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**Rustic
Realty
Inc.**
MLS
541-894-0116



PRICE: \$159,000

**ADDRESS: 40327 Bear Gulch Rd
Sumpter, OR 97877**

LISTING AGENT: Dennis Miller

LISTING #: H-1849

Lot size: 5.02 +/- Acres

Zone: RR5

(3) Bed (2) Bath

Foundation: Post & Pier

Garage: 3 car carport

Family Retreat (or) Year Round Residence

960 Sq Ft +/- (3) bed (2) bath Dbl Wide Manufactured home. Propane/Wood heat. Vinyl windows . Water Filter (Brim Filter) Appliances included: Washer & Dryer, Refrigerator, & Propane Range. Has well report & tag. Deck on front and back of home. All Buildings have metal roofs. snow roof approved 95lb +/- snow load (per owner) (2) Insulated bunk houses with 110 power for friends or family. (3) car carport with wood shed. R.V. pad with power only. Secure Steel storage units to house ATV/Snowmobiles. Tons of trails. Year Round Recreation for the whole family.

TERMS: Cash

MAP#: 09S3734B TL 1100

TAXES: '09 - '10 \$457.18

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Office

110 S. Mill St.—PO Box 370

Sumpter, OR 97877

Office: (541) 894-0116 Fax: (541) 894-0119

Ilena R. Fleming, GRI, Principal Broker/Owner ilena@rusticrealtyinc.biz

Dennis Miller, Broker dennis@rusticrealtyinc.biz

Ted W. Orr, Broker ted@rusticrealtyinc.biz