

2/25/2025 4:35PM



Agent Full Residential
\$350,000 2 bd | 1 / 0 ba | 1056 sqft
 HWY 26 Mount Vernon, OR 97865
 Unit #: Condo Loc:
 Status: **Active** DOM: 0
 List Date: 2/25/2025 Acres: 2.16
 Year Built: 1972 Fixer MLS#: 415480546
 XST/Dir: Hwy 26 near Fields Creek Road (NF 21)

ShowHrs:

Occ: Owner

Show: 24 Hour Notice,
Appointment Only

LB/Loc/Cmb: No

Offer/Nego: Call Seller's
Agent

AG: Julie Mansfield-Smith

AG Ph: [541-934-2946](tel:541-934-2946)

AG Cell/Text:

CoAgent:

CoPh:

Private: Buyers to provide prequalification before showing. 1972 MH may not qualify for financing and sold as-is. Cash buyer preferred. Replacement dwelling application approved. Buyer to verify other requirements per planning dept. Seller needs possession 30-60 days after closing.

Last Updated: 2/25/2025 3:32:54 PM

Public: 2+/- Ac. Riverfront Retreat! Location, location & location best describes this rare find nestled on the John Day River in sunny eastern Oregon. This holding is in the heart of Grant County, with great fishing, hunting & recreation. There is good access with privacy fence off Hwy 26. Located at the gateway to the Murderers Creek Hunting unit, this could become your own base camp, or a VRBO to sublet out to hunters or nature enthusiasts. With steelhead fishing right out the back door where you can also enjoy a comfy bonfire alongside the river, this rural property has a myriad of opportunities to consider for additional income. This recreational retreat can serve as a rental, second home or full-time residence. Nice garden area, open beam green house and shade trees adorn the lawn. The pasture with year-round ditch water can irrigate your hobby farm in a mild climate with 6-month growing season. This unique 2-acre parcel also includes seasonal water rights with ditch irrigation, a very livable yet comfortable 2/1 1972 singlewide MH sold in as-is condition. Wood heat, monitor oil stove, porch addition, 12x12 storage shed, 30x55 shop. Spectacular views of Aldrich and Fields Peak mountain ranges on the horizon are seen from this humble abode. This is a cute and cozy hideaway, inside and out, and offers an opportunity to upgrade into a new homestead, leave it alone or simply enjoy the solitude, sights and sounds of the river with plenty of room and a great view. DEQ approvals and 15 GPM domestic well. 2600 ft. elevation. Included in the sale are washer, dryer, range, refrigerator, window air conditioners, monitor oil and wood stove. An application for replacement dwelling is approved and be transferred at closing. Buyer to contact the Grant County Planning Department for verification and any other requirements. Buyers to provide proof of funds before showing. Financing may not be available due to age of MH. This hard-to-find fixer upper has great potential!

Last Updated: 2/25/2025 3:30:37 PM

Property Details:Property Type: Manufactured
Home on Real Property

County: Grant

Nhood/Bldg:

Area: 410

Zoning: EFU

Elementary: Dayville, Humbolt

Middle: Dayville ...

High: Dayville, Grant Union

Internet: Yes

Address: Yes

No Blog:

No AVM:

Legal: 2.16 ACRES

Tax ID: 13S2813301

Warranty:

Seller Disc: Disclosure

Other Disc:

List Type: Exclusive Right to Sell

Limited Representation: No

Style: Single Wide

Manufactured

Opportunity Zone:

Short Term Rental Allowed:

Floor #:

Lot/Land Lease/Rent

Payment: /

Lot/Land Lease: No

Lot Size: 1 to 2.99 Acres

Lot Dimensions:

Lot Desc: Irrigated/Irrigation

Equipment, Level, Pasture,
Trees

View: Mountain(s), River, Valley

Waterfront: River Front

Body Water: John Day River

CC&R:

55+ w/Affidavit Y/N: No

PDF Doc(s): 5

Open House:

Upcoming Open House:

Broker Tour:

Upcoming Broker Tour:

Residence Information:

Upper SQFT: 0
Main SQFT: 1056
Lower SQFT: 0
Total SQFT: 1056
Total Up/Main: 1056
Additional SQFT:
Levels: 1
SFSrc: Assessor

Fireplaces: / Wood Burning
Green Cert:
Energy Eff. Report:
Exterior: Board & Batten
Siding, T-111 Siding

Roof: Metal
Parking: Deeded, Driveway
Garage: 0 /
RV Description: RV Parking

Foundation: Skirting
Basement:
Road Surface: Dirt
Unreinforced Masonry
Building: No

Approximate Room Sizes and Descriptions:

Living:
Kitchen:
Dining:
Primary Bedroom:
2nd Bedroom:
Baths - Full/Part Upper Level: 0/0 Main Level: 1/0 Lower Level: 0/0 Total Baths: 1/0

Features and Utilities:

Kitchen: Free-Standing Range, Free-Standing Refrigerator
Interior: Laundry, Vinyl Floor, Washer/Dryer, Wall to Wall Carpet
Exterior: Fenced, Fire Pit, Garden, Porch, Raised Beds, RV Parking, Workshop, Yard
Accessibility:
Security: None
Internet: Satellite
Windows: Aluminum Frames
Cool: **Heat:** Laser Oil Stove, Wood Stove **Fuel:** Electricity, Wood Burning
Water: Well **Sewer:** Septic Tank **Hot Water:** Electricity

Financial:

Property Tax/Yr: \$1,024.68 2024 Spcl Asmt Balance: Tax Deferral: No Short Sale: No
HOA: No Dues: Other Dues: \$ Pre-Approv:
Escrow Pref: Amerititle Bank Owned/Real Estate
Terms: Cash, No Financing Owned: No
Assumable Interest Rate: Rent, If Rented:
Assumable Remaining Months Ending:
Assoc. Am:

Broker/Agent Data:

Agent: Julie Mansfield-Smith **Agent Lic:** 950300098 **Agent Ph:** [541-934-2946](tel:541-934-2946) **Agent Cell:** **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:** Yes **FIRPTA:** No
Owner(s): LEIGH, GINA **Tenant/Other:** **Contact1:**
Tran: 2/25/2025 **Exp:** 8/13/2025 **Contact2:**
Poss:

Comparable Information:

Original Price: \$350,000

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