

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

Phone: 541-934-2946 E-mail: cuppercreeklandco@gmail.com
LOTS AND LAND Status: ACT 1/29/2020 11:31:21 AM
ML#: 19201107 Area: 424 List Price: \$349,000
Address: 51207 Deadman Loop Rd Unit/Lot #:
City: Heppner Zip: 97836



Additional Parcels: N/
Zoning: FU List Type: Exclusive Right to Sell LR:N
County: Morrow Tax ID: Not Found
Subdivision:
Manufhs Okay: CC&Rs: Y
Elem: Heppner Middle: Heppner
High: Heppner Prop Type: Farm/Forest
Legal: T5S R25E TL 2700 (273.97 ac)
Internet/Address/No Blog/No AVM: Y/Y// Offer/Nego: Call Seller's Agent

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

GENERAL INFORMATION

Lot Size: 200+ Acres Acres: 274 Lot Dimensions:
Waterfront: Y / Creek Body Water: McDaniel Creek Availability: Sale #Lots: 1
Perc Test: N / None RdFrntg: Y Rd Surf: Gravel
Seller Disc: Disclosure Other Disc: View: Creek/Stream, Mountain(s), Trees/Woods
Lot Desc: Merchantable Timber, Pasture, Private, Private Road, Reproduced Timber, Wooded
Land Desc: Gentle Sloping, Level, Rolling Slope, Sloped
Soil Cond: Native Internet: Soil Type/Class:
Current Use: Recreational, Timber

IMPROVEMENTS

Utilities: Phone Available, Electricity Available, Power-500'+, Spring, Water Available
Existing Structures: Y / Other

REMARKS

XSt/Dir: Heppner Hwy 207/Rankin Rd
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. <http://www.mossyoakproperties.com/land/45201>
Public: Picturesque setting with large pond & older cabin (not livable.) Multiple springs in park like setting on a mildly timbered offering with high quality mountain recreation. Nicely treed pine & fir plus seasonal McDaniel Creek frontage with access from Rankin Lane. Power/phone on boundaries between Spray & Heppner off Hwy 207. Partially fenced. Good access. Borders private land with LOP tags. TERMS!

FINANCIAL

Prop Tax/Yr: \$869.00 / 2020 Spcl Asmt Balance: Tax Deferral: Y, Farm Use 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 Escrow Preference:

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: Y
List: 6/4/2019 Exp: 6/30/2020 Show: 24HR-NC, APTONLY, CALL-SO Poss:
MARTIN, FIRPTA: N
Tran: 1/29/2020 Owner(s): MICHELLE R, TRUSTEE Phone:
Tenant/Other: Phone:

COMPARABLE INFORMATION

DOM: 239 O/Price: \$395,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.