

Julie Mansfield-Smith Mossy Oak Properties Cupper Cr 541-934-2946

cuppercreeklandco@gmail.com



Agent Full
\$485,000 200AC+
 26630 Williams Lane Fossil, OR 97830
 Unit/Lot #:
 Status: **Active**
 List Date: 6/23/2021
 XST/Dir: Winlock Lane to Williams Lane

Lots and Land
 DOM:
 Acres: 240
 MLS#: 21109293

6/23/2021 9:42AM

Show: Broker Must
 Accompany,
 Appointment Only
 Offer/Nego: Call Seller's
 Agent
 AG: Julie Mansfield-
 Smith
 AG Ph: [541-934-2946](tel:541-934-2946)
 AG Cell:
 CoAgent:
 CoPh:

Private: Buyers agent must be present at all showings and have buyer prequalification before viewing. <https://cuppercreeklandcompany.com/eastern-oregon-property-for-sale/timbered-hideaway-on-240-acres/>

Public: Nicely timbered, springs, pond, 36x72 shop /1/1 apt. This spectacular 240 acre view property boasts numerous building sights & offers many amenities desired by the outdoor enthusiast! Camp Creek flows through this lightly timbered setting with a good well, power and land line phone plus cell service. LOP tags in Fossil Unit. Partially fenced. No survey. Good access roads. Buyer to verify 2022 property tax amounts.

Property Details:

Additional Parcels: N/
Property Type: Farm/forest
County: Wheeler
Subdivision:
Area: 390
Zoning: ETU
Elementary: Spray Schl
Middle: Spray Schl
High: Spray Schl
Internet: Y
Address: Y
No Blog:
No AVM:

Availability: Sale
#Lots: 1
Legal: T7S R24E TL1606 Acct
 3095
Tax ID: 3095
Seller Disc: Disclosure
Other Disc:
List Type: ER
Limited Representation: N
CC&R:
Manufactured House Okay:
View: Mountain(s), Pond,
 Trees/Woods
Waterfront: Y/Creek
Body Water: Camp Creek

Lot Size: 200+ Acres
Lot Dimensions:
Lot Desc: Pasture, Pond,
 Private, Reproduced Timber,
 Secluded, Stream
Land Desc: Gentle Sloping,
 Level, Rolling Slope, Sloped
Road Frntg: Y
Road Surface: Dirt, Road
 Splits Property
Percolation Test: N/None
Soil Type/Class: See Soil Map
Soil Cond: Native
Current Use: Recreational,
 Residential

Supplements: 2

Open House:
Upcoming Open House:
Broker Tour:
Upcoming Broker Tour:

Improvements:

Utilities: Phone Available, Electricity Connected, Septic Tank, Spring, Well
Existing Structures: Y/Foundation, Residence, RV/Boat Storage, Storage, Workshop

Financial:

Property Tax/Yr: \$740.79 /
 2021
HOA: N
Escrow Pref:
Crop/Land Lease: Y
Terms: Cash
Assoc. Am:

Spcl Asmt Balance:
Dues:

Tax Deferral: Y, ETU
BAC: % 2.5

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-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 Copper Cr
Office Email:
BRCD: 9MOP01 **Owner Perm. Resid:** N **FIRPTA:** N
Owner(s): SPOKELY JENNIFER L **Tenant/Other:** **Contact1:**
Tran: 6/23/2021 **Exp:** 4/30/2022 **Contact2:**
Poss:

Comparable Information:**Original Price:** \$485,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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Additional Structure(S) Supplement:

# Structures: 1	# Stalls:						
Type: Workshop	Dimensions: 96x46	SQFT: 4416	# Bdrm: 1	# Bath: 1	Yr Built: 2001	Construction: Aluminum, Metal Siding	Roof: Other
Features: Workshop 220 Volts, Bathroom, Concrete Floor, Kitchen, Loft, Plumbed, Electricity Connected, RV Parking							
Garage - Dim:	SQFT:	Lvl:	# Att:	# Det:	RV-Park Dim:		

Conditional Use Permit Required for 2nd Residence: Y

Public:

Farm and Ranches Supplement:

Current Irrig. Wtr Rights: /	Habitable:	#Stalls:	Type:
Add Dwelling: /	Distance to School Bus:	Distance from Shopping:	Distance to BLM:
Irrig. Sys/Source:	Personal Prop:	Fixtures Excluded:	Crops Included:
Currently Usable:	Electric on Prop: /	Approx Dist Elect:	Certified Organic:
	Grazing Permits - BLM: /AUM:	Private: /AUM:	Range:
	Approx # Acres-Cultivated:	Forest Service: /AUM:	Vineyard:
	Approx # Acres-Nursery:	Pasture:	Wooded:
	Documents Avail:	Orchard:	FCS Shares Included:
		Fencing:	

Public:

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