupper Cr **Lic#:** 201214553 **Ph:** 541-934-2946 **Fax:**
LPID: SMITHJUL **AG:** Julie Mansfield-Smith **Lic#:** 950300098 **Ph:** 541-934-2946 **Cell/Pgr:** 541-519-6891
Email(s) AG: cuppercreeklandco@gmail.com **OFC:** cuppercreeklandco@gmail.com **Agent Ext:**
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
CoAgent Email: **Owner Perm. Resid:** Y
ShowHrs: **Tran:** 2/22/2018 **List:** 8/9/2017 **Exp:** 8/7/2018 **Occ:** OWNER **Poss:**
LB/Loc/Cmb: none **Owner(s):** JEWELL DUSTIN W & **FIRPTA:** N **Contact1:**
 JOHNSON SARAH A **Contact2:**
Show: 24HR-NC, APTONLY, CALL-LO **Tenant/Other:**

COMPARABLE INFORMATION

DOM: 197 **O/Price:** \$325,000

ADDITIONAL STRUCTURE(S) SUPPLEMENT

Structures: 1 # Stalls:
 Type: Dimensions: SQFT: # Bdrm: # Bath: Yr Built: Construction: Roof:
 SHOP 60x30 1800 METAL METAL
 Features:
 SHOP 220VLTS, CNCTFLR, SHOP, STORAGE
 Garage - Dim: SQFT: Lvl: # Att: # Det: RV-Park Dim:
 Conditional Use Permit Required for 2nd Residence:
 Public:

FARM AND RANCHES SUPPLEMENT

Add Parcels: / Habitable: #Stalls: Type:
 Current Irrig. Wtr Rights: / Distance to School Bus:
 Irrig. Sys/Source: Distance to BLM: Distance from Shopping:
 Add Dwelling: / Personal Prop: Fixtures Excluded: Crops Included:
 Electric on Prop: / Approx Dist Elect: Certified Organic:
 Grazing Permits - BLM: /AUM: Forest Service: /AUM: Private: /AUM:
 Approx # Acres - Cultivated: Pasture: Range: Wooded:
 Nursery: Orchard: Vineyard:
 Currently Usable: FCS Shares Included:
 Documents Avail: Fencing:
 Public:

TOWNHOUSE / PLANNED COMMUNITY SUPPLEMENT

HOA Status: UNKNOWN Pending HOA Litigation: N
 HOA Address: none
 HOA Name: none HOA Contact: none
 HOA Phone: [541-934-2000](tel:541-934-2000) HOA URL:
 Parking Space #/ID: Parking space Owned?:
 Public: