

PROPERTY ADDRESS: 2075 Brown Rd CITY, STATE Salem, Oregon

1 **1. AGENCY.** Seller has received and read a copy of the Initial Agency Disclosure Pamphlet. SELLER  
2 authorizes BROKER's FIRM to appoint BROKER to act as SELLER's listing BROKER. It is understood  
3 and agreed that this Agreement creates an agency relationship with BROKER and BROKER's FIRM only,  
4 not with any other brokers of BROKER's FIRM. Any broker other than BROKER who procures a  
5 prospective buyer for the Property will not be representing SELLER and may represent a buyer.

6 **2. EXCLUSIVE RIGHT TO SELL.** In consideration for the services to be rendered by the undersigned  
7 BROKER's FIRM, the undersigned SELLER hereby grants to BROKER's FIRM the exclusive right to sell  
8 the property located at the address set forth above and more particularly described on the attached and  
9 incorporated RMLS Listing Data Input Form and/or In-Progress Agent Full Report (the "Property").

10 This listing is:

11  AN ACTIVE LISTING (ACT). Date marketing to begin is 8/19, 2024,  
12 which will be the List Date published in RMLS. No marketing may occur before such date.

13  COMING SOON-NO SHOWING LISTING (CSN). Will automatically convert to ACT on  
14 first date for showing and Date marketing to begin on \_\_\_\_\_, \_\_\_\_\_ (not  
15 more than 21 days from date of this Agreement). Property will be shown in RMLS as CSN status  
16 and is subject to certain marketing restrictions, as provided in the RMLS Rules and Regulations,  
17 including a prohibition against any showings and Internet advertising. A sign and flyer including  
18 the phrase "Coming Soon" may be placed on the Property.

19  EXCLUDED FROM MLS. The Property will not be submitted to, or published in, RMLS. The  
20 Authorization to Exclude from MLS and Public Marketing Addendum must be completed and  
21 submitted to RMLS.

22 For purposes of this Section, marketing includes, but is not limited to, flyers displayed in windows, yard  
23 signs, digital marketing on public facing websites, brokerage website displays (including IDX and VOW),  
24 digital communications marketing (email blasts), multi-brokerage listing sharing networks, and  
25 applications available to the general public. SELLER further allows BROKER's FIRM a reasonable time  
26 after termination or expiration of this Agreement to close any transaction on which earnest money has been  
27 paid, or a promissory note for earnest money has been tendered. No extension or renewal of this Agreement  
28 shall be effective unless it is in writing signed by SELLER and authorized signatory of BROKER's FIRM.

29 **3. LIST PRICE.** List Price \$ 895,000.

30 **4. TERM.** This Agreement is effective when fully signed by all parties, and shall terminate at 11:59 p.m.  
31 on August 31, 2025. Such termination date shall not be more than 24 months from the effective  
32 date.

33 **5. BROKERAGE FEE.** SELLER shall pay a brokerage fee as set forth in Section 6 below in an amount  
34 equal to 2.75 % of the selling price or option exercise price of the Property or  
35 \$ \_\_\_\_\_. SELLER acknowledges this sum is owed and payable to BROKER's FIRM under Section  
36 6 below. **The brokerage fee is not set by law and is fully negotiable.**

37 SELLER hereby irrevocably assigns to BROKER's FIRM the proceeds of such transaction to the extent of  
38 BROKER's FIRM's fee and irrevocably instructs the escrow agent, if any, to pay BROKER's FIRM's fee  
39 at closing out of such proceeds.

Sellers' Initials

JS BP

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40 **6. RIGHT TO COMPENSATION.** In consideration for the services herein described, SELLER shall  
41 pay BROKER's FIRM the brokerage fee set forth in Section 5 above if BROKER's FIRM, any cooperating  
42 broker, including, but not limited to, a buyer's broker or SELLER:

- 43 (a) finds a buyer ready, willing, and able to purchase the Property for the price and terms set forth
- 44 in the attached RMLS Listing Data Input Form or such other price and terms as SELLER may
- 45 accept; or
- 46 (b) sells the Property to any buyer during the term of this Agreement or within
- 47 \_\_\_\_\_ (30) days after termination of this Agreement.

48 **IF SELLER ELECTS TO CANCEL THE AUTHORITY HEREBY GIVEN OR TERMINATE THIS**  
49 **AGREEMENT PRIOR TO EXPIRATION OF ITS TERM, SELLER WILL BE OBLIGATED TO**  
50 **PAY THE FULL COMPENSATION SET FORTH IN SECTION 5 ABOVE TO BROKER'S FIRM.**  
51 Section 6 (b) above shall not apply if, following the termination of this Agreement, SELLER lists the  
52 Property for sale with another duly licensed real estate broker and if the application of such section would  
53 result in SELLER's liability for more than one brokerage fee. The term "sale" shall include any exchange  
54 or trade to which SELLER consents. In the event of an exchange, trade or lease option, BROKER's FIRM  
55 is permitted to represent and receive compensation from both parties.

