

Notes on 473 acres

There is no joint road maintenance agreement between landowners. The road is unimproved from Hwy 26 and 4WD access only. It has been discussed putting in a locked gate at the highway. The access is limited in winter. There is no water, septic or power on property. I am unclear on how many adjoining owners share the easement on the road.

Viewing instructions:

When you drive up the half mile to the property sign on the left side of the road that is approximately the boundary line of TL 409 of 160 acres. The next left turn will take you to the storage shed. It is not permitted as a cabin or otherwise is taxed as an agricultural structure. See notes from planning director on potential buildability.

When you continue on Wiley Creek Road, there is another sign on the left with a road that takes you to where the juniper clearing is on TL 410 of another 160 acres. If a buyer wanted they could build a private road on the property to access the upper two tax lots 415 and 420. It needs to be walked from this point for viewing. The property is fenced on the north and west side and partially on the east and may not be on the line and has not been surveyed.

When you drive back to Wiley Creek Road and turn left again, it will take you to an arrow sign which is located at the approximate east boundary line of the property on TL 410. There is no easement beyond this point so please do not drive past it. We ask that all parties stay on the existing road on property for sale to prevent fire danger and walk the property if they want to find boundaries with a GPS. Please refer to the aerial map and link on my website for more documents.

<https://www.mossoakproperties.com/property/wiley-creek-road-retreat-grant-oregon/33708/>