



Agent Full

Residential

6/15/2021 10:33AM

\$650,000 2 bd | 3 / 0 ba | 1758 sqft**23684 WINLOCK LN Fossil, OR 97830****Unit #:****Condo Loc:****Status:** Active**DOM:** 1**List Date:** 6/14/2021**Acres:** 63.73**Year Built:** 2013 Approximately**MLS#:** 21233233**XST/Dir:** Winlock Lane**ShowHrs:****Occ:** Owner**Show:** 24 Hour Notice, Broker Must Accompany, Appointment Only, Pet(s) on Premises, Call Seller' Office, Occupied**LB/Loc/Cmb:** None**Offer/Nego:** Call Seller's Agent**AG:** Julie Mansfield-Smith**AG Ph:** [541-934-2946](tel:541-934-2946)**AG Cell/Pgr:** [541-519-6891](tel:541-519-6891)**CoAgent:****CoPh:**

Private: Buyers agent to provide client prequalification for purchase and be present at all showings.
Public: Unique, solar paneled custom built castle in the country is almost finished! Just needs your final touches to call it home. Skylights & no light pollution. Valley and wildlife viewing from the arched windows & patio breezeway. Creek, springs, orchard, greenhouse, pasture/range, x-fenced for livestock. Good well & water storage, 6 frost free spickets. Barn, workshop, outbuildings, quality construction & well maintained. Off grid, end of the road seclusion. 1/4 mi. to power 7 miles from Spray.

Property Details:**Property Type:**

Detached / farm

County: Wheeler**Nhood/Bldg:** Rural**Area:** 390**Zoning:** EFU**Elementary:** Spray Schl**Middle:** Spray Schl**High:** Spray Schl**Internet:** Y**Address:** Y**No Blog:****No AVM:****Legal:** T8 SR24E TL1501 SEC13

(Disqualified from farm deferral due to a non-farm dwelling permit issued in 2000)

Tax ID: 2945**Warranty:****Seller Disc:** Disclosure**Other Disc:****List Type:** ER**Limited Representation:** N**Style:** Mid-Century Modern, Tri

Level

Lot Size: 50 to 99.99 Acres**Lot Dimensions:****Lot Desc:** Gentle Sloping, Private, Secluded, Trees**View:** Creek/Stream,

Mountain(s), Valley

Waterfront: Creek**Body Water:** Corncob Creek**CC&R:****55+ w/Affidavit Y/N:** N**# Supplements:** 3**PDF Doc(s):** 4**Open House:****Upcoming Open House:****Broker Tour:****Upcoming Broker Tour:****Residence Information:****Upper SQFT:** 790**Main SQFT:** 968**Lower SQFT:** 0**Total SQFT:** 1758**Total Up/Main:** 1758**Additional SQFT:****Levels:** 3**SFSrc:** Seller**Fireplaces:** / Stove, Wood

Burning

Green Cert:**Energy Eff.:** Y**Exterior:** Other**Roof:** Metal**Parking:** Deeded, RV

Access/Parking

Garage: 0 /**RV Description:** RV Parking**Foundation:** Slab**Basement:** Crawl Space,

Unfinished, Other

Road Surface: Gravel**Unreinforced Masonry****Building:** N**Approximate Room Sizes and Descriptions:****Living:** M 14 X 16 See Amenities Form, Bay Window, Hardwood Floors**Kitchen:** Exterior Entry, Free-Standing Range, Free-Standing Refrigerator, Island, Pantry, Vaulted

M 18 X 21 Ceiling(s)

Utility Room: M 12 X 6 Sink, Washer/Dryer**Master Bedroom:** U 14 X 16 Bay Window, Closet, Coved, Skylight(s), Vaulted Ceiling(s), Wood Floors**2nd Bedroom:** U 16 X 12 Bathroom, Closet, Shower, Wood Floors**Loft:** U 22 X 14 See Amenities Form, High Ceilings**Baths - Full/Part****Upper Level:** 2/0**Main Level:** 1/0**Lower Level:** 0/0**Total Baths:** 3/0

Additional Structure(S) Supplement:

# Structures:	6	# Stalls:					
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
Barn(s)	48x36 + 12x24				2013	Plywood, Pole	Metal
Tool Shed	8x16				2013	Metal Siding	Metal
Poultry Coop	8x12				2013	T-111 Siding	Metal
Workshop	40x28				2013	Plywood	Metal
Storage	8x16				2013	Metal Frame	Metal
Barn(s)	32x24				2013	Plywood, Pole	Metal

Features:

Barn(s) Dirt Floor, Hay Storage, Livestock, Plumbed, Storage

Tool Shed

Poultry Coop Concrete Floor, Livestock, Plumbed, Storm Window(s)

Workshop Loft, Plumbed, Storm Window(s), Storage, Wood Stove, Workshop

Storage Dirt Floor, Plumbed

Barn(s) Hay Storage, Livestock, Plumbed, Storage

Garage - Dim: None **SQFT:** **Lvl:** **# Att:** **# Det:** **RV-Park Dim:**

Conditional Use Permit Required for 2nd Residence: Y

Public: Good condition!

Green / Energy Supplement:

Green Verification: **Obtained:** **Rating:** **Year:** **Version:** **Score:**

[View PDF](#)

Date:

Reach Code: **Solar Panel:** OWNED

Energy Eff: DBLPANE, PAS-SOL, PRTCINS, SOL-HW, SOL-OFF, SOL-RDY

Public: 12 in. walls @ house/8 in. @ shop. Washer,dryer,Sunfrost 12v R-19 fridge,Sundancer 12v Chest freezer,Premier Pro 6 burner(sealed) propane stove,Flameview wood cookstove also serves as heat source. Some unfinished interior w/exterior ready for stucco.

Farm and Ranches Supplement:

Add Parcels: N/	Habitable: Y	#Stalls:	Type: Ranch
Current Irrig. Wtr Rights: N/	Distance to School Bus: 12	Distance from Shopping:	Distance to BLM:
Add Dwelling: N/	Personal Prop: N	Fixtures Excluded:	Crops Included:
Irrig. Sys/Source: Spring, None	Electric on Prop: N/ Call Seller's Agent	Approx Dist Elect: 1/4 mi	Certified Organic: N
Currently Usable: Cattle,	Grazing Permits - BLM: /AUM:	Private: Y/AUM:11	Range: 30
Greenhouse, Poultry, Sheep	Approx # Acres-Cultivated:	Forest Service: /AUM:	Vineyard:
	Approx # Acres-Nursery:	Pasture: 30	Wooded:
	Documents Avail: Aerial Photo, Plot - Plat Map	Orchard:	FCS Shares Included:
		Fencing: Barbed Wire, Cross Fenced, Other	

Public: 12 solar panels @house;16 solar panels @workshop;2 New Renogy AGM 800 Amp maintenance free battery banks;2 Outback inverters;4 Morning Star charge controllers;Hot water solar collector; Outback Transformer Yanmar Diesel wholehouse generator included.