

# 29 Acres with Barn in Lakeview

# \$199,000

See reverse side for purchase details.

21871 Rabbit Hill Road, Lakeview, OR 97630

## 2 bedroom 2 bathroom



### DESCRIPTION

This ranch style home has new paint on exterior and decks. It is located on 29+ acres of rolling hillside, with a panoramic view and borders a small year round pond with wild life. It features a horse facility set up with solar power electric fencing and a barn with paddocks and lots of fenced area. There are fruit trees and beautiful landscaping as well as a guest house with potential to be made into a cottage of your dreams. The historic barn is 48X45 with running water and electricity. Home has too many extras to mention. Call for an appointment today!

### PROPERTY INFORMATION

<b>Square feet</b>	1898
<b>Year Built</b>	1993
<b>Property Type</b>	Residential and Land
<b>Stories</b>	2
<b>Condition</b>	Good
<b>Roof</b>	Enameled Metal
<b>Garage</b>	None
<b>Basement</b>	Yes
<b>Land</b>	29.32 acres

### PROPERTY ATTRIBUTES

<b>Exterior Features</b>	Three Outbuildings Horse Fencing Zoned agricultural
<b>Interior Features</b>	Exposed beams Wood and vinyl flooring Multiple built-ins
<b>Rooms</b>	Dining Room Living Room Utility Room
<b>Appliances</b>	Range Double ovens Built-in Microwave

### TAX INFORMATION

<b>2010-2011 Taxes</b>	\$1,637.16
<b>Assessed Value</b>	\$268,168
<b>Land</b>	\$28,055
<b>Real Market Value</b>	\$240,113
<b>Year of Assessment</b>	2010
<b>Tax Account No.</b>	16580
<b>County</b>	Lake

### GENERAL INFORMATION

<b>Electricity</b>	Sunshine Valley
<b>Water</b>	Private Well
<b>Sewer</b>	Private Septic
<b>Elementary School</b>	Union
<b>Middle School</b>	Daly
<b>High School</b>	Lakeview

A PDF of this flyer can be found at  
[www.oregon.gov/ODVA/HOMELOANS/properties.shtml](http://www.oregon.gov/ODVA/HOMELOANS/properties.shtml)

\* This information is deemed reliable, but not guaranteed.

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## Purchase Details

**21871 Rabbit Hill Road, Lakeview, OR 97630**

### **CASH SALE PROPERTY OFFERED BY OREGON DEPARTMENT OF VETERANS' AFFAIRS**

#### **Home Loan Department**

888-633-6826 ext. 2235 (Toll free in Oregon)

503-373-2235

[www.oregon.gov/odva/properties.shtml](http://www.oregon.gov/odva/properties.shtml)

### **FOR VIEWING AND/OR TO SUBMIT AN OFFER**

#### **United Country Frontier Realtors, LLC**

Gary Gardiner

541-545-1600

541-892-0290

[www.frontierrealtors.com/ranch.htm](http://www.frontierrealtors.com/ranch.htm)

Listing #73079

### **PROPERTY ACCOUNT NUMBER**

0003040847

### **TERMS OF SALE**

This property is offered as a Cash Sale only.

No warranties or guarantees are expressed or implied as to the condition of appliances, heating, plumbing, electric, structural, or water systems. ODVA has disclosed all deficiencies which are known. Conveyance by Bargain and Sale Deed only. The property is being offered "as is".

The buyer will be required to sign a Property Acceptance Statement (Form 894-M) at closing. The buyer will also be required to sign an agreement to hold the Oregon Department of Veterans' Affairs and the State of Oregon harmless from all future claims and damages arising from any environmental or toxic hazards which might be found in or on this property now or in the future.

ODVA does not pay Title Insurance.

### **SPECIAL NOTES**

- Irrigation/water assessments are prorated in closing.
- There are no redemption rights to this property.
- ODVA is not retaining the Mineral or Geothermal Resource Rights as described in OAR 274-021-0015.
- Plat map furnished upon request.



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**503-373-2051 | [www.oregon.gov/odva/homeloans](http://www.oregon.gov/odva/homeloans)**