

Presented by: Julie Mansfield-Smith **Agent Unabbreviated**
Mossy Oak Properties Copper Cr

Phone: [541-934-2946](tel:541-934-2946) **E-mail:** cuppercreeklandco@gmail.com
LOTS AND LAND **Status:** ACT **3/30/2020** **10:40:01 AM**
ML#: 19060569 **Area:** 410 **List Price:** \$1,950,000
Address: 45772 RITTER RD **Unit/Lot #:**
City: Ritter **Zip:** 97856

Additional Parcels: N/
Zoning: MUR/PF **List Type:** Exclusive Right to Sell **LR:**N
County: Grant **Tax ID:** 07S282200 07S295801 07S296000

Subdivision:
Manufhs Okay: **CC&Rs:** Y
Elem: Long Creek **Middle:** Long Creek
High: Long Creek **Prop Type:** Farm/Forest
Legal: 7SR29TL5801;7SR29TL6000;7SR28TL2200

Internet/Address/No Blog/No AVM: Y/Y// **Offer/Nego:** Call Seller's Agent

Open House: Upcoming Open House:
Broker Tour: Upcoming Broker Tour:
PDF Doc(s): 3
Supplements: 1



GENERAL INFORMATION

| | | |
|---|---|---|
| Lot Size: 200+ Acres | Acres: 3802 | Lot Dimensions: |
| Waterfront: Y / River Front | Body Water: Middle/North Fork JD | Availability: Sale #Lots: 3 |
| Perc Test: N / None | RdFrntg: Y | Rd Surf: Dirt |
| Seller Disc: Disclosure | Other Disc: | View: Mountain(s), River, Valley |
| Lot Desc: Merchantable Timber, Pasture, Private, Solar, Stream | | Soil Type/Class: |
| Land Desc: Gentle Sloping, Level, Rolling Slope, Sloped, Steep Slope | | Internet: |
| Soil Cond: Native | | Current Use: Recreational, Timber |

IMPROVEMENTS

Utilities: None
Existing Structures: N / None

REMARKS

XSt/Dir: County Rd 15/N. Hwy 395
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. Property has not been surveyed. Buyers to verify acreage amounts. <http://www.mossyoakproperties.com/land/44195>
Public: 3802 deeded acres on scenic waterway with 4 miles of Middle & North Fork John Day River & 3 Mile Creek frontage. Light timber, juniper, sage, excellent bass fishing/steelhead/hunting/recreation/wildlife galore. Majestic mountain ranges with spectacular views. Private road.3 tax lots for LOP tags.Partially fenced. Borders BLM with grazing permit. Off grid, no cell service, some limited access.

FINANCIAL

Prop Tax/Yr: \$4,103.00 / 2019 **Spcl Asmt Balance:** **Tax Deferral:** Y, Farm **BAC:** %2.5
Crop/Land Lease: Y **Short Sale:** N **\$ Pre-Approv:** **Total Comm Differs:** N
HOA:N Dues: **Other Dues:** **3rd Party:** N **Bank Owned/REO:** N
Assoc. Am:
Terms: Cash, Contract, Trade **Escrow Preference:** Amerititle

BROKER / AGENT DATA

BRCD: 9MOP01 **OF:** Mossy Oak Properties Copper 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 **Agent Ext:**
CoSAID: **CoBRCD:** **CoAgent:** **CoPh:**
CoAgent Email: **Owner Perm. Resid:** N
List: 4/19/2019 **Exp:** 12/31/2020 **Show:** 24HR-NC, CALL-SO **Poss:** CLOSING
Tran: 3/30/2020 **Owner(s):** AIRCRAFT SALES **Phone:**
CORP **Phone:**
Tenant/Other:

COMPARABLE INFORMATION

DOM: 346 **O/Price:** \$5,235,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.