**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  
**ML#:** 19060569  
**Area:** 410  
**List Price:** $2,862,000  
**2/24/2020**  
**12:43:45 PM**  
**Address:** 45772 RITTER RD  
**City:** Ritter  
**Zip:** 97856  
**County:** Grant  
**County:Grant**  
**County:**

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**GENERAL INFORMATION**

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Acres</th>
<th>Waterfront</th>
<th>Water Body</th>
<th>Perc Test</th>
<th>Seller Disc</th>
<th>Legal</th>
</tr>
</thead>
<tbody>
<tr>
<td>200AC+</td>
<td>3802</td>
<td>Y / RIVERFRN</td>
<td>Middle/North Fork JD</td>
<td>N / NONE</td>
<td>DSCLOSUR</td>
<td>7SR29TL5801;7SR29TL6000;7SR28TL2200</td>
</tr>
</tbody>
</table>

**Utilities:** NONE

**Existing Structures:** N / NONE

**REMARKS**

- 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. Property has not been surveyed. Buyers to verify acreage amounts. [http://www.mossyoakproperties.com/land/44195](http://www.mossyoakproperties.com/land/44195)

- Public: 3802 deeded acres on scenic waterway with 4 miles of Middle & North Fork John Day River & 3 Mile Creek frontage. Behind locked gate with light timber, juniper, sage, excellent bass fishing/steelhead/hunting/recreation/wildlife galore. Majestic mountain ranges with spectacular views. Private road.3 tax lots for LOP tags.Partially fenced. Borders BLM with grazing permit. Can sell 1268 ac. ($887,000) or 2533 ac. ($1,975,000). Off grid, no cell service, some limited access.

**PROPERTY**

<table>
<thead>
<tr>
<th>Property Tax/Yr</th>
<th>2019</th>
<th>Spcl Asmt Balance</th>
<th>Tax Deferral</th>
<th>Tax Deferral</th>
<th>Total Comm Differs</th>
<th>BAC</th>
</tr>
</thead>
<tbody>
<tr>
<td>$4,103.00</td>
<td></td>
<td>$5,235,000</td>
<td>Y, Farm</td>
<td>%2.5</td>
<td>N</td>
<td></td>
</tr>
</tbody>
</table>

**HOA/State:**

- Owner Perm. Resid: N
- Show: 24HR-NC, CALL-SO

**BROKER / AGENT DATA**

- Lic#: 201214553
- Lic#: 950300098
- Ph: [541-934-2946](tel:541-934-2946)
- Ph: [541-519-6891](tel:541-519-6891)
- Agent Ext: Amerititle

**FINANCIAL**

**Dom:** 311

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**COMPARABLE INFORMATION**

- © RMLS™ 2020. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
- SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
- SCHOOL AVAILABILITY SUBJECT TO CHANGE.