



Agent Full Lots and Land

10/17/2022 12:42PM

\$295,000 200AC+

0 Wiley Creek Rd Mount Vernon, OR 97865

Unit/Lot #:

Status: **Active**

DOM:

List Date: 10/17/2022

Acres: 473

MLS#: 22365799

XST/Dir: Wiley Creek Rd. 1/2 mi to boundary off Hwy 26. See map for road access.

Show: Call Seller' Office

Offer/Nego: Call Seller's Agent

AG: Julie Mansfield-Smith

AG Ph: [541-519-6891](tel:541-519-6891)

AG Cell:

CoAgent:

CoPh:

Private: Buyers agent must be present at all showings and provide prequalification. Possible terms.<https://www.mossyoakproperties.com/property/wiley-creek-road-retreat-grant-oregon/33708/>**Public:** Great views of mountains and river. Off grid investment with 4 tax lots qualifies for LOP tags. Access is 4WD and limited in winter. Located 1/2 mi. off Hwy 26 to boundary line. Juniper, sage and mountain views. Recreational property has easements thru boundaries to other landowners. Partially fenced. Small storage area with cookshack. Dryland property with no utilities or water. Buyer to check with county for buildability requirements.

Property Details:

Additional Parcels: /	Availability: Sale	Lot Size: 200+ Acres	PDF Doc(s): 1
Property Type: Recreation only	#Lots: 4	Lot Dimensions:	Open House:
County: Grant	Legal: 13S28409;6179-	Lot Desc: Brush, Divided by	Upcoming Open House:
Subdivision:	13S28410;6180-13S28415;6185-	Road, Private Road, Solar, Trees	Broker Tour:
Area: 410	13S28420;6190 Sections 6 & 7	Land Desc: Gentle Sloping,	Upcoming Broker Tour:
Zoning: MUR	(473 ac)	Level, Rolling Slope, Sloped	
Elementary: Dayville	Tax	Road Frntg: Y	
Middle: Dayville	ID: 13S28409 13S28410 13S28	Road Surface: Dirt,	
High: Dayville	415;13S28420	Unimproved	
Internet: Y	Seller Disc: Disclosure	Percolation Test: N/	
Address: Y	Other Disc:	Soil Type/Class:	
No Blog:	List Type: ER	Soil Cond: Native	
No AVM:	Limited Representation: N	Current Use: Raw Land,	
	CC&R:	Recreational	
	Manufactured House Okay:		
	View: Mountain(s), River, Valley		
	Waterfront: N/		
	Body Water:		

Improvements:

Utilities: Water Not Available, None**Existing Structures:** /Storage

Financial:

Property Tax/Yr: \$2,341.00 / 2021	Spcl Asmt Balance:	Tax Deferral: N	Short Sale: N
HOA: N	Dues:	BAC: % 2.5	\$ Pre-Approv:
Escrow Pref: Amerititle		Other Dues:	3rd Party: N
Crop/Land Lease:			Total Comm Differs: N
Terms: Cash, Other			Bank Owned/Real Estate
Assoc. Am:			Owned: N

Broker/Agent Data:

Agent: Julie Mansfield-Smith **Agent Lic:** 950300098 **Agent Ph:** [541-519-6891](tel:541-519-6891) **Agent Cell:** **SAID:** SMITHJUL
Email(s) Agent: cuppercreeklandco@gmail.com
CoAgent: **CoSAID:** **CoBRCD:** **CoPh:**
CoAgent Email:
Office: Mossy Oak **Office Lic:** 201214553 **Office Ph:** [541-934-2946](tel:541-934-2946) **Agent Ext:** **Fax:**
 Properties Cupper Cr
BRCD: 9MOP01 **Owner Perm. Resid:** **FIRPTA:** N
Owner(s): ALYN L VAIL, CAROL VAIL **Tenant/Other:** **Owner Phone:**
Tran: 10/17/2022 **Exp:** 3/13/2023 **Tenant/Other Phone:**
Poss: Close Of Escrow

Comparable Information:

Original Price: \$295,000

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.