9/23/2022 2:59PM



Agent Full Lots and Land

\$395,000 50-99.99AC 32435 HWY 19-207 Spray, OR 97874

Unit/Lot #: Status: Active

Acres: 83.02 **List Date:** 1/19/2022

MLS#: 22422352

DOM: 247

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:** <u>541-934-2946</u> **AG Cell:** <u>541-519-6891</u>

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 Current Use: Recreational,

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

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 Spcl Asmt Balance:

HOA: N

Dues:

Escrow Pref:

Crop/Land Lease: N

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

Assoc. Am:

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

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: Y FIRPTA: N
Owner(s): EISELE HUGH FAMILY TRUST Tenant/Other: Owner Phone:

Tran: 9/23/2022 **Exp:** 1/19/2023 **Tenant/Other Phone:**

Poss:

Comparable Information:

Original Price: \$495,000

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