

800 Moccasin Sprague River \$45,000



FENCING Barbed Wire
LOT LOCATION Interior, View
TOPOGRAPHY Level, Rolling, Partially Wooded, Hillside, Above Grade
RESTRICTIONS AND EASEMENT Recorded Plat, Subject To Zoning, No Access Recorded, C.U.P. Required
ROAD FRONTAGE Unimproved
ROAD SURFACE Dirt / Clay
TERMS/NEGOTIABLE Cash To Seller
POSSESSION On Closing
TO SHOW Call Listing Agent
FULL TAX AMOUNT 404.97
FOR YEARS 20 09/10
MARKETING REMARKS Gorgeous quarter section of land in an area of dramatic rock formations, pastures, and forest. About 1/3 of this land slopes up to a pine and juniper covered knoll with wonderful views out over the valley. This parcel is SHORT 80 acres for the minimum building acres of 240, and has NO deeded access, even if the road has been there for ages. As is, you can NOT build a home here, and it is priced at \$281/acre because of that. Lat/Long: 42.5160181087361 -121.47308349609375
SPECIAL FINANCING None
SOLD PRICE
CLOSING DATE

STATUS	ACTIVE
MLS #	76639
SUB NAME	SPRAGUE RIVER
NUMBER OF ACRES	160.00
LOT DIMENSIONS	2640 X 2640
TAX ACCT#	R-3510-02400-00800
LEGAL	T35R10S24 SE4, ACRES 160
PRIMARY USE	RECREATIONAL
LAND USE ZONING	KC-FORESTRY / RANGE
POSSIBLE FINANCE	REFINANCE
PRESENT USE	Idle
PROJECTED USE	Recreation
CROSS STREET	Sprague River Drive
DIRECTIONS	Sprague River Rd to Sprague River Drive. North to Arrowhead, right to curve north, first right. Follow to end. Must get map!



VICTORIA CB TREES
CELL: (541) 591-2552
victoria@OrProp.com
CRATER LAKE REALTY, INC.
Main: (541) 783-2759
CHILOQUIN OR 97624
OrProp.com

