



Presented by: Julie Mansfield-Smith
 Cupper Creek Land Company LLC
 Phone: 541-934-2946 E-mail: cuppercreeklandco@gmail.com
LOTS AND LAND Status: ACT 5/16/2015 2:18:07 PM
 ML#: 15393004 Area: 410 List Price: \$19,000
 Address: 180 Willow St Unit/Lot #: Zip: 97864
 City: Monument
 Additional Parcels: /
 Map Coord: 0/A/0 Zoning: COMM List Type: ER LR: N
 County: Grant Tax ID: 5811
 Subdivision:
 Manufhs Okay: Y CC&Rs: Y
 Elem: Monument Middle:
 High: Monument Prop Type: RES/REC
 Legal: 9-27-01CA TL2900;5811
 Internet/Address/No Blog/No AVM: Y/ Y/ / Offer/Nego: CALL-LA

Lot Size: 3K-4,999SF
 Waterfront: N /
 Perc Test: N / NONE
 Seller Disc: DSCLOSUR
 Lot Desc: TREES, CLEARED, PRVRD
 Topography: LEVEL
 Soil Cond: COMPACT

Acres: 0.11
 Body Water: View Near NFJD River
 Rd Frntg: Y
 Other Disc:

Lot Dimensions: TBA
 Availability: SALE #Lots: 1
 Rd Surf: GRAVLRD
 View: RIVER, MNTAIN, TREES
 Soil Type/Class:

Present Use: RAWLAND, RECREAT

Utilities: PHONE, POW-AVL, SEWER, WATER
 Existing Structures: N / NONE

IMPROVEMENTS

REMARKS

XSt/Dir: Hwy 402
 Private: Buyers agent must be present at all showings.
 Public: MOTVATED SELLER says give me an offer of \$19,000 and they will carry contract with low down payment to qualified buyer .. OR .. accept \$17,000 cash. Boat launch down the lane on North Fork John Day River with trophy class hunting, excellent fishing. Gorgeous views just off Hwy 402 close to bridge. Zoned commercial with residential use. Park RV for year round camp spot or build your home. Sewer,water,power available. GOOD BUY!! Taxes \$25

FINANCIAL

Prop Tax/Yr: \$25.47 Spcl Asmt Balance:
 Crop/Land Lease: N Short Sale/Pre-Approv\$: N /
 HOA: N Dues: Other Dues:
 HOA Incl:
 Terms: OWNCONT, CASH
 Tax Deferral:
 3rd Party: N
 Escrow Preference:
 BAC: % 2.5
 Total Comm Differs: N
 Bank Owned/REO: N

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 OFC: cuppercreeklandco@gmail.com Agent Ext:
 CoLPID: CoBRCD: CoAgent:
 List: 5/13/2015 Exp: 5/13/2016 Show: CALL-LA CoPh:
 Tran: 5/16/2015 Owner: Ballard FIRPTA: N Poss: CLOSING
 Tenant/Other: Phone:

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