56 **7. DISBURSEMENT.** In the event of forfeiture of earnest money for any transaction relating to this  
57 Agreement, the earnest money shall be disbursed as follows: SELLER 100 % BROKER's FIRM  
58 \_\_\_\_\_ % OR (check if applicable) [ ] to BROKER's FIRM to the extent of the brokerage fee, with  
59 balance to SELLER.

60 SELLERS' Initials  / 

61 **8. INSUFFICIENT PROCEEDS.** If the proceeds from the sale of the Property are insufficient to cover  
62 costs at closing, SELLER acknowledges that the decision by any beneficiary or mortgagee, or its assignees,  
63 to release its interest in the Property for less than the amount owed, does not automatically relieve SELLER  
64 of the obligation to pay any debt or costs remaining at closing, including fees such as the BROKER's  
65 FIRM's commission.

66 **9. SERVICES; AUTHORITY.** BROKER's FIRM will market the Property, and in connection therewith,  
67 SELLER hereby authorizes BROKER's FIRM to do the following:

- 68 (a) if authorized pursuant to Section 11 below, place a "for sale" sign on the Property and remove
- 69 all other similar signs;
- 70 (b) turn on, or leave on, all utilities serving the Property and authorize utility providers to do so in
- 71 order to show the Property, all at SELLER's expense;
- 72 (c) obtain and disclose any information pertaining to any present encumbrance on the Property;
- 73 (d) if authorized pursuant to Section 10 below, obtain a key to the Property and place such key in a
- 74 lock box on the exterior of the Property, with recognition that SELLER bears any risk of loss or
- 75 damage associated with the use of such lock box (SELLER should consult SELLER's homeowner's
- 76 insurance policy to determine coverage);
- 77 (e) have access to Property for purposes of showing it to prospective buyers at any reasonable hour;
- 78 (f) place information regarding this listing and the Property in the RMLS;
- 79 (g) disclose sale information including the selling price and any amount that the SELLER pays on
- 80 behalf of the buyer for buyer's closing costs and prepaid items after closing of a sale of the Property;
- 81 (h) accept deposits on SELLER's behalf; and
- 82 (i) communicate with SELLER by telephone, facsimile, e-mail, and /or other electronic means even
- 83 after the term of this Agreement.

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84 SELLER hereby authorizes RMLS to use, relicense, repurpose, display and otherwise deal with photos and  
85 data regarding the Property, without compensation to the SELLER. Such authority shall survive expiration  
86 or termination of this Agreement. Tenant occupancy – if tenant(s) occupies property, and authority from  
87 the tenant(s) is required for BROKER’s FIRM to do any of the items listed in Section 9, SELLER shall  
88 obtain such authority from tenant(s).

89 **10. LOCKBOX.** SELLER  does  does not (check one) authorize BROKER’s FIRM to place a lockbox  
90 on the Property.

91 **11. SIGN.** SELLER  does  does not (check one) authorize BROKER’s FIRM to place a sign on the  
92 Property.

93 **12. INTERNET.** SELLER  does  does not (check one) authorize BROKER’s FIRM to advertise the  
94 Property on the Internet.

95 **13. INDEMNITY.** SELLER shall defend, indemnify, and hold harmless BROKER’s FIRM, its licensees  
96 and any cooperating broker and its licensees from any liability, claims, damages, causes of action or suits  
97 arising out of, or relating to, any breach of the representations and warranties set forth herein or in any  
98 agreement for the sale of the Property, and from the failure to disclose any material information to  
99 BROKER’s FIRM relating to the Property.

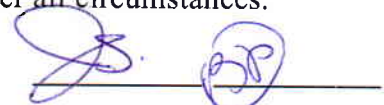
100 **14. ATTORNEYS’ FEES.** If BROKER’s FIRM refers this Agreement to an attorney for collection of the  
101 compensation due hereunder, SELLER shall pay the costs and reasonable attorneys’ fees of BROKER’s  
102 FIRM or any cooperating broker regardless of whether mediation is conducted or arbitration or litigation  
103 is filed. If mediation is conducted or if arbitration or litigation is filed in connection with any dispute  
104 relating to this Agreement, the prevailing party shall be entitled to its attorneys’ fees and costs in connection  
105 with such mediation, arbitration or litigation, and in any appeal therefrom and enforcement thereof.

106 **15. DISPUTE RESOLUTION.** SELLER and BROKER’s FIRM, including the licensees of each, if any,  
107 agree that all claims, controversies or disputes, including those for rescission (hereinafter collectively  
108 referred to as “Claims”), relating directly or indirectly to this Agreement, shall be resolved in accordance  
109 with the procedures set forth herein which shall expressly survive closing. Provided, however, the  
110 following matters shall not constitute Claims:

- 111 (a) any proceeding to collect, interpret or enforce any mortgage, trust deed, land sale contract, or
- 112 recorded construction lien;
- 113 (b) a forcible entry and detainer action;
- 114 (c) any dispute between REALTORS® which is subject to the Professional Standards Arbitration
- 115 provisions of the National Association of REALTORS®.

116 The filing of a notice of pending action (“*lis pendens*”) or the application to any court for the issuance of  
117 any provisional process or similar remedy described in the Oregon or Federal Rules of Civil Procedure  
118 shall not constitute a waiver of the right or duty to use the procedures specified below.

