



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
LOTS AND LAND **Status:** ACT **7/12/2019** **10:16:43 AM**
ML#: 19201107 **Area:** 424 **List Price:** \$375,000
Address: 51207 Deadman Loop Rd **Unit/Lot #:**
City: Heppner **Zip:** 97836
Additional Parcels: N/
Zoning: FU **List Type:** ER LR: N
County: Morrow **Tax ID:** Not Found
Subdivision:
Manufhs Okay: **CC&Rs:** Y
Elem: Heppner **Middle:** Heppner
High: Heppner **Prop Type:** FRM/FOR
Legal: T5S R25E TL 2700 (273.97 ac)
Internet/Address/No Blog/No AVM: Y/Y// **Offer/Nego:** CALL-SA
Open house: N
Supplements: 1

GENERAL INFORMATION

Lot Size: 200AC+	Acres: 274	Lot Dimensions:
Waterfront: Y / CREEK	Body Water: McDaniel Creek	Availability: SALE #Lots: 1
Perc Test: N / NONE	RdFrntg: Y	Rd Surf: GRAVSRF
Seller Disc: DSCLOSUR	Other Disc:	View: CRK-STRM, MNTAIN, TREEWOOD
Lot Desc: MRCHTIM, PASTURE, PRIVATE, PRIVRD, RPROTIM, WOODED		Soil Type/Class:
Topography: GEN-SLP, LEVEL, ROLLING, SLOPED		Present Use: RECREAT, TIMBER
Soil Cond: NATIVE		

IMPROVEMENTS

Utilities: PHONE-AVL, POW-AVL, PW+500', SPRING, WAT-AVL
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 (needs TLC.) Multiple springs in park like setting on a mildly timbered offering with high quality mountain recreation. Nicely treed pine & fir plus McDaniel Creek frontage on Deadman Loop Rd & Rankin Lane. Power/phone on boundaries between Spray & Heppner off Hwy 207. Partially fenced. Good access. Borders private land with LOP tags. TERMS! Sale subject to closing of 240 ac RMLS #18010339

FINANCIAL

Property Tax/Yr: \$850.00, 2018	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
HOA Incl:			
Terms: CASH, OWNCONT		Escrow Preference:	

BROKER / AGENT DATA

BRCD: 9MOP01	OF: Mossy Oak Properties Cupper 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: 12/31/2019	Show: 24HR-NC, APONLY, CALL-SO	Poss:	
		MARTIN,		
		FIRPTA: N		
Tran: 7/12/2019	Owner(s): MICHELLE R,		Phone:	
	TRUSTEE			
	Tenant/Other:		Phone:	

COMPARABLE INFORMATION

DOM: 38	O/Price: \$395,000
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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.