

Agent Full Lots and Land

4/13/2024 1:47PM

\$115,000 10K-14,999SF

3177 D ST Baker City, OR 97814

Unit/Lot #:

Status: Active

DOM: 4

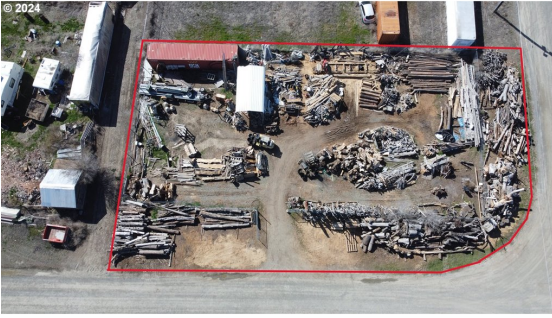
List Date: 4/9/2024

Acres: 0.24

MLS#: 24011031

XST/Dir: W on Campbell, N on 10th, W on D Street,
property on corner of D & 13th

Show: Appointment Only,
Call Seller's Agent,
Occupied
Offer/Nego: Call Seller's
Agent
AG: Suzi Smith
AG Ph: [775-233-7242](tel:775-233-7242)
AG Cell: [775-233-7242](tel:775-233-7242)
CoAgent:
CoPh:



Private: Seller is willing to carry with a minimum of 50% down. Seller will also consider selling lot separately.

Last Updated: 4/8/2024 2:02:14 PM

Public: Amazing business opportunity to own and operate your own mill & custom lumber business. This 1/4 acre lot features electricity, water and sewer. The business itself entails equipment including a Hyster forklift, Linn Lumber Mill and various other machinery. The current owner has been operating in the area for 12 years and at this location for 8 yrs. He has a large number of reoccurring clients, as well as yearly contracts. Woods included in the sale are comprised of, but not limited to, cut exotic burl wood, exotic hard woods, logs, etc... (Property/Business Prospectus available) If you enjoy the outdoors, working with your hands and being your own boss this could be the perfect investment for you. Come take a look today!

Last Updated: 4/8/2024 2:48:59 PM

Property Details:

Additional Parcels: No/	Availability: Sale	Lot/Land Lease: No	PDF Doc(s): 4
Property Type: Industrial	#Lots: 1	Lot Size: 10,000 to 14,999 SqFt	Open House:
County: Baker	Legal: 09S4017BC TL #102	Lot Dimensions: 75 x 139.25	Upcoming Open House:
Subdivision:	Tax ID: 18003	Lot Desc: Corner Lot, Gated, Public Road	Broker Tour:
Area: 460	Seller Disc: Disclosure	Land Desc: Level	Upcoming Broker Tour:
Zoning: Indust	Other Disc:	Road Frntg: Yes	
Elementary: Brooklyn	List Type: Exclusive Right to Sell	Road Surface: Gravel	
Middle: Baker	Limited Representation: No	Percolation Test: /	
High: Baker	Opportunity Zone: Yes	Soil Type/Class:	
Internet: Yes	CC&R: No	Soil Cond: Unknown	
Address: Yes	Manufactured House Okay:	Current Use: Industrial, Manufacturing	
No Blog: No	View: Mountain(s)		
No AVM: No	Waterfront: No/ Body Water:		

Improvements:

Utilities: Electricity Connected, Sewer Available, Water Connected

Existing Structures: No/Fenced

Financial:

Property Tax/Yr: \$273.10 / 2023	Spcl Asmt Balance:	Tax Deferral: No	Short Sale: No
HOA: No	Dues:	BAC: % 2.25	\$ Pre-Approv:
Escrow Pref:		Other Dues:	3rd Party: No
Crop/Land Lease:			Total Comm Differs: Yes
Terms: Cash, Owner Will Carry			Bank Owned/Real Estate Owned: No
Assumable Interest Rate:			
Assumable Remaining Months Ending:			
Assoc. Am:			

Broker/Agent Data:

Agent: Suzi Smith	Agent Lic: 201221804	Agent Ph: 775-233-7242	Agent Cell: 775-233-7242	SAID: SMITHSUE
Email(s) Agent: suzi@redleafrealty.com				
CoAgent:	CoSAID:	CoBRCD:	CoPh:	
CoAgent Email:				
Office: Red Leaf Realty	Office Lic: 201255728	Office Ph: 775-233-7242	Agent Ext:	Fax:
BRCD: 9RLR01	Owner Perm. Resid: Yes		FIRPTA: No	
Owner(s): POTTER, CURTIS, & DAVID		Tenant/Other:	Owner Phone:	
Tran: 4/13/2024	Exp: 10/31/2024		Tenant/Other Phone:	
Poss:				

Comparable Information:

Original Price: \$115,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.