

Agent Full

Lots and Land

8/13/2022 11:42AM

\$1,100,000 200AC+

42834 ALDER CREEK RD Spray, OR 97874

Unit/Lot #:

Status: **Active**

DOM: 159

List Date: 3/7/2022

Acres: 797

MLS#: 22341234

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](tel:541-934-2946)**AG Cell:** [541-519-6891](tel:541-519-6891)**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: /**Availability:** Sale**Lot Size:** 200+ Acres**PDF Doc(s):** 5**Property Type:****#Lots:** 4**Lot Dimensions:****Open House:**

Residential/recreational

Legal: MAPTAX LOT:Bluff, Gated, Private,
Trees**Upcoming Open House:****County:** Wheeler08S23E0003012; 3600; 3004;
3013**Land Desc:** Gentle Sloping,
Level, Rolling Slope, Steep
Slope**Broker Tour:****Subdivision:****Tax ID:** 2890 1101 2988; 1111**Road Frntg:****Upcoming Broker Tour:****Area:** 390**Seller Disc:** Disclosure**Road Surface:** Dirt, Gravel**Zoning:** MUR/EFU**Other Disc:****Percolation Test:** N/None**Elementary:** Spray Schl**List Type:** ER**Soil Type/Class:****Middle:** Spray Schl**Limited Representation:** N**Soil Cond:** Native**High:** Spray Schl**CC&R:****Current Use:** Mixed Use,
Recreational**Internet:** Y**Manufactured House Okay:****Address:** Y**View:** Mountain(s), Valley**No Blog:****Waterfront:** Y/Creek**No AVM:****Body Water:** Lake/Alder Creek

Improvements:

Utilities: Electricity Available, Septic Tank, Well, None**Existing Structures:** Y/Workshop

Financial:

Property Tax/Yr: \$4,555.00 /
2021**Spcl Asmt Balance:**
Dues:**Tax Deferral:** N
BAC: % 2.5**Short Sale:** N
\$ Pre-Approv:**HOA:** N**Other Dues:****3rd Party:** N**Escrow Pref:****Crop/Land Lease:** N**Terms:** Call Seller's Agent, Cash**Total Comm Differs:** N**Assoc. Am:****Bank Owned/Real Estate**
Owned: N

