



Agent Full

Lots and Land

9/23/2022 2:59PM

**\$395,000** 50-99.99AC

32435 HWY 19-207 Spray, OR 97874

Unit/Lot #:

Status: **Active**

DOM: 247

List Date: 1/19/2022

Acres: 83.02

MLS#: 22422352

XST/Dir: Hwy 19-207

[VirtualTour #1](#)

**Show:** 24 Hour Notice, Appointment Only, Other Lockbox - Not RMLS, See Remarks

**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 provide client prequalification for purchase and be present at all showings. <https://www.mossyoakproperties.com/property/83-acres-at-black-rock-wheeler-oregon/24773/>

**Public:** Rare find! Unique 83 ac. with spectacular views overlooking the John Day River PLUS replacement dwelling approvals for 2 homes! Panoramic setting with mixture of desert range land, rock outcroppings, sage, juniper and potential for dry land farming. Surveyed, phone & power lines in, 2 wells, cell service. Great growing season. Borders private lands. Enjoy fresh air, floating, fishing & hunting in one of the best recreational areas in the state. Owner terms upon approved credit with 25% down.

## Property Details:

**Additional Parcels:** N/

**Property Type:**

Residential/recreational

**County:** Wheeler

**Subdivision:**

**Area:** 390

**Zoning:** FU

**Elementary:** Spray Schl

**Middle:** Spray Schl

**High:** Spray Schl

**Internet:** Y

**Address:** Y

**No Blog:**

**No AVM:**

**Availability:** Sale

**#Lots:**

**Legal:** SECTION 25 TOWNSHIP

8S RANGE 24E QUARTER PRCL

200 MapTax Lot:

08S24E2500200

**Tax ID:** 1136

**Seller Disc:** Disclosure

**Other Disc:**

**List Type:** ER

**Limited Representation:** N

**CC&R:**

**Manufactured House Okay:**

**View:** Mountain(s), River, Valley

**Waterfront:** N/Other

**Body Water:** Views of JD River

**Lot Size:** 50 to 99.99 Acres

**Lot Dimensions:**

**Lot Desc:** Bluff, Cleared,

Pasture, Private Road, Trees

**Land Desc:** Gentle Sloping,

Level, Rolling Slope, Sloped,

Steep Slope

**Road Frntg:** Y

**Road Surface:** Dirt,

Unimproved

**Percolation Test:** N/None

**Soil Type/Class:** See soil maps

**Soil Cond:** Native

**Current Use:** Recreational,

Residential

**PDF Doc(s):** 5

**Open House:**

**Upcoming Open House:**

**Broker Tour:**

**Upcoming Broker Tour:**

## Improvements:

**Utilities:** Electricity Available, Spring, Well

**Existing Structures:** N/

## Financial:

**Property Tax/Yr:** \$577.00 / 2021

**HOA:** N

**Spcl Asmt Balance:**

**Dues:**

**Tax Deferral:** Y, Zoned Farm

Use

**BAC:** % 3

**Other Dues:**

**Short Sale:** N

**\$ Pre-Approv:**

**3rd Party:** N

**Total Comm Differs:** N

**Bank Owned/Real Estate Owned:** N

**Escrow Pref:**

**Crop/Land Lease:** N

**Terms:** Call Seller's Agent, Cash, Owner Will Carry

**Assoc. Am:**

