

ML#: 18236302

Address: 47127 WALL CREEK RD

10/30/2018 12:55:53 PM



Monument 97864
Presented By: Julie Mansfield-Smith **Agent Full**
 Mossy Oak Properties Cupper Cr
Phone: [541-934-2946](tel:541-934-2946) **E-mail:** cuppercreeklandco@gmail.com
RESIDENTIAL **Status:** ACT **10/30/2018** **12:55:53 PM**
ML#: 18236302 **Area:** 410 **List Price:** \$1,195,000
Addr: 47127 WALL CREEK RD **Unit#:**
City: Monument **Zip:** 97864 **Condo Loc:**
Zoning: MUR **List Type:** ER **LR:** N
County: Grant **Tax ID:** 07S283202 **08S28703** **07S283101**
Elem: Monument **Middle:**
High: Monument **PropType:** DETACHD
Nhood/Bldg: **CC&Rs:**
Legal: T8SR28ETL703;7407 T7S28ETL3202;7404;TL3101;40093 (1031 ac)
Internet/Address/No Blog/No AVM: Y/Y/
Open house: N **Offer/Nego:** CALL-SA
PDF Doc(s): 2

Home Energy Score:
Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 200AC+ **# Acres:** 1031 **Lot Dimensions:**
Wtfrnt: CREEK **View:** CRK-STRM, RIVER, VALLEY **Lot Desc:** AIRSTRP, BLUFF, GEN-SLP, SECLDED
Body Water: Wall Creek **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 588 **SFSrc:** Assessor **#Bdrms:** 2 **#Bath:** 3 / 0 **#Lvl:** 2 **Year Built:** 1984 / APPROX
Main SQFT: 1407 **TotUp/Mn:** 1995 **Roof:** METAL **Style:** 2STORY, CABIN **Green Cert:** **Energy Eff.:**
Lower SQFT: 0 **#Fireplaces:** 1 / INSERT, WOOD **Parking:** DEEDED **Exterior:** LOG, SHINGLESID
Total SQFT: 1995 **Addl. SQFT:** **#Gar:** 0 / , , **Bsmnt/Fnd:** BLOCK
RV Desc: RV-PRKNG

REMARKS

XSt/Dir: Wall Creek Road
Private: Buyers/Agents must be present at all showings and provide client capability of purchase price before viewing and prior to any presentation of offer. Sellers will not show offers that occur prior to the tour of the property.
<http://www.mossoakproperties.com/land/41497>
Public: Stunning views, peace & solitude! End of the road seclusion behind locked gate. Recreational haven w/ 1 mi. creek frontage bordering BLM. LOP tags. Light timber/rangeland/prolific springs, rustic cabin & 1100 ft landing strip. BBQ pit, 2 small cabins & outbldgs. 3 tax lots. Additional dwellings per county approval. Pwr & phone in. Views of NFJD river from hut at scenic overlook. Rock quarry lease income. Perfect turnkey retreat and/or joint venture!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ / VAULTED, WW-CARP	Mstr Bd: M/ / CLOSET, WW-CARP	Bths - Full/Part
Kitchen: M/ / BI-OVEN, BI-RANG, VNYL-FL	2nd Bd: U/ / WW-CARP	Upper Lvl: 1/0
Dining: M/ / VNYL-FL	3rd Bed: / /	Main Lvl: 2/0
Family: / /	LOFT: U/ / CLOSET, DECK	Lower Lvl: 0/0
: / /	: / /	Total Bth: 3/0

FEATURES AND UTILITIES

Kitchen: BI-MICO, BI-OVEN, BI-RANG, DISHWAS, FS-REFR
Interior: FURNSHD, LAUNDRY, TILE-FL, VAULTED, WASHDRY, WW-CARP
Exterior: BBQ-PIT, COVPATI, FENCED, OUTBULD, PRIVRD, TL-SHED
Accessibility:
Cool:
Water: CISTERN, SPRING **Heat:** BASEBRD, WALLFURN **Hot Water:** ELECT **Fuel:** ELECT, WOOD
Sewer: SEPTIC

FINANCIAL

Property Tax/Yr: \$8,395.00, 2018 **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 **Other Dues:** **Bank Owned/REO:** N
HOA: N **Dues:** **Rent, If Rented:**
HOA Incl:

BROKER / AGENT DATA

BRCD: 9MOP01 **OF:** Mossy Oak Properties Cupper Cr **Lic#:** 201214553 **Ph:** [541-934-2946](tel:541-934-2946) **Fax:**
SAID: SMITHJUL **AG:** Julie Mansfield-Smith **Lic#:** 950300098 **Ph:** [541-934-2946](tel:541-934-2946) **Cell/Pgr:** [541-519-6891](tel:541-519-6891)
Email(s) AG: cuppercreeklandco@gmail.com **OFC:** cuppercreeklandco@gmail.com **Agent Ext:**
CoSAID: **CoBRCD:** **CoAgent:** **CoPh:**
CoAgent Email: **Owner Perm. Resid:** Y
ShowHrs: **Tran:** 10/30/2018 **List:** 10/30/2018 **Exp:** 7/24/2019 **Occ:** OWNER **Poss:**
LB/Loc/Cmb: 0 **Owner(s):** Clutter Properties LLC, **FIRPTA:** N **Contact1:**
Show: 24HR-NC, APTONLY **Tenant/Other:** Campbell **Contact2:**

COMPARABLE INFORMATION

DOM: **O/Price:** \$1,195,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.