119 Notwithstanding the following provisions, SELLER, BROKER’s FIRM and the licensees, if any, mutually  
120 agree that all Claims within the jurisdiction of the Small Claims Court shall be brought and decided there,  
121 in lieu of mediation, arbitration or litigation in any other court of law. No party shall have a right to request  
122 a jury trial and remove the matter from Small Claims Court, notwithstanding any right contained in Oregon  
123 law, and a judgment in Small Claims Court shall be final and binding under all circumstances.



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124 If SELLER was represented in this transaction by a licensee who was then a member of the National  
125 Association of REALTORS®, all claims shall be submitted to mediation in accordance with the procedures  
126 of the Home Seller/Home Buyer Dispute Resolution System of the National Association of REALTORS®  
127 or other organization-adopted mediation program (collectively the “System”). Provided, however, if the  
128 System is not then available through the licensees’ Association of REALTORS®, then the SELLER,  
129 BROKER’s FIRM and/or licensees shall not be required to engage in mediation.

130 All claims that have not been resolved by mediation, or otherwise, shall be submitted to final and binding  
131 private arbitration in accordance with Oregon law. Filing for arbitration shall be treated the same as filing  
132 in court for purposes of meeting any applicable statutes of limitation or for purposes of filing a *lis pendens*.  
133 SELLER, BROKER’s FIRM and/or their licensees may use any professional arbitration company which  
134 provides such service to the county where the Property is located, as selected by the party first filing for  
135 arbitration. Provided, however, if no arbitration company has available services when the Claim arose,  
136 neither SELLER, BROKER’s FIRM, nor their respective licensees, if any, shall be required to participate  
137 in arbitration.

138 BY CONSENTING TO THIS PROVISION YOU ARE AGREEING THAT DISPUTES ARISING UNDER  
139 THIS AGREEMENT SHALL BE HEARD AND DECIDED BY ONE OR MORE NEUTRAL  
140 ARBITRATORS AND YOU ARE GIVING UP THE RIGHT TO HAVE THE MATTER TRIED BY A  
141 JUDGE OR JURY. THE RIGHT TO APPEAL AN ARBITRATION DECISION IS LIMITED UNDER  
142 OREGON LAW.

143 **16. COMPLIANCE WITH LAW.** SELLER shall comply with all laws relating to the Property and the  
144 sale thereof, including without limitation, the obligation to offer the Property for sale to any person without  
145 regard to race, color, religion, gender, disability, marital status, familial status, sexual orientation, gender  
146 identity, legal source of income, domestic violence victim or national origin.

147 **17. SELLER’s PROPERTY DISCLOSURE STATEMENT.** SELLER will complete the Seller’s  
148 Property Disclosure Statement accurately based upon SELLER’s personal knowledge and information as  
149 required under ORS 105.464. BROKER’s FIRM has not made any statement, representation, warranty,  
150 investigation, test or other inquiry into the accuracy or adequacy of SELLER’s disclosures. SELLER  
151 hereby authorizes BROKER to:

- 152 (a) deliver a copy of such Disclosure Statement to any prospective Buyer; and
- 153 (b) rely solely upon SELLER’s representations set forth in this Agreement and in the Disclosure  
154 Statement without further inquiry or diligence on BROKER’s part.

155 **18. REQUIRED DETECTORS.** Oregon law requires SELLER to install an approved SMOKE  
156 DETECTOR(s) and approved CARBON MONOXIDE DETECTOR(s) in the building(s) located on the  
157 Property. SELLER will install approved smoke detector(s) and approved carbon monoxide detector(s) in  
158 the building(s) located on the Property, as required by law.

159 **19. SELLER’S REPRESENTATIONS AND WARRANTIES.** SELLER hereby represents and warrants  
160 to BROKER’s FIRM:

- 161 (a) that the undersigned SELLER has full authority to enter into this Agreement and to convey  
162 marketable title to the Property to a buyer;
- 163 (b) the information on the attached Listing Data Input Form and/or In-Progress Agent Full Report  
164 is correct and complete; and
- 165 (c) as of the date(s) of the closing of the sale of the Property and transfer of possession, all aspects  
166 of the Property will be in substantially their present condition and free of material defects, except  
167 as disclosed in the sale agreement or Seller’s Property Disclosure Statement

JS BP

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SELLER(S):

SELLER (printed) Julie Shryock

SELLER Signature Julie Shryock

Date of SELLER'S Signature 8/18/2024

Address 2075 Brown Rd.

Address Salem

City Salem

State OR

Zip 97305

Phone (w) 503-507-0903

Phone (h) \_\_\_\_\_

Email juliejt7@gmail.com

SELLER (printed) Brenda Pierce

SELLER Signature Brenda Pierce

Date of SELLER'S Signature 8/18/24

Address 4415 60th Ave NE

Address ←

City Salem Oregon

State Oregon

Zip 97305

Phone (w) 503-370-9031

Phone (h) \_\_\_\_\_

Email bree11160@aol.com

If legal representative or attorney-in-fact state capacity and name of real party in interest

Name Julie Shryock

Capacity Trustee

On Behalf of Richard Purdum RLT

JS. BP

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168 **20. FIRPTA.** In general, the sale or other disposition of a U.S. real property interest by a foreign person  
169 is subject to income tax withholding under the Foreign Investment in Real Property Tax Act of 1980  
170 (FIRPTA). A "foreign person" includes a non-resident alien individual, foreign corporation, foreign  
171 partnership, foreign trust and foreign estate. If FIRPTA applies, the buyer or other qualified substitute may  
172 be legally required to withhold this tax at closing. In order to avoid closing delays, SELLER is requested  
173 to initial one of the two statements:

174 \_\_\_\_\_ / \_\_\_\_\_ SELLER warrants and represents to BROKER and  
175 BROKER's FIRM that SELLER is **not** a foreign person under FIRPTA.

