



Agent Full

Residential

9/29/2020 1:31PM

\$375,000 2 bd | 1 / 0 ba | 1380 sqft**41229 KAHLER BASIN RD Spray, OR 97874****Unit #:****Condo Loc:****Status:** Active**DOM:****Listed Date:** 9/29/2020**Acres:** 80**Year Built:** 1920 Approximately**ML#:** 20342650**XST/Dir:** Kahler Basin R to Llama Lane**ShowHrs:****Occ:** Owner**Show:** 24 Hour Notice,
Broker Must Accompany,
Appointment Only**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:****CoAgent:****CoPh:**

Private: Buyers/Agents must be present at all showings & provide verification of funds or bank pre-qualification before viewing. Seller will not consider offers prior to tour of property.

<http://mossyoakproperties.com/land/54453>

Public: End of the road seclusion! Quiet setting w/cozy 1920 farmhouse, wood/wall heat, sunroom/office added in 1993. 1/1 guest apt, unfinished 28x52 home w/28x44 garage. Outbuildings, detached garage/carport. Dryland is fenced/x-fenced/surveyed. Domestic spring. Nicely treed yard, garden, fruit trees, greenhouse. Gorgeous views. Improvements & yard can shine like a penny w/maintenance & TLC. Access is unimproved road 2 miles & 10 minute drive off Kahler Basin Rd. 2 tax lots sold together AS-IS. CASH.

Property Details:**Property Type:** Detached / farm **Legal:** T8S R25E TL1500;1502**Lot Size:** 50 to 99.99 Acres**# Supplements:** 2**County:** Wheeler

Section 8

Lot Dimensions:**PDF Doc(s):** 4**Nhood/Bldg:****Tax ID:** 1182 1184**Lot Desc:** Gentle Sloping, Level,
Secluded, Trees**Open House:** N**Area:** 390**Warranty:****View:** Mountain(s), Valley**Upcoming Open House:****Zoning:** EFU**Seller Disc:** Disclosure**Waterfront:****Broker Tour:** N**Elementary:** Spray Schl**Other Disc:****Body Water:****Upcoming Broker Tour:****Middle:** Spray Schl**List Type:** ER**CC&R:****High:** Spray Schl**Limited Representation:** N**55+ w/Affidavit Y/N:** N**Internet:** Y**Style:** 1 Story, Farmhouse**Address:** Y**No Blog:****No AVM:****Residence Information:****Upper SQFT:** 0**Fireplaces:** / Stove, Wood**Roof:** Composition**Foundation:** Concrete**Main SQFT:** 1380

Burning

Parking: Driveway, RV

Perimeter, Stem Wall

Lower SQFT: 0**Green Cert:**

Access/Parking

Basement: None**Total SQFT:** 1380**Energy Eff.:****Garage:** 1 / Carport, Detached**Road Surface:** Dirt, Unimproved**Total Up/Main:** 1380**Exterior:** Stucco**RV Description:** RV Parking**Unreinforced Masonry****Additional SQFT:****Building:** U**Levels:** 1**SFSrc:** Assessor

Approximate Room Sizes and Descriptions:

Living:	M	Ceiling Fan(s), Wood Stove, Wall to Wall Carpet		
Kitchen:	M	Free-Standing Range, Free-Standing Refrigerator, Vinyl Floor		
Dining:	M	Vinyl Floor		
Office:	M	Vinyl Floor		
Master Bedroom:	M	Closet, Wall to Wall Carpet		
2nd Bedroom:	M	Closet, Wall to Wall Carpet		
Sun Room:	M	Vinyl Floor		
Utility Room:	M	Pantry, Sink, Vinyl Floor, Wood Stove		
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, Pantry
Interior: Ceiling Fan(s), Vinyl Floor, Washer/Dryer, Wall to Wall Carpet
Exterior: Deck, Fenced, Garden, Greenhouse, Guest Quarters, Outbuilding, Poultry Coop, Private Road, Tool Shed, Workshop, Cross Fenced, Yard
Accessibility:
Security: None
Internet: Satellite
Windows: Aluminum Frames, Vinyl Frames
Cool: Air Conditioning Ready
Water: Spring
Heat: Wall Furnace, Wood Stove
Sewer: Septic Tank
Fuel: Electricity, Wood Burning
Hot Water: Electricity, Other

Financial:

Property	Spcl Asmt Balance:	Tax Deferral: N	Short Sale: N
Tax/Yr: \$3,591.00 2019	Dues:	BAC: % 2.5	\$ Pre-Approv:
HOA: N		Other Dues:	3rd Party: N
Escrow Pref: Amerititle			Total Comm Differs: N
Terms: Cash			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:
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](tel:541-934-2946)
Agent Ext:
Fax:
Office Email:
BRCD: 9MOP01
Owner(s): BROWNING FRANCIS A
Tran: 9/29/2020
Owner Perm. Resid: Y
Tenant/Other:
Exp: 9/3/2021
FIRPTA: N
Contact1:
Contact2:
Poss:

Comparable Information:

Original Price: \$375,000

