



**Presented by:** Julie Mansfield-Smith **Agent Full**  
 Cupper Creek Land Company LLC  
**Phone:** 541-934-2946 **E-mail:** [cuppercreeklandco@gmail.com](mailto:cuppercreeklandco@gmail.com)  
**LOTS AND LAND** **Status:** ACT **3/29/2014** **10:46:28 AM**  
**ML#:** 14374490 **Area:** 410 **List Price:** \$99,500  
**Address:** 49174 Highway 26 **Unit/Lot #:**  
**City:** Dayville **Zip:** 97825  
**Additional Parcels:** /  
**Map Coord:** 0/A/0 **Zoning:** EFU **List Type:** ER **LR:** N  
**County:** Grant **Tax ID:** 6195  
**Subdivision:**  
**Manufhs Okay:** **CC&Rs:** Y  
**Elem:** Dayville **Middle:** Dayville  
**High:** Dayville **Prop Type:** RES/REC  
**Legal:** 13-28 TL1000;R-6195 Section 8  
**Internet/Address/No Blog/No AVM:** Y/ Y/ / **Offer/Nego:** CALL-LA

#### GENERAL INFORMATION

**Lot Size:** 20-49.99AC **Acres:** 23.34  
**Waterfront:** / **Body Water:**  
**Perc Test:** N / **Rd Frntg:** Y  
**Seller Disc:** **Other Disc:**  
**Lot Desc:** BRUSH, PASTURE, PRIVATE, TREES, PRIVRD  
**Topography:** LEVEL, ROLLING, SLOPED  
**Soil Cond:** NATIVE

**Lot Dimensions:**  
**Availability:** SALE **#Lots:**  
**Rd Surf:** DIRT RD  
**View:** RIVER, MNTAIN, VALLEY  
**Soil Type/Class:**

**Present Use:** RAWLAND, RECREAT

#### IMPROVEMENTS

**Utilities:** WELL, POWER  
**Existing Structures:** Y / UTLSHED, OTHER

#### REMARKS

**XSt/Dir:** Hwy 26  
**Private:** Buyers agent must be present at all showings.  
**Public:** Nice parcel with building permit in place overlooking the John Day River. Level to sloping land with mountain and valley views 8 miles east of Dayville on Wylie Creek drainage. Power, phone, DSL, and domestic well in place. 8x10 utility shed. Perimeter fence borders private lands. Rare find in this price range with good access on private road. Enjoy this as your basecamp or build your new home with Aldrich Mtn views. Terms oac.

#### FINANCIAL

**Prop Tax/Yr:** \$786.04 **Spcl Asmt Balance:** **Tax Deferral:** N **BAC:** % 2.5  
**Crop/Land Lease:** **Short Sale/Pre-Approv\$:** N / **Total Comm Differs:** N  
**HOA: N Dues:** **Other Dues:** **3rd Party:** N **Bank Owned/REO:** N  
**HOA Incl:**  
**Terms:** CASH, OWNCONT **Escrow Preference:**

#### BROKER / AGENT DATA

**BRCD:** 9CCL01 **Office:** Cupper Creek Land Company LLC **Phone:** 541-934-2946 **Fax:**  
**LPID:** SMITHJUL **Agent:** Julie Mansfield-Smith **Phone:** 541-934-2946 **Cell/Pgr:** 541-519-6891  
**Email(s) AG:** [cuppercreeklandco@gmail.com](mailto:cuppercreeklandco@gmail.com) **OFC:** [cuppercreeklandco@gmail.com](mailto:cuppercreeklandco@gmail.com) **Agent Ext:**  
**CoLPID:** **CoBRCD:** **CoAgent:**  
**List:** 3/25/2014 **Exp:** 3/25/2015 **Show:** 24HR-NC, CALL-LO **Poss:**  
**Tran:** 3/29/2014 **Owner:** Reid **FIRPTA:** N **Phone:**  
**Tenant/Other:** **Phone:**

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