176 \_\_\_\_\_ / \_\_\_\_\_ SELLER **is** a foreign person under FIRPTA.

177 **21. ADDITIONAL PROVISIONS.** \_\_\_\_\_  
178 \_\_\_\_\_  
179 \_\_\_\_\_  
180 \_\_\_\_\_  
181 \_\_\_\_\_  
182 \_\_\_\_\_

183 **22. MODIFICATION.** No provision of this Agreement, including, without limitation, the amount of the  
184 brokerage fee set forth in Section 5, may be modified except in writing signed by SELLER and by  
185 BROKER's FIRM.

BROKER (printed) MARY A SPRAWL

BROKER Signature Mary Sprawl

Date of BROKER's Signature \_\_\_\_\_

Phone 503-507-5336

Email marysprawl@comcast.net

BROKER's License # 900700107

BROKER's FIRM (printed) Mary A Sprawl RE

Address 22180 NE Hidden Springs Rd

Address \_\_\_\_\_

City Dundee OR 97115

State Oregon

Zip 97115

Phone 503-507-5336

Email marysprawl@comcast.net

BROKERAGE License # 201113986

MLS #:

**\*Property Type:** (Choose One)  Residence  Condo  Manufactured **\*Status:**  ACT (Public)  PRE (Members Only)

**\*Listing Type:** (Choose One)  Exclusive Right to Sell  Exclusive Agency **Auction:**  No  Yes **\*Expected Active Date:** (Req. if PRE)

**\*Address:** House # 2075 Pre-Direction Street Name Brown Post Direction **\*Price:** \$ 895,000

**\*City:** Salem **\*Zip Code:** 97305 Cross Street: Shipp's place

**\*Area:** 10 (Refer to Boundary Map if Unsure) **\*County:** marion IDX Include:  Yes  No

Schools - Elementary: Middle: High:

**\*Lot:** 12 Block: Subdivision: Farrell Meadows **\*Acres:** .71 Acres Irrigated:

Approx Lot Dimensions 102x305 Approx Lot Sq Ft: 31056 Zoning: RS

**\*Tax Account #:** 339730 Tax Amount: \$ 5457 Tax Years: 2023 Energy Score:

HOA Fees: \$ (if any, please mark frequency ->) HOA Frequency:  Monthly  Quarterly  Annually  Semi Annually

Possession: neg Escrow At: Fatco Assessments or Special Liens:  Yes  No

Water Rights:  Yes  No  Unknown Source: Soil Type: Deferral:  Farm  Forest  Senior

**\*# of Bedrooms:** 3 (No decimals) **\*# of Full Baths** 1 (No decimals) **# of Half Baths** 1 (No decimals)

**# of Baths Lower Level/Basement** **# of Baths on Level 1/Main** **# of Baths on Level 2/Upper** **# of Baths Not in Main Structure**

**\*TOTAL SQ FT** 1332 (Approximate) **\*Source of Sq Ft Data:**  County  Fee  List Broker  Owner

**\*Year Built:** 1964 Check if New Construction:  (Never occupied) Exterior Color:

**\*Home Style:** (check all that apply)  1 Story  1.5 story  2 Story  3/tri-level  Split Entry  Townhome  Other (Refer to Rmks)

**\*Garage Type:** (check one)  Attached  Detached  Carport  None **\*Garage Capacity** (# of Vehicles) 2 (Please note if 0)

Manufactured Home (MH) Exempted (Detitled):  Yes  No (Req. if type is Manufacture) **\*MH Moved Twice?**  Yes  No  Unknown

MH Type:  Single Wide  Double Wide  Triple Wide MH Size:

MH Make/Model: MH Serial Number:

Room	Approx Room Dimensions (feet.inches X feet.inches)	Floor (Check one level per room)			Building Description	Used For	Size
		Lower/Basemt	1/Main	2/Upper			
Living Room	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1		
Dining Room	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2		
Family Room	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Kitchen	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4		
Utility Room	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Primary Bedroom	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Bedroom 2	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Bedroom 3	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Bedroom 4	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Additional Room	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1		
Garage	28 X 28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2		
					3		

