8/13/2022 11:42AM



Agent Full Lots and Land

\$1,100,000 200AC+

42834 ALDER CREEK RD Spray, OR 97874

Unit/Lot #: Status: Active **List Date:** 3/7/2022

MLS#: 22341234

DOM: 159

Acres: 797

XST/Dir: Alder Creek Road

VirtualTour #1 VirtualTour #2

Show: 24 Hour Notice, Appointment Only, Call

First, Lockbox

Offer/Nego: Call Seller's

Agent

AG: Julie Mansfield-Smith **AG Ph:** 541-934-2946 **AG Cell:** <u>541-519-6891</u>

CoAgent: CoPh:

Private: Buyers agent must be present at all showings. Proof of prequalification required before viewing.https://www.mossyoakproperties.com/property/starvation-ridge-wheeler-oregon/25814/

Public: Gorgeous views! Seasonal creeks flow through the bottom of this high desert holding w/big horn sheep & wildlife galore. Tiny hunting hut, 3 wells, septic, 24x48 shop w/concrete floor. Open fields for dry land crops & room for small airstrip.

Undeveloped springs. Dirt road access. LOP tags in Fossil Unit. Close to JD River. Great recreational group investment! Off grid w/4 tax lots. Potential to build multiple dwellings per county/zoning approvals.

Property Details:

Additional Parcels: / Property Type:

Residential/recreational

County: Wheeler Subdivision:

Area: 390

Zoning: MUR/EFU **Elementary:** Spray Schl

Middle: Spray Schl High: Spray Schl

Internet: Y Address: Y No Blog: No AVM:

Availability: Sale

#Lots: 4

Legal: MAPTAX LOT:

08S23E0003012; 3600; 3004;

3013

Tax ID: 2890 1101 2988; 1111

Seller Disc: Disclosure Other Disc:

List Type: ER

Limited Representation: N

CC&R:

Manufactured House Okay:

View: Mountain(s), Valley Waterfront: Y/Creek

Body Water: Lake/Alder Creek

Lot Size: 200+ Acres Lot Dimensions:

Lot Desc: Bluff, Gated, Private,

Land Desc: Gentle Sloping, Level, Rolling Slope, Steep

Slope Road Frntg:

Road Surface: Dirt, Gravel Percolation Test: N/None

Soil Type/Class: Soil Cond: Native

Current Use: Mixed Use.

Recreational

PDF Doc(s): 5 Open House:

Upcoming Open House:

Broker Tour:

Upcoming Broker Tour:

Improvements:

Utilities: Electricity Available, Septic Tank, Well, None

Existing Structures: Y/Workshop

Financial:

Property Tax/Yr: \$4,555.00 /

2021 HOA: N

Escrow Pref:

Crop/Land Lease: N

Terms: Call Seller's Agent, Cash Assoc. Am:

Spcl Asmt Balance:

Dues:

Tax Deferral: N **BAC:** % 2.5

Short Sale: N \$ Pre-Approv:

Other Dues:

3rd Party: N

Total Comm Differs: N

Bank Owned/Real Estate

Owned: N

Broker/Agent Data:

Agent: Julie Mansfield- Agent Lic: 950300098 Agent Ph: <u>541-934-2946</u> Agent Cell: <u>541-519-6891</u> SAID: SMITHJUL

Smith

Email(s) Agent: cuppercreeklandco@gmail.com

CoAgent: CoSAID: CoBRCD: CoPh:

CoAgent Email:

Office: Mossy Oak Office Lic: 201214553 Office Ph: 541-934-2946 Agent Ext: Fax:

Properties Cupper Cr

BRCD: 9MOP01 Owner Perm. Resid: N FIRPTA: N
Owner(s): DOUGLASS J DEHAAN, GAYLE H Tenant/Other: Owner Phone:

DEHAAN

Tran: 8/13/2022 **Exp:** 3/3/2023 **Tenant/Other Phone:**

Poss:

Comparable Information:

Original Price: \$1,399,000

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.

SCHOOL AVAILABILITY SUBJECT TO CHANGE.