

Two Creeks and 13 Acres

\$164,900

See reverse side for purchase details.

1951 Russell Road, Merlin OR 97532

3 bedroom 2 bathroom



DESCRIPTION

This property has a lot of potential. Banner Creek runs through the property and Jump Off Joe Creek is the property line on the west end. There are a lot of structures on the land usable for live stock, a large green house and a small vineyard started. Zoning is RR 2.5 with nice homes surrounding this acreage.

PROPERTY INFORMATION

Square feet	1,782
Year Built	1984
Property Type	Double Wide Manufactured Home/ Rural Residential
Stories	1
Condition	Poor
Roof	Composition
Garage	4 Car Detached
Basement	None
Land	13.62 acres

PROPERTY ATTRIBUTES

Exterior Features	Greenhouse Small vineyard Car port RV parking Fence
Interior Features	Forced Air Heat
Appliances	Oven/range

TAX INFORMATION

2011-2012 Taxes	\$802.77
Assessed Value	\$124,730
Land	\$152,190
Improvements	\$63,560
Year of Assessment	2011/2012
Tax Account No.	R303144
County	Josephine

GENERAL INFORMATION

Electric	Pacific Power
Water	Well
Sewer	Septic
Elementary School	Manzanita
Middle School	Fleming Middle School
High School	North Valley High School

A PDF of this flyer can be found at
www.oregon.gov/ODVA/HOMELOANS/properties.shtml

* This information is deemed reliable, but not guaranteed.

\$164,900

See reverse side for property information.

3 bedroom 2 bathroom

Purchase Details

1951 Russell Road, Merlin OR 97532

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

FOR VIEWING AND/OR TO SUBMIT AN OFFER

Remax Ideal brokers Inc.

Ed Oliver

541-770-3325 office

541-821-0134 cell

email: edoliver@idealbrokersinc.com

web: idealbrokersinc.com

PROPERTY ACCOUNT NUMBER

3030574

DATE LISTED

03/09/2012

MLS

2928650

LEGAL DESCRIPTION

ALL THAT PORTION OF THE EAST 550 FEET OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, LYING NORTHERLY OF THE CENTERLINE OF JUMP-OFF JOE CREEK, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS RECORDED NOVEMBER 10, 1982, AS DOCUMENT NO. 82-15587, OFFICIAL RECORDS OF JOSEPHINE COUNTY, OREGON.

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. 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.

Seller has done a well and septic test and has reports.

Value is primarily in land and out-buildings. Manufactured home is to be considered a place holder.

Buyer should do their own due diligence on habitability of manufactured home.

IRS has 120 day Right of Redemption expiring May 4, 2012.

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.
- Legal Description can be furnished upon request.



**Home loans
exclusively for
Oregon veterans.**

A product of the Oregon Department of Veterans' Affairs

ORVET Home Loans are available to qualifying veterans for properties up to \$417,000. ORVET Home Loans are not available for properties already owned by Oregon Department of Veterans' Affairs. Please call or visit the ODVA Home Loan Department for more information and eligibility details.

503-373-2051 | www.oregon.gov/odva/homeloans