

Presented By: Julie Mansfield-Smith Agent Unabbreviated

Mossy Oak Properties Cupper Cr

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RESIDENTIAL Status: ACT 7/18/2019 12:25:09 PM
 ML#: 19117263 Area: 410 List Price: \$760,000 Unit#:
 Addr:43101 RITTER RD
 City: Long Creek Zip: 97856 Condo Loc:
 Zoning: PF/MUR List Type: ER LR: N
 County: Grant Tax ID: 07S295300
 Elem: Long Creek Middle: Long Creek
 High: Long Creek PropType: Detached Single
 Nhood/Bldg: Rural Family / Farm
 Legal: 07S295300 CC&Rs:
 Internet/Address/No Blog/No Y / Y / Offer/Nego: Call Seller's Broker
 AVM: Home Energy Score:
 PDF Doc(s): 5 Wrrnty: 55+ w/Affidavit Y/N: N
 # Supplements: 3



GENERAL INFORMATION

Lot Size: 200+ Acres # Acres: 234.96 Lot Dimensions:
 Wtfrnt: Creek View: Creek/Stream, Mountain, Gentle Sloping, Merchantable Timber, Private,
 Valley Secluded
 Body Water: Six Mile Creek Seller Disc: Disclosure Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: Assessor #Bdrms: 3 #Bath: 0 / 3 #Lvl: 1 Year Built: 2000 / Approximately
 Main SQFT: 2210 TotUp/Mn: 2210 Roof: Metal Style: 1 Story, Custom Style Green Cert: Energy Eff.: Y
 Lower SQFT: 0 #Fireplaces: 1 / Stove, Wood Parking: Driveway, RV Access/Parking Exterior: Board & Batten Siding, Wood Siding, Other
 Ttl SQFT: 2210 Addl. SQFT: #Gar: 1 / Detached, Bsmt/Fnd: Concrete Perimeter, Slab, Stem Wall
 RV Desc: RV Parking or RV Park

REMARKS

XSt/Dir: Ritter County Rd 15
Private: Buyers/Agents must be present at all showings and 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. <http://mossyoakproperties.com/land/44419>
Public: Natural landscaping surrounds this peaceful sanctuary w/energy efficient 3/3 home with pride of ownership evident. Beautiful flush timber pockets w/panoramic mountain views on 1 mile of creek frontage. Springs/blueberry orchard/fruit trees/native pasture plus 7+KW grid tied solar. Domestic well.2 septics. Office w/bathroom/Shop.Garage w/4 gravity fed water storage tanks.LOP tags in Heppner Unit.Unique custom design home built by seller.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ / Book Shelves, Vaulted, Wood Stove	Mstr Bd: M/ / Shower, Soaking Tub, Walk in Closet	Bths - Full/Part
Kitchen: M/ / Instant Hot Water, Island, Pantry	2nd Bd: M/ / Book Shelves, Bathtub with Shower,	Upper Lvl: 0/0
Dining: M/ / Ceiling Fan, Kitchen/Dining Room	3rd Bed: M/ / Wood Floors	Main Lvl: 0/3
Combo, Vaulted	Laundry: M/ / Book Shelves, Wood Floors	Lower Lvl: 0/0
		Total Bth: 0/3

FEATURES AND UTILITIES

Kitchen: Built-in Dishwasher, Disposal, Freestanding Refrigerator, Free Standing Propane/Gas Stove, Instant Hot Water, Island, Pantry, Stainless Steel Appliance(s)
Interior: Ceiling Fan, Hardwood Floors, High Ceilings, Laundry, Passive Solar, Separate Living Quarters/Apartment/Aux Living Unit, Soaking Tub, Vaulted, Washer/Dryer, Wood Floors
Exterior: Deck, Fenced, Garden, Gravel Road, Guest Quarters, Outbuilding(s), Raised Beds, Shop, Vinyl Window-Double Paned, Cross Fence
Accessibility: One Level, Ground Level, Walk in Shower, Wide Door - Accessible Doors, Wide Hall - Accessible Hallway(s)
Cool: Heat Pump **Heat:** Floor, Radiant Heat, Wood Stove **Fuel:** Propane, Wood
Water: Spring, Well **Sewer:** Septic **Hot Water:** Propane, Tankless

FINANCIAL

Property Tax/Yr: \$4,151.25, 2018 Spcl Asmt Balance: Tax Deferral: Y, Forest 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

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