



Presented By: Julie Mansfield-Smith Agent Unabbreviated
Mossy Oak Properties Copper Cr
Phone: 541-934-2946 E-mail: cuppercreeklandco@gmail.com
RESIDENTIAL Status: ACT 2/14/2020 12:40:05 PM
ML#: 19117263 Area: 410 List Price: \$749,900
Addr:43101 RITTER RD Unit#:
City: Long Creek Zip: 97856 Condo Loc:
Zoning: PF/MUR List Type: ER LR: N
County: Grant Tax ID: 07S295300
Elem: Long Creek PropType: Middle: Long Creek
High: Long Creek Detached / Farm
Nhood/Bldg: Rural CC&Rs:
Legal: 07S295300
Internet/Address/No Blog/No AVM: Y/ Y/ / Offer/Nego: Call Seller's Agent
Open House: N Upcoming Open House:
Broker Tour: N Upcoming Broker Tour:
PDF Doc(s): 5
# Supplements: 3
Wrnty: 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

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

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: Assessor #Bdrms: 3 #Bath: 2 / 1 #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 Burning Parking: Driveway, RV Access/Parking Exterior: Board & Batten Siding, Wood Siding, Other
Ttl SQFT: 2210 Addl. SQFT: #Gar: 1 / Detached, , Basement:
URM: RV Desc: RV Parking
Foundation: Concrete Perimeter, Slab, Stem Wall Rd Surface:

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 septic. 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/ / Bookcases, Vaulted Ceiling(s), Wood Mstr Bd: M/ / Shower, Soaking Tub, Walk in Closet Bths - Full/Part
Kitchen: M/ / Instant Hot Water, Island, Pantry Stove 2nd Bd: M/ / Bookcases, Bathtub With Shower, Upper Lvl: 0/0
Dining: M/ / Ceiling Fan(s), Kitchen/Dining Room Combo, Vaulted Ceiling(s) 3rd Bed: M/ / Bookcases, Wood Floors Main Lvl: 2/1
Laundry: M/ / Hardwood Floors, Sink, Storage Lower Lvl: 0/0
Total Bth: 2/1

FEATURES AND UTILITIES

Kitchen: Built-in Dishwasher, Disposal, Free-Standing Refrigerator, Free-Standing Gas Range, Instant Hot Water, Island, Pantry, Stainless Steel Appliance(s)
Interior: Ceiling Fan(s), Hardwood Floors, High Ceilings, Laundry, Passive Solar, Separate Living Quarters/Apartment/Aux Living Unit, Soaking Tub, Vaulted Ceiling(s), Washer/Dryer, Wood Floors
Exterior: Deck, Fenced, Garden, Guest Quarters, Outbuilding, Raised Beds, Workshop, Cross Fenced
Accessibility: One Level, Ground Level, Walk-in Shower, Accessible Doors, Accessible Hallway(s)
Security:
Internet:
Windows: Double Pane Windows, Vinyl Frames
Cool: Heat Pump Heat: Floor Furnace, Radiant, Wood Stove Fuel: Propane, Wood Burning
Water: Spring, Well Sewer: Septic Tank Hot Water: Propane, Tankless

FINANCIAL

Property Tax/Yr: \$4,299.20 / 2019 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 Bank Owned/REO: N
HOA:N Dues: Other Dues: Rent, If Rented:
Assoc. Am:

BROKER / AGENT DATA

BRCD:9MOP01 OF: Mossy Oak Properties Copper Cr Lic#: 201214553 Ph: 541-934-2946 Fax:
SAID: 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:
CoSAID: CoBRCD: CoAgent: CoPh:
CoAgent Email: Owner Perm.
Resid:
ShowHrs: Tran: 2/14/2020 List: 4/25/2019 Exp: 12/31/2020 Occ: Owner Poss:
LB/Loc/Cmb: none Owner(s): DANIEL ROBIN FIRPTA: N Contact1:
Show: 24HR-NC, AG-ACCM, APTONLY Tenant/Other: HEROLD Contact2:

**DOM:** 295

**COMPARABLE INFORMATION**  
**O/Price:** \$825,000

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**ADDITIONAL STRUCTURE(S) SUPPLEMENT**

# Structures:	Dimensions:	# Stalls:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
Auxiliary Dwelling Unit	30x50		2	1		Board & Batten Siding, Concrete	Metal
Workshop	40x24	960				Board & Batten Siding, Concrete	Metal
Tool Shed		400				Wood Frame	Metal

**Features:**

**Auxiliary Dwelling Unit** 220 Volts, Bathroom, Closet, Concrete Floor, Heated, Plumbed, RV Parking, Wood Floors, Workshop

**Workshop** Built-in Features, Concrete Floor, Electricity Connected, Storage, Workshop

**Tool Shed** Electricity Connected  
Wood Stove

**Garage - Dim:**                      **SQFT:** 765    **Lvl:** MAIN    **# Att:** 1    **# Det:**                      **RV-Park Dim:**

**Conditional Use Permit Required for 2nd Residence:**

**Public:** Auxiliary Dwelling unit is add'l structure (guest quarters & workshop) w/office area, bathroom & 2 bdrms; plumbed for kitchen w/attached garage, concrete floor & radiant heat. Shop is storage bldg. for water tanks used also as 2nd garage (detached).

**GREEN / ENERGY SUPPLEMENT**

Green Verification	Obtained	Rating	Year	Version	Score	Date
Type 1:						
Type 2:						

Type 1:

Type 2:

**Reach Code:**                      **Solar Panel:** Owned

**Energy Eff:** Heat Pump, Mini Split, Passive Solar, Solar Photovoltaic, Tankless

**Public:** 7+KW grid tied solar. Energy Star appliances. Call Listing broker for further details.

**FARM AND RANCHES SUPPLEMENT**

<b>Add Parcels:</b> N /	<b>Habitable:</b> Y	<b>#Stalls:</b>	<b>Type:</b> Forest
<b>Current Irrig. Wtr Rights:</b> N /		<b>Distance to School Bus:</b>	
<b>Irrig. Sys/Source:</b> Gravity, Spring, Well		<b>Distance from Shopping:</b>	
<b>Add Dwelling:</b> Y /		<b>Distance to BLM:</b>	
See supplement	<b>Personal Prop:</b> Y	<b>Fixtures Excluded:</b>	<b>Crops Included:</b> Y
<b>Electric on Prop:</b> Y / 220 Volt	<b>Approx Dist Elect:</b>		<b>Certified Organic:</b>
<b>Grazing Permits - BLM:</b> N /AUM:	<b>Forest Service:</b> /AUM:	<b>Private:</b> /AUM:	
<b>Approx # Acres - Cultivated:</b>	<b>Pasture:</b> 115	<b>Range:</b>	<b>Wooded:</b> 115
<b>Nursery:</b> 2	<b>Orchard:</b>	<b>Vineyard:</b>	
<b>Currently Usable:</b> Berries, Cattle, Pasture, Tree Farm		<b>FCS Shares Included:</b> N	
<b>Documents Avail:</b> Aerial Photo, Legal Description		<b>Fencing:</b> Barbed Wire, Perimeter, Cross Fenced	
<b>Public:</b> Zoned & in Forest Tax Deferral. Usable for expansion of blueberry orchard. Numerous fruit trees plums/apples/raspberry. Pasture rented for grazing 2019. Property not fenced on boundary lines. Managed by the owners who are a true stewards of the land.			

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