

Agent Full

Residential

10/18/2021 7:07AM

\$250,000 1 bd | 1 / 0 ba | 1500 sqft

37941 HWY 19-207 Fossil, OR 97830

Unit #:

Condo Loc:

Status: **Active**

DOM: 1

List Date: 10/17/2021

Acres: 2

Year Built: 1976 Fixer

MLS#: 21266256

XST/Dir: Hwy 19-207

[VirtualTour #1](#)

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 & DEQ approved septic. 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 Lot Size: 1 to 2.99 Acres

Supplements: 1

County: Wheeler

RANGE 23E QUARTER PRCL

Lot Dimensions:

PDF Doc(s): 5

Nhood/Bldg:

1102. See comments on

Lot Desc: Bluff, Gentle Sloping,

Open House:

Area: 390

Amenties.

Terraced, Trees

Upcoming Open House:

Zoning: EFU

Tax ID: 1236

View: Mountain(s), River, Valley

Broker Tour:

Elementary: Fossil, Spray Schl

Warranty:

Waterfront:

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&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:

Property	Spcl Asmt Balance:	Tax Deferral: N	Short Sale: N
Tax/Yr: \$1,083.56 2019	Dues:	BAC: % 2.5	\$ Pre-Approv:
HOA: N			
Escrow Pref:		Other Dues:	3rd Party: N
Terms: Cash			Total Comm Differs: N
Assoc. Am:			Bank Owned/Real Estate
			Owned: N
			Rent, If Rented:

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
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: 10/17/2021 **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 & approvals on legal lot of record underway. 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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