



Presented By: Julie Mansfield-Smith Agent Full  
Copper Creek Land Company LLC  
Phone: 541-934-2946 E-mail: [cuppercreeklandco@gmail.com](mailto:cuppercreeklandco@gmail.com)  
RESIDENTIAL Status: ACT 3/24/2014 4:06:38 PM  
ML#: 14170194 Area: 438 List Price: \$350,000  
Addr: 36889 NF JD River Rd Unit#:   
City: Ukiah Zip: 97880 Condo Loc:   
Map Coord: 0/A/0 Zoning: EFU List Type: ER LR: N  
County: Umatilla Tax ID: 147237  
Elem: Pilot Rock Middle: Ukiah Schl  
High: Pilot Rock PropType: DETACHD  
Nhoo/Bldg: CC&Rs: Y  
Legal: Sec 35 6 R30E TL6001; Ref: 142928; 144402; 147237  
Internet/Address/No Blog/No AVM: Y/ Y/ Offer/Nego: CALL-LA

#### GENERAL INFORMATION

Lot Size: 20-49.99AC # Acres: 20 Lot Dimensions: Rectangular  
Wfnt: CREEK View: RIVER, VALLEY, TERRIT Lot Desc: SLOPED, RPROTIM, LEVEL, SECLDED  
Body Water: Hunter Creek Seller Disc: DSCLOSUR Other Disc:

#### RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: Seller #Bdrms: 3 #Bth: 2/0 #Lvl: 1 Year Blt: 1979 / APPROX 55+ w/Affidavit Y/N: N  
Main SQFT: 1700 TotUp/Mn: 1700 Style: OTHER Green / Yr / Obtained:  
Lower SQFT: 0 Parking: RV-PARK, CARPORT #Garage: 1/CARPORT Home Wrnty: N #Fireplaces: 1/ WOOD  
Ttl SQFT: 1700 Addl. SQFT: Roof: METAL Exterior: WOODCOM Bsmt/Fnd: PIR&PST, SKIRTNG, OTHER

#### REMARKS

XSt/Dir: Hwy 395 to North Fork John Day River Rd 4 mi to property address  
Private: Buyers agent must be present at all showings.  
Public: Hard to find in holding totally surrounded by BLM & nature at its best. Wildlife live here & you can too! Natural and beautiful setting on Hunter Creek with 1979 MH plus many upgrades. New large trex wrap around deck, hot tub, garden, orchard, outbuildings. Buried power, phone, all the comforts of home in very private surroundings. Float, hike and hunt off the beaten path in Heppner Unit totally surrounded by BLM. Nice getaway w/terms!

#### APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M	/ WW-CARP, SKYLITE, WOODSTV	Mstr Bd:	M	/ WW-CARP, WI-CLOS, JET-TUB	Bths - Full/Part
Kitchen:	M	/ FS-RANG, BI-OVEN, DISHWAS	2nd Bd:	M	/ CLOSET	Upper Lvl: 0/0
Dining:	M	/ WW-CARP	3rd Bed:	M	/ CLOSET	Main Lvl: 2/0
Family:	M	/ WW-CARP	UTILITY:	M	/ WASHDRY	Lower Lvl: 0/0
:	/	/	:	/	/	Total Bth: 2/0

#### FEATURES AND UTILITIES

Kitchen: DISHWAS, BI-RANG, GASAPPL, BI-OVEN, PLB-ICE  
Interior: FURNSHD, LAUNDRY, CEILFAN, WASHDRY, WW-CARP, HISPEED, JET-TUB, VNYL-FL  
Exterior: TL-SHED, GSTQTR, GARDEN, OUTBULD, BARN, DECK, 2ND-GAR, FS-HTUB, YARD, PUBLCRD

#### Accessibility:

Energy Eff: Cool: NONE Heat: BASEBRD, WOODSTV  
Water: SPRING, WELL Sewer: SEPTIC Hot Water: ELECT Fuel: WOOD, ELECT

#### FINANCIAL

Property Tax/Yr: \$676.59 Spcl Asmt Balance: Tax Deferral: BAC: % 2.5  
Terms: CALL-LA, CASH, OWNCONT Short Sale/Pre-Approv\$: N / 3rd Party: N Total Comm Differs: N  
Escrow Pref: Bank Owned/REO: N  
HOA: N Dues: Other Dues: Rent, If Rented:

#### BROKER / AGENT DATA

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LPID: SMITHJUL Agent: Julie Mansfield-Smith Phone: 541-934-2946 Cell/Pgr: 541-519-6891  
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CoLPID: CoBRCD: CoAgent: CoPh:   
ShowHrs: Tran: 3/24/2014 List: 3/24/2014 Exp: 3/24/2015 Occ: OWNER Poss:   
LB/Loc/Cmb: none Owner: Heady FIRPTA: N Phone:   
Show: 24HR-NC, APTONLY, CALL-LO Tenant/Other: Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.