



Agent Full

Residential

6/14/2022 3:44PM

\$470,000 2 bd | 3 / 0 ba | 1758 sqft

23684 WINLOCK LN Fossil, OR 97830

Unit #:

Condo Loc:

Status: **Active**

DOM: 365

List Date: 6/14/2021

Acres: 63.73

Year Built: 2013 Approximately

MLS#: 21233233

XST/Dir: Winlock Lane

[VirtualTour #2](#)

ShowHrs:

Occ: Owner

Show: 24 Hour Notice, Appointment Only, Pet(s) on Premises, Call Seller' Office, Occupied, Seller's Agent Must Accompany

LB/Loc/Cmb: None

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: Buyers agent to provide client prequalification for purchase and be present at all showings. <https://cuppercreeklandcompany.com/eastern-oregon-property-for-sale/mckinseys-nighthawk-castle-2/>

Public: SELLER MUST MOVE! HUGE PRICE DROP! Unique solar paneled custom built castle in the country is almost finished! Just needs your final touches to call it home. Valley and wildlife viewing from the arched windows & patio breezeway. Creek, springs, orchard, greenhouse, pasture/range, x-fenced for livestock. Good well & water storage, 6 frost free spickets. Barn, workshop, outbuildings, quality construction & well maintained. Off grid, end of the road seclusion. 1/4 mi. to power 7 miles from Spray.

Property Details:

Property Type: Detached / Farm

County: Wheeler

Nhood/Bldg: Rural

Area: 390

Zoning: EFU

Elementary: Spray Schl

Middle: Spray Schl

High: Spray Schl

Internet: Y

Address: Y

No Blog:

No AVM:

Legal: T8 SR24E TL1501 SEC13 **Lot Size:** 50 to 99.99 Acres

(Disqualified from farm deferral **Lot Dimensions:**

due to a non-farm dwelling permit issued in 2000)

Tax ID: 2945

Warranty:

Seller Disc: Disclosure

Other Disc:

List Type: ER

Limited Representation: N

Style: Mid-Century Modern, Tri

Level

Lot Desc: Gentle Sloping, Private, Secluded, Trees

View: Creek/Stream, Mountain(s), Valley

Waterfront: Creek

Body Water: Corncob Creek

CC&R:

55+ w/Affidavit Y/N: N

Supplements: 3

PDF Doc(s): 4

Open House:

Upcoming Open House:

Broker Tour:

Upcoming Broker Tour:

Residence Information:

Upper SQFT: 790

Main SQFT: 968

Lower SQFT: 0

Total SQFT: 1758

Total Up/Main: 1758

Additional SQFT:

Levels: 3

SFSrc: Seller

Fireplaces: / Stove, Wood Burning

Green Cert:

Energy Eff.: Y

Exterior: Other

Roof: Metal

Parking: Deeded, RV

Access/Parking

Garage: 0 /

RV Description: RV Parking

Foundation: Slab

Basement: Crawl Space, Unfinished, Other

Road Surface: Gravel

Unreinforced Masonry

Building: N

Approximate Room Sizes and Descriptions:

Living:	M	14 X 16	See Amenities Form, Bay Window, Hardwood Floors		
Kitchen:	M	18 X 21	Exterior Entry, Free-Standing Range, Free-Standing Refrigerator, Island, Pantry, Vaulted Ceiling(s)		
Utility Room:	M	12 X 6	Sink, Washer/Dryer		
Primary Bedroom:	U	14 X 16	Bay Window, Closet, Coved, Skylight(s), Vaulted Ceiling(s), Wood Floors		
2nd Bedroom:	U	16 X 12	Bathroom, Closet, Shower, Wood Floors		
Loft:	U	22 X 14	See Amenities Form, High Ceilings		
Baths - Full/Part		Upper Level: 2/0	Main Level: 1/0	Lower Level: 0/0	Total Baths: 3/0

Features and Utilities:

Kitchen: Free-Standing Range, Free-Standing Refrigerator, Island
Interior: 3rd Floor, Hardwood Floors, High Ceilings, Laundry, Passive Solar, Vaulted Ceiling(s), Washer/Dryer, Wood Floors
Exterior: Barn(s), Covered Patio, Garden, Greenhouse, Outbuilding, Poultry Coop, Private Road, RV Parking, Tool Shed, Workshop, Cross Fenced
Accessibility: Accessible Entrance, Built-in Lighting, Natural Lighting, Utility Room On Main, Walk-in Shower, Accessible Doors, Accessible Hallway(s)
Security: Unknown
Internet: Wireless
Windows: Double Pane Windows, Wood Frames
Cool: Other
Water: Cistern, Well
Heat: Wood Stove, Other
Sewer: Septic Tank
Fuel: Propane, Wood Burning
Hot Water: Recirculating, Solar Hot water

Financial:

Property	Spcl Asmt Balance:	Tax Deferral: N	Short Sale: N
Tax/Yr: \$4,270.50 2021	Dues:	BAC: % 2.5	\$ Pre-Approv:
HOA: N		Other Dues:	3rd Party: N
Escrow Pref: Amerititle			Total Comm Differs: N
Terms: Call Seller's Agent			Bank Owned/Real Estate
Assoc. Am:			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(s): HAWTHORN MCKINSEY FIRE
Tenant/Other:
Tran: 6/14/2022
Exp: 9/14/2022
Owner Perm. Resid: FIRPTA: N
Contact1:
Contact2:
Poss:

Comparable Information:

Original Price: \$650,000

Additional Structure(s) Supplement:

# Structures:	6	# Stalls:					
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
Barn(s)	48x36 + 12x24				2013	Plywood, Pole	Metal
Tool Shed	8x16				2013	Metal Siding	Metal
Poultry Coop	8x12				2013	T-111 Siding	Metal
Workshop	40x28				2013	Plywood	Metal
Storage	8x16				2013	Metal Frame	Metal
Barn(s)	32x24				2013	Plywood, Pole	Metal

Features:

Barn(s)	Dirt Floor, Hay Storage, Livestock, Plumbed, Storage
Tool Shed	
Poultry Coop	Concrete Floor, Livestock, Plumbed, Storm Window(s)
Workshop	Loft, Plumbed, Storm Window(s), Storage, Wood Stove, Workshop
Storage	Dirt Floor, Plumbed
Barn(s)	Hay Storage, Livestock, Plumbed, Storage

Garage - Dim:	None	SQFT:	Lvl:	# Att:	# Det:	RV-Park Dim:
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Conditional Use Permit Required for 2nd Residence: Y

Public: Buildings are all permitted and in good condition.

Green / Energy Supplement:

Green Verification:	Obtained:	Rating:	Year:	Version:	Score:	Date:
View PDF						

Reach Code: Solar Panel: OWNED

Energy Eff: DBLPANE, PAS-SOL, PRTCINS, SOL-HW, SOL-OFF, SOL-RDY

Public: 12 in. walls @ house/8 in. @ shop. Washer,dryer,Sunfrost 12v R-19 fridge,Sundazer 12v Chest freezer,Premier Pro 6 burner(sealed) propane stove,Flameview wood cookstove also serves as heat source. Some unfinished interior w/exterior ready for stucco.

Farm and Ranches Supplement:

Add Parcels: N/	Habitable: Y	#Stalls:	Type: Ranch
Current Irrig. Wtr Rights: N/	Distance to School Bus: 12	Distance from Shopping:	Distance to BLM:
Add Dwelling: N/	Personal Prop: N	Fixtures Excluded:	Crops Included:
Irrig. Sys/Source: None	Electric on Prop: N/ Call Seller's Agent	Approx Dist Elect: 1/4 mi	Certified Organic: N
Currently Usable: Cattle, Greenhouse, Poultry, Sheep	Grazing Permits - BLM: /AUM:	Private: Y/AUM:11/Acres:40	Range: 30
	Approx # Acres-Cultivated:	Forest Service: /AUM:	Vineyard:
	Approx # Acres-Nursery:	Pasture: 30	Wooded:
	Documents Avail: Aerial Photo, Plot - Plat Map	Orchard:	FCS Shares Included:
		Fencing: Barbed Wire, Cross Fenced, Other	

Public: 12 solar panels @house;16 solar panels @workshop;2 New Renogy AGM 800 Amp maintenance free battery banks;2 Outback inverters;4 Morning Star charge controllers;Hot water solar collector; Outback Transformer Yanmar Diesel wholehouse generator included.