

Agent Full

Residential

12/6/2021 3:02PM

**\$189,500** 1 bd | 1 / 0 ba | 1500 sqft

37941 HWY 19-207 Fossil, OR 97830

Unit #:

Condo Loc:

Status: **Active**

DOM: 50

List Date: 10/17/2021

Acres: 2

Year Built: 1976 Fixer

MLS#: 21266256

XST/Dir: Hwy 19-207

[VirtualTour #2](#)

ShowHrs:

Occ: Vacant

Show: 24 Hour Notice,  
Broker Must Accompany,  
Appointment Only, Call  
Seller' Office, Other  
Lockbox - Not RMLS,  
Vacant

LB/Loc/Cmb: Yes

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:** Buyer Broker to be present at all showings and provide prequalification and view property before submitting any offers. Buyer to verify acreage amounts and buildability in EFU zone. Currently taxed as General Purpose building. No electrical or building permits of record are found. <https://www.mossyoakproperties.com/property/river-view-retreat-wheeler-oregon/22802/>

**Public:** Enjoy views of John Day River out the window of this rustic bungalow that needs interior finish work. Lots of sunlit windows. Main level w/art studio/workshop, concrete floor & dark room.

Unfinished 1 bdrm. loft on upper level w/2 cozy alcoves, living area, small kitchen, 3/4 bath, clawfoot tub and dry commode.

Chicken/greenhouse/tool shed, fruit trees, well. Septic needs replaced. Borders BLM to hike/hunt. 1 mile to Service Creek on Hwy 19 to raft/fish on John Day River. Vacant. Sold AS-IS.

## Property Details:

Property Type: Detached

Legal: SECTION 8 TOWNSHIP 9S

# Supplements: 1

County: Wheeler

RANGE 23E QUARTER PRCL

Lot Size: 1 to 2.99 Acres

PDF Doc(s): 5

Nhood/Bldg:

1102. See comments on

Lot Dimensions:

Open House:

Area: 390

Amenties.

Lot Desc: Bluff, Gentle Sloping,

Upcoming Open House:

Zoning: EFU

Tax ID: 1236

Terraced, Trees

Broker Tour:

Elementary: Fossil, Spray Schl

Warranty:

View: Mountain(s), River, Valley

Upcoming Broker Tour:

Middle: Fossil

Seller Disc: Exempt

Body Water: John Day River

High: Spray Schl, Wheeler

Other Disc: None

view

Internet: Y

List Type: ER

CC&amp;R: N

Address: Y

Limited Representation: N

55+ w/Affidavit Y/N: N

No Blog:

Style: 2 Story, Loft

No AVM:

## Residence Information:

Upper SQFT: 750

Fireplaces: / Insert, Propane,

Roof: Metal

Foundation: Concrete

Main SQFT: 750

Stove

Parking: Deeded, Parking Pad

Perimeter, Slab

Lower SQFT: 0

Green Cert:

Garage: 0 /

Basement:

Total SQFT: 1500

Energy Eff.:

RV Description: RV Parking

Road Surface: Dirt, Gravel

Total Up/Main: 1500

Exterior: Metal Siding, Wood

Unreinforced Masonry

Additional SQFT:

Siding, Other

Building:

Levels: 2

SFSrc: assessor

## Approximate Room Sizes and Descriptions:

Living: U  
Kitchen: U  
Dining: U  
Dark Room: M  
Primary Bedroom: U  
Workshop: M

Baths - Full/Part      Upper Level: 1/0      Main Level: 0/0      Lower Level: 0/0      Total Baths: 1/0

## Features and Utilities:

**Kitchen:** Built-in Range  
**Interior:** Concrete Floor  
**Exterior:** Fenced, Greenhouse, Poultry Coop, Tool Shed  
**Accessibility:**  
**Security:**  
**Internet:** Satellite, Wireless  
**Windows:** Aluminum Frames  
**Cool:** Window Unit(s)      **Heat:** Other      **Fuel:** Propane  
**Water:** Well      **Sewer:** Septic Tank, Other      **Hot Water:** Electricity

## Financial:

<b>Property</b>	<b>Spcl Asmt Balance:</b>	<b>Tax Deferral:</b> N	<b>Short Sale:</b> N
<b>Tax/Yr:</b> \$1,083.56 2019	<b>Dues:</b>	<b>BAC:</b> % 2.5	<b>\$ Pre-Approv:</b>
<b>HOA:</b> N			
<b>Escrow Pref:</b>		<b>Other Dues:</b>	<b>3rd Party:</b> N
<b>Terms:</b> Cash, No Financing			<b>Total Comm Differs:</b> N
<b>Assoc. Am:</b>			<b>Bank Owned/Real Estate Owned:</b> N
			<b>Rent, If Rented:</b>

## Broker/Agent Data:

**Agent:** Julie Mansfield-Smith      **Agent Lic:** 950300098      **Agent Ph:** [541-934-2946](tel:541-934-2946)      **Agent Cell:** [541-519-6891](tel:541-519-6891)      **SAID:** SMITHJUL  
**Email(s) Agent:** [cuppercreeklandco@gmail.com](mailto: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:** Y      **FIRPTA:** N  
**Owner(s):** MC MICHAEL DARRELL      **Tenant/Other:**      **Contact1:**  
**Tran:** 12/6/2021      **Exp:** 9/7/2022      **Contact2:**  
**Poss:** Close Of Escrow

## Comparable Information:

**Original Price:** \$250,000

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

## Amenities Supplement:

**Distance To:****Public Rail Stop:****Waterfront:****Shopping:****Bus Stop:****Ocean Beach:****Public Park:****School Bus Stop:****Beach Access:****Walk Score:****Dir. Home:****Bike Path:****Multi Use Path:****Public Horse Trail:****Additional Rooms:**

/ / /

/ / /

/ / /

**Neighborhood Features:****Home Warranty - Company:****Price:****Easement Information:****Percent Ownership:****Add.SqFt Desc:****Public Room:**

**Public:** Well is on TL1100.No water to commode.Buyer to verify accuracy of acreage & zoning approval. Septic needs replaced. Structure is barn/shop. No permits found. Loft is unfinished apt. Call Wheeler Co Planner 541-763-2126/Assessor 541-763-4266

**Exclusions:**

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