**\*Listing Broker Name** Mary Sproul **\*List Date** **\*Expiration Date**

**\*Listing Office Name/Code** Listing Broker Phone 5035075336 **\*Owner Name** Richard d Purdum RLT

Team Name Owner Phone

Co-List Broker Name Owner US Citizen? (FIRPTA)  Yes  No

Co-List Broker Office Name/Code Occupant Name Julie Occupant Phone

For Sale Sign  Yes  No Tenant Occupied?  Yes  No Tenant Type?  Lease  Periodic

**\*WVMLS Lockbox**  Yes  No **\*Location** Tenancy Begin Date: Tenancy End Date:

**\*Seller affirms that (i) no offer of Buyer Brokerage Fee to a buyer broker is required, (ii) Seller is not required to accede to a request from a buyer broker to pay Buyer Brokerage Fee, and (iii) the amount of Buyer Brokerage Fee (if any) is negotiable between Seller & Buyer as part of a Real Estate Sale Agreement.**

Negotiable Inclusions

Directions to Property

Exclusions

Owner/Authorized Signer(s) Initials: [Signatures] Date: 8/18/24

Listing Broker Initials: [Signature] Date:

Principal Broker Initials: [Signature] Date:



<b>Address</b>	<b>MLS #</b>
<b>Public Remarks</b>	
<b>Private Remarks</b>	

**FEATURES (Check all that Apply)**

(\* Indicates Required Field

<p><b>A) 55+ HOUSING</b></p> <p>1 <input checked="" type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Yes</p> <p><b>B) BASEMENT</b></p> <p>1 <input type="checkbox"/> Daylight</p> <p>2 <input type="checkbox"/> Finished</p> <p>3 <input type="checkbox"/> Full</p> <p>4 <input type="checkbox"/> Partial</p> <p>5 <input type="checkbox"/> Unfinished</p> <p><b>C) BONUS ROOMS</b></p> <p>1 <input checked="" type="checkbox"/> Breakfast Room/Nook</p> <p>2 <input type="checkbox"/> Den</p> <p>3 <input type="checkbox"/> Loft</p> <p>4 <input type="checkbox"/> Mudroom</p> <p>5 <input type="checkbox"/> Office</p> <p>6 <input type="checkbox"/> Rec Room</p> <p>7 <input type="checkbox"/> Walk-in Pantry</p> <p>8 <input type="checkbox"/> Workshop</p> <p>9 <input type="checkbox"/> Other (Refer to Remarks)</p> <p><b>D) DINING</b></p> <p>1 <input checked="" type="checkbox"/> Area (Combination)</p> <p>2 <input type="checkbox"/> Formal</p> <p><b>E) DISHWASHER</b></p> <p>1 <input type="checkbox"/> No</p> <p>2 <input checked="" type="checkbox"/> Yes</p> <p><b>F) DISPOSAL</b></p> <p>1 <input type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Yes</p> <p><b>G) DUAL LIVING</b></p> <p>1 <input type="checkbox"/> ADU-Detached</p> <p>2 <input type="checkbox"/> ADU-Integrated</p> <p>3 <input type="checkbox"/> Hardship</p> <p>4 <input type="checkbox"/> No</p> <p>5 <input type="checkbox"/> Possible</p> <p>6 <input type="checkbox"/> Other (Refer to Remarks)</p> <p><b>H) FENCED YARD</b></p> <p>1 <input type="checkbox"/> Partial</p> <p>2 <input type="checkbox"/> Yes</p> <p><b>I) FIREPLACE</b></p> <p>1 <input type="checkbox"/> Family Room</p> <p>2 <input checked="" type="checkbox"/> Living Room</p> <p>3 <input type="checkbox"/> Other Room</p> <p>4 <input type="checkbox"/> Electric</p> <p>5 <input checked="" type="checkbox"/> Gas</p> <p>6 <input type="checkbox"/> Pellet</p> <p>7 <input type="checkbox"/> Propane</p> <p>8 <input type="checkbox"/> Stove</p> <p>9 <input type="checkbox"/> Wood</p> <p><b>J) FLOOD PLAIN</b></p> <p>1 <input type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Unknown</p> <p>3 <input type="checkbox"/> Yes</p> <p><b>K) FLOORING</b></p> <p>1 <input checked="" type="checkbox"/> Carpet</p> <p>2 <input checked="" type="checkbox"/> Laminate</p> <p>3 <input type="checkbox"/> Luxury Vinyl Plank</p> <p>4 <input type="checkbox"/> Stone/Marble</p> <p>5 <input type="checkbox"/> Tile</p> <p>6 <input type="checkbox"/> Vinyl</p> <p>7 <input type="checkbox"/> Wood</p> <p>8 <input type="checkbox"/> Other (Refer to Remarks)</p>	<p><b>L) FOUNDATION</b></p> <p>1 <input type="checkbox"/> Continuous</p> <p>2 <input type="checkbox"/> Pier</p> <p>3 <input type="checkbox"/> Slab</p> <p><b>M) GREEN HOME</b></p> <p>1 <input checked="" type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Yes (Refer to Remarks)</p> <p><b>N) HANDICAP AMENITIES</b></p> <p>1 <input type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Yes (Refer to Remarks)</p> <p><b>O) HEATING-COOLING</b></p> <p>1 <input type="checkbox"/> Baseboard</p> <p>2 <input type="checkbox"/> Central Air Conditioning</p> <p>3 <input type="checkbox"/> Ductless/Mini-Split</p> <p>4 <input type="checkbox"/> Electric</p> <p>5 <input type="checkbox"/> Floor Furnace</p> <p>5 <input checked="" type="checkbox"/> Forced Air</p> <p>6 <input checked="" type="checkbox"/> Gas</p> <p>7 <input type="checkbox"/> Heat Pump</p> <p>8 <input type="checkbox"/> Hot Water</p> <p>9 <input type="checkbox"/> None</p> <p>10 <input type="checkbox"/> Oil</p> <p>11 <input type="checkbox"/> Propane</p> <p>12 <input type="checkbox"/> Radiant Ceiling</p> <p>13 <input type="checkbox"/> Radiant Floor</p> <p>14 <input type="checkbox"/> Solar</p> <p>15 <input type="checkbox"/> Stove</p> <p>16 <input type="checkbox"/> Wall Furnace</p> <p>17 <input type="checkbox"/> Window Unit (AC)</p> <p>18 <input type="checkbox"/> Wood</p> <p>19 <input type="checkbox"/> Zonal</p> <p>20 <input type="checkbox"/> Other (Refer to Remarks)</p> <p><b>P) HIGH SPEED COMMUNICATIONS ACCESS</b></p> <p>1 <input checked="" type="checkbox"/> Available</p> <p>2 <input type="checkbox"/> Present</p> <p>3 <input type="checkbox"/> Unknown</p> <p><b>Q) HOME WARRANTY</b></p> <p>1 <input type="checkbox"/> Negotiable</p> <p>2 <input type="checkbox"/> No</p> <p>3 <input type="checkbox"/> Yes</p> <p><b>R) HOMEOWNERS ASSN</b></p> <p>1 <input type="checkbox"/> Association with No Fee</p> <p>2 <input type="checkbox"/> Association with Fee</p> <p>3 <input type="checkbox"/> No Association</p> <p><b>S) HOMEOWNERS ASSN AMENITIES</b></p> <p>1 <input type="checkbox"/> Equestrian</p> <p>2 <input type="checkbox"/> Exercise Equipment</p> <p>3 <input type="checkbox"/> Golf</p> <p>4 <input type="checkbox"/> Swimming Pool</p> <p>5 <input type="checkbox"/> Tennis Court</p> <p>6 <input type="checkbox"/> Other (Refer to Remarks)</p> <p><b>T) INSPECTION REPORT AVAILABLE</b></p> <p>1 <input type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Yes</p>	<p><b>U) LANDSCAPE</b></p> <p>1 <input type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Yes</p> <p><b>V) LOT TYPE</b></p> <p>1 <input type="checkbox"/> Common Area</p> <p>2 <input type="checkbox"/> Cul-de-sac</p> <p>3 <input checked="" type="checkbox"/> Dimension Above</p> <p>4 <input type="checkbox"/> Irregular</p> <p>5 <input type="checkbox"/> Zero Lot Line</p> <p><b>W) OTHER STATUS</b></p> <p>1 <input type="checkbox"/> 3rd Party Approval Rqd.</p> <p>2 <input type="checkbox"/> Foreclosure</p> <p>3 <input type="checkbox"/> Relocation</p> <p>4 <input type="checkbox"/> REO/Bank Owned</p> <p>5 <input type="checkbox"/> Short Sale</p> <p>6 <input type="checkbox"/> Other (Refer to Private Remarks)</p> <p><b>X) OUTBUILDINGS</b></p> <p>1 <input type="checkbox"/> Barn</p> <p>2 <input checked="" type="checkbox"/> Separate Shop</p> <p>3 <input type="checkbox"/> Shed</p> <p>4 <input type="checkbox"/> Other (Refer to Remarks)</p> <p><b>Y) PATIO</b></p> <p>1 <input type="checkbox"/> Covered Deck</p> <p>2 <input checked="" type="checkbox"/> Covered Patio</p> <p>3 <input type="checkbox"/> Deck</p> <p>4 <input type="checkbox"/> Patio</p> <p><b>Z) RANGE FACILITY</b></p> <p>1 <input type="checkbox"/> Built-in</p> <p>2 <input type="checkbox"/> Convection</p> <p>3 <input type="checkbox"/> Downdraft</p> <p>4 <input type="checkbox"/> Electric</p> <p>5 <input checked="" type="checkbox"/> Gas</p> <p>6 <input type="checkbox"/> Microwave Included</p> <p>7 <input type="checkbox"/> None</p> <p>8 <input type="checkbox"/> Propane</p> <p>9 <input checked="" type="checkbox"/> Range Included</p> <p><b>ZA) ROOF</b></p> <p>1 <input type="checkbox"/> Asbestos</p> <p>2 <input type="checkbox"/> Built-up</p> <p>3 <input checked="" type="checkbox"/> Composition</p> <p>4 <input type="checkbox"/> Metal or Aluminum</p> <p>5 <input type="checkbox"/> Shake</p> <p>6 <input type="checkbox"/> Shingle</p> <p>7 <input type="checkbox"/> Tar</p> <p>8 <input type="checkbox"/> Tile</p> <p>9 <input type="checkbox"/> Other (Refer to Remarks)</p> <p><b>ZB) RV AMENITIES</b></p> <p>1 <input checked="" type="checkbox"/> Area/Room for RV</p> <p>2 <input type="checkbox"/> Pad</p> <p>3 <input checked="" type="checkbox"/> RV Disposal</p> <p>4 <input checked="" type="checkbox"/> RV Garage</p> <p><b>ZC) SECURITY SYSTEM</b></p> <p>1 <input type="checkbox"/> Leased</p> <p>2 <input type="checkbox"/> Owned</p> <p>3 <input type="checkbox"/> No</p>	<p><b>ZD) SEPTIC</b></p> <p>1 <input type="checkbox"/> Standard</p> <p>2 <input type="checkbox"/> Other (Refer to Remarks)</p> <p><b>ZE) SEWER - CITY</b></p> <p>1 <input type="checkbox"/> No</p> <p>2 <input checked="" type="checkbox"/> Yes</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p><b>*ZF) SHOWING INSTRUCTIONS</b></p> <p>1 <input type="checkbox"/> 24-hour Notice</p> <p>2 <input type="checkbox"/> Appointment Necessary</p> <p>3 <input type="checkbox"/> Beware of Pets</p> <p>4 <input type="checkbox"/> Call Listing Broker</p> <p>5 <input type="checkbox"/> Call Listing Office</p> <p>6 <input type="checkbox"/> Courtesy Call/Show</p> <p>7 <input type="checkbox"/> DO NOT SHOW</p> <p>8 <input type="checkbox"/> Key at Listing Office</p> <p>9 <input type="checkbox"/> Keybox</p> <p>10 <input type="checkbox"/> Refer to Private Remarks</p> <p>11 <input type="checkbox"/> Text Listing Broker</p> <p>12 <input type="checkbox"/> To Be Built</p> <p>13 <input type="checkbox"/> Under Construction</p> <p>14 <input type="checkbox"/> Vacant</p> </div> <p><b>ZG) SIDING</b></p> <p>1 <input type="checkbox"/> Aluminum</p> <p>2 <input type="checkbox"/> Asbestos</p> <p>3 <input type="checkbox"/> Block</p> <p>4 <input type="checkbox"/> Brick</p> <p>5 <input type="checkbox"/> Cedar</p> <p>6 <input type="checkbox"/> Composite</p> <p>7 <input type="checkbox"/> Fiber Cement</p> <p>8 <input type="checkbox"/> Redwood</p> <p>9 <input type="checkbox"/> Rock</p> <p>10 <input type="checkbox"/> Shake</p> <p>11 <input type="checkbox"/> Shingle</p> <p>12 <input type="checkbox"/> Stucco</p> <p>13 <input checked="" type="checkbox"/> Vinyl</p> <p>14 <input type="checkbox"/> Wood</p> <p>15 <input type="checkbox"/> Other (Refer to Remarks)</p> <p><b>ZH) SIDING STYLE</b></p> <p>1 <input type="checkbox"/> Board &amp; Batt</p> <p>2 <input type="checkbox"/> Lap</p> <p>3 <input type="checkbox"/> T111</p> <p><b>ZI) SMART HOME FEATURES</b></p> <p>1 <input type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Yes (Refer to Remarks)</p> <p><b>ZJ) SUITABLE FOR</b></p> <p>1 <input type="checkbox"/> Agribusiness</p> <p>2 <input type="checkbox"/> Pasture/Ranch</p> <p>3 <input type="checkbox"/> Timberland</p> <p>4 <input checked="" type="checkbox"/> Other (Refer to Remarks)</p> <p><b>ZK) SWIMMING POOL</b></p> <p>1 <input type="checkbox"/> Above-ground Pool</p> <p>2 <input type="checkbox"/> In-ground Pool</p> <p>3 <input type="checkbox"/> Hot Tub</p> <p>4 <input type="checkbox"/> Spa</p>	<p><b>ZL) TERMS SELLER WILL CONSIDER</b></p> <p>1 <input checked="" type="checkbox"/> Cash</p> <p>2 <input type="checkbox"/> Conventional</p> <p>3 <input type="checkbox"/> FHA</p> <p>4 <input type="checkbox"/> Federal Land Bank</p> <p>5 <input type="checkbox"/> Federal VA</p> <p>6 <input type="checkbox"/> First Trust Deed</p> <p>7 <input type="checkbox"/> Land Sales Contract</p> <p>8 <input type="checkbox"/> ODVA</p> <p>9 <input type="checkbox"/> Rehab Loan</p> <p>10 <input type="checkbox"/> Trade</p> <p>11 <input type="checkbox"/> USDA</p> <p>12 <input type="checkbox"/> Other (Refer to Private Remarks)</p> <p><b>ZM) TIMBER</b></p> <p>1 <input type="checkbox"/> Cruise Report Available</p> <p>2 <input type="checkbox"/> No</p> <p>3 <input type="checkbox"/> Yes (Refer to Remarks)</p> <p><b>ZN) UNDERGROUND SPRINKLERS</b></p> <p>1 <input type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Yes</p> <p>3 <input type="checkbox"/> Refer to Remarks</p> <p><b>ZO) VIEW</b></p> <p>1 <input type="checkbox"/> Golf Course</p> <p>2 <input type="checkbox"/> Mountain</p> <p>3 <input type="checkbox"/> Territorial</p> <p>4 <input type="checkbox"/> Water Frontage</p> <p><b>ZP) WATER</b></p> <p>1 <input type="checkbox"/> City</p> <p>2 <input type="checkbox"/> Connected</p> <p>3 <input type="checkbox"/> Not Available</p> <p>4 <input type="checkbox"/> Possible</p> <p>5 <input type="checkbox"/> Private/Community/ District</p> <p>6 <input type="checkbox"/> Shared Well</p> <p>7 <input type="checkbox"/> Spring</p> <p>8 <input checked="" type="checkbox"/> Well</p> <p><b>ZQ) WATER HEATER</b></p> <p>1 <input type="checkbox"/> Electric</p> <p>2 <input checked="" type="checkbox"/> Gas</p> <p>3 <input type="checkbox"/> Propane</p> <p>4 <input type="checkbox"/> Solar</p> <p><b>ZR) WOOD BURNING STOVE</b></p> <p>1 <input type="checkbox"/> Certification Unknown</p> <p>2 <input type="checkbox"/> Certified</p> <p>3 <input type="checkbox"/> Uncertified</p>
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Owner/Authorized Signer(s) Initials: <i>[Signature]</i>	Date: <i>8/18/24</i>
Listing Broker Initials:	Date:
Principal Broker Initials:	Date:



# LISTING AGREEMENT- RESIDENTIAL (AUTHORIZATION & DISCLOSURES)



<b>Address</b> 2075 Brown rd Ne, Salem Oregon 97305	<b>MLS #</b>
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Owner/Authorized Signer ("Seller") has granted Listing Broker/Firm the Exclusive Right to Sell or exchange the Subject Property described on pages 1 and 2 of this listing agreement. Listing Firm is a member of the Willamette Valley Multiple Listing Service ("WVMLS") and must submit this listing to WVMLS within two business days. As a condition of WVMLS permitting entry of this listing into the WVMLS system, Seller acknowledges and assents to all the following:

- Members of WVMLS may act as Buyer's agents in procuring or attempting to procure a Buyer for the Subject Property.
- Seller understands that Listing Firm and all members of WVMLS will rely on the accuracy of the listing data in this document. Seller warrants that the listing data provided by Seller is accurate. Seller agrees to defend Listing Firm and its representatives and employees, and all members of WVMLS and WVMLS itself and to pay all costs of defense and to pay any judgment entered against any of them and to hold all of them completely harmless if any information in the listing agreement provided by Seller is inaccurate or incomplete or if Seller has not completely and accurately disclosed all known defects in the property.
- All listing data, including any images, submitted to WVMLS becomes the property of WVMLS and shall be retained and made available to all its participants (real estate brokers, appraisers, and affiliated professionals). WVMLS will electronically transmit information about the Subject Property to Internet web sites to aid in marketing the property for sale. WVMLS will include the address of the Seller's property in transmissions of data to web sites unless otherwise instructed by Listing Firm.
- Seller acknowledges that there are no standard compensation rates and the compensation in this Agreement is fully negotiable and not set by law. Seller understands that WVMLS does not require Seller to offer compensation to a firm representing the buyer ("Buyer Brokerage") ("Buyer Brokerage Fee). Seller further acknowledges there is no fixed or recommended rate, fee, or commission paid to cooperating brokers.
- Seller acknowledges that WVMLS will release data about the Subject Property to other members of WVMLS and to the public, unless the listing status is marked PRE, in which case it will be seen by WVMLS members only. Seller understands that PRE status may negatively affect the outcome of the listing based on limiting its exposure to the public.
- Under no circumstances will WVMLS permit listing data about the Subject Property to be deleted from WVMLS's systems in order to conceal any information, including information that the property was listed for a period of time by another broker or brokers.
- Seller understands that WVMLS assumes no responsibility or liability to Seller for errors or omissions in the WVMLS systems or Internet websites.
- Listing Firm's use of WVMLS's systems is subject to the duties imposed on Listing Firm by the rules and regulations of WVMLS. Listing Firm is required to promptly provide information to WVMLS about any change in listing data and/or status of the Seller's listing. If the Seller's property is sold, the Listing Firm must report to WVMLS the price and terms of the sale. None of this information, including any post-closing sales data and concession information, if any, is confidential, and Seller approves its dissemination. Neither the Seller nor any prospective Buyer of the property can alter the Listing Firm's responsibility to report all such data to WVMLS.
- Listing Firm and WVMLS comply at all times with Federal, State, and local fair housing laws, and Seller hereby consents to the revision of information about the Subject Property in the WVMLS system to the extent necessary in WVMLS's judgment to comply with these and all other laws.
- Although WVMLS provides a lockbox service, Seller acknowledges that electronic lockboxes are not security devices but instead are aids to access properties for marketing purposes. Seller acknowledges that Listing Firm has informed Seller of the risks associated with having a lockbox on the Subject Property.

Seller and Listing Firm acknowledge that only pages 1 - 3 of WVMLS's standard listing agreement is required for submission to WVMLS. Seller and Listing Firm are free to use