



Agent Full

Lots and Land

10/2/2024 3:14PM

\$849,000 200AC+

N Pine Rd Halfway, OR 97834

Unit/Lot #:

Status: **Active**

DOM: 145

List Date: 5/10/2024

Acres: 630.6

MLS#: 24604919

XST/Dir: Pine Creek Rd (NF 39) to NF RD 3990

Show: Call Seller's Agent**Offer/Nego:** Call Seller's Agent**AG:** Julie Mansfield-Smith**AG Ph:** [541-519-6891](tel:541-519-6891)**AG Cell:****CoAgent:****CoPh:****Private:** Buyers must provide prequalification prior to viewing. Broker must be present at all showings.

Last Updated: 5/9/2024 1:13:30 PM

Public: Simply breathtaking views atop this nicely timbered mountain retreat with lush meadows and 2 prolific, free flowing waterways. This inholding has one mile each of Pine and Little Elk Creek frontage meandering through for excellent fishing. This unique parcel provides year round recreation in Pine Creek Game Mgmt Area. This is not perimeter fenced. FS easement road runs above creek that leads into thousands of acres of public lands for recreation unlimited. Four seasons of sporting include bear, elk, deer, turkey, horn or mushroom hunting with a groomed snowmobile route starting on FS Rd 3990 and beyond. Great horseback, mountain bike or ATV trails to explore. There is paved Pine Creek road access to boundary then gravel and dirt road pathways within. Enjoy hearing the sounds of the rushing creek echo in the canyon as you walk or ride through this elevation that ranges from 2757 to 3689 feet. 14 miles from Halfway and 58 miles to Joeseeph with Brownlee Damn and Oxbow a short drive away on Hells Canyon State Scenic byway. Enjoy peace, quiet and solitude with nature at its best in the reknowned Hells Canyon National Recreation area. Beautiful mountain meadow is a potential building site overlooking the valley and trees below. One of a kind offering in the finest recreational area in the state. Application available for approval to build your off grid or solar getaway ... or bring a camp trailer and call it home. Hard to find any location like this offered on the market. This gem has been in the same family for mulitple generations and is a candidate for carbon credits. Nicely treed with good stands of Ponderosa, Douglas Fir, Western Larch, White Fir, Engleman Spruce, Lodgepole Pine. Timber estimate available. Seller prefers cash. Must see to appreciate.

Last Updated: 5/10/2024 6:22:27 AM

Property Details:

Additional Parcels: /**Property Type:** Recreation only**County:** Baker**Subdivision:****Area:** 467**Zoning:** PF**Elementary:** Pine Eagle**Middle:** Pine Eagle**High:** Pine Eagle**Internet:** Yes**Address:** Yes**No Blog:****No AVM:****Availability:** Sale**#Lots:** 1**Legal:** T7S R47E WM TL400**SECTION:** 16**Tax ID:** 12155**Seller Disc:** Disclosure**Other Disc:****List Type:** Exclusive Right to Sell Slope**Limited Representation:** No**Opportunity Zone:****CC&R:****Manufactured House Okay:****View:** Creek/Stream,

Mountain(s), Valley

Waterfront: Yes/Creek**Body Water:** Pine/Little Elk Crks**Lot/Land Lease:** No**Lot Size:** 200+ Acres**Lot Dimensions:****Lot Desc:** Pasture, Private,

Public Road, Reproduced

Timber, Secluded, Solar

Land Desc: Rolling Slope, Steep**Road Frntg:** Yes**Road Surface:** Dirt, Paved**Percolation Test:** No/None**Soil Type/Class:****Soil Cond:** Native**Current Use:** Raw Land,

Recreational, Timber

PDF Doc(s): 5**Open House:****Upcoming Open House:****Broker Tour:****Upcoming Broker Tour:**

Improvements:

Utilities: See Remarks, Spring, None**Existing Structures:** No/

Financial:

Property Tax/Yr: \$980.37 / 2023	Spcl Asmt Balance: Dues:	Tax Deferral: Yes, Timber/Grazing	Short Sale: No \$ Pre-Approv:
HOA: No		Other Dues:	3rd Party: No
Escrow Pref:			
Crop/Land Lease:			
Terms: Cash			
Assumable Interest Rate:			Bank Owned/Real Estate Owned: No
Assumable Remaining Months Ending:			
Assoc. Am:			

Broker/Agent Data:

Agent: Julie Mansfield-Smith	Agent Lic: 950300098	Agent Ph: 541-519-6891	Agent Cell:	SAID: SMITHJUL
Email(s) Agent: cuppercreeklandco@gmail.com				
CoAgent:	CoSAID:	CoBRCD:	CoPh:	
CoAgent Email:				
Office: Mossy Oak Properties Cupper Cr	Office Lic: 201214553	Office Ph: 541-934-2946	Agent Ext:	Fax:
BRCD: 9MOP01		Owner Perm. Resid: No	FIRPTA: No	
Owner(s): RAND FAMILY TRUST		Tenant/Other:	Owner Phone:	
Tran: 8/30/2024		Exp: 11/2/2024	Tenant/Other Phone:	
Poss:				

Comparable Information:

Original Price: \$849,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.