



**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](mailto:cuppercreeklandco@gmail.com)  
**LOTS AND LAND** **Status:** ACT **2/17/2020 2:25:43 PM**  
**ML#:** 19377331 **Area:** 410 **List Price:** \$495,000  
**Address:**Ritter Road **Unit/Lot #:**  
**City:** Ritter **Zip:** 97817  
**Additional Parcels:** Y/  
**Zoning:** MUR/PF **List Type:** Exclusive Right to Sell **LR:** N  
**County:** Grant **Tax ID:** 07S292101  
**Subdivision:**  
**Manufhs Okay:** **CC&Rs:**  
**Elem:** Long Creek **Middle:** Long Creek  
**High:** Long Creek **Prop Type:** Farm/Forest  
**Legal:** T7SR29E WM TL2101;Ref 7701  
**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:**  
**# Supplements:** 1

**GENERAL INFORMATION**

**Lot Size:** 200+ Acres **Acres:** 585  
**Waterfront:** Y / River Front **Body Water:** North Fork  
**Perc Test:** N / None **RdFrntg:** Y  
**Seller Disc:** Disclosure **Other Disc:**  
**Lot Desc:** Merchantable Timber, Pasture, Private, Secluded, Solar, Stream  
**Land Desc:** Rolling Slope, Sloped, Steep Slope  
**Soil Cond:** Native

**Lot Dimensions:**  
**Availability:** Sale **#Lots:** 1  
**Rd Surf:** Dirt  
**View:** Mountain(s), River, Valley  
**Soil Type/Class:**  
**Internet:**  
**Current Use:** Leased, Recreational

**IMPROVEMENTS**

**Utilities:** None  
**Existing Structures:** N / None

**REMARKS**

**XSt/Dir:** County Rd 15  
**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/46079>  
**Public:** Spectacular views of sunrise & sunset from the old homestead overlooking the NFJD river! Craggy rimrocks, numerous springs and creeks, sage, juniper and a scattering of timber all in one unique & pristine setting. Dirt road access thru BLM. Property is in farm deferral. Buyer to verify LOP tags and buildability. Located off Wrightman Canyon surrounded by BLM behind locked gate for privacy. Fishing, floating, recreation & hunting galore!

**FINANCIAL**

**Prop Tax/Yr:** \$743.79 / 2019 **Spcl Asmt Balance:**  
**Crop/Land Lease:** Y **Short Sale:** N **\$ Pre-Approv:**  
**HOA:N Dues:** **Other Dues:** **3rd Party:** N **BAC:** %2.5  
**Assoc. Am:** **Escrow Preference:** Amerititle  
**Terms:** Cash **Total Comm Differs:** N  
**Bank Owned/REO:** N

**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](mailto:cuppercreeklandco@gmail.com) **Agent Ext:**  
**CoSAID:** **CoBRCD:** **CoAgent:** **CoPh:**  
**CoAgent Email:** **Owner Perm. Resid:** N  
**List:** 7/17/2019 **Exp:** 12/31/2020 **Show:** 24HR-NC, CALL-SO **Poss:** CLOSING  
**Tran:** 2/17/2020 **Owner(s):**AIRCRAFT SALES **Phone:**  
**Tenant/Other:** **Phone:**

**COMPARABLE INFORMATION**

**DOM:** 215 **O/Price:** \$695,000

FARM AND RANCHES SUPPLEMENT

Habitable:

#Stalls:

Type:

Current Irrig. Wtr Rights: /

Irrig. Sys/Source:

Add Dwelling: /

Electric on Prop: /

Grazing Permits - BLM: /AUM:

Approx # Acres - Cultivated:

Currently Usable:

Documents Avail:

Public:

Personal Prop:

Approx Dist Elect:

Forest Service: /AUM:

Pasture:

Orchard:

Distance to BLM:

Fixtures Excluded:

/AUM:

Range:

Vineyard:

FCS Shares Included:

Fencing:

Distance to School Bus:

Distance from Shopping:

Crops Included:

Certified Organic:

Private: /AUM:

Wooded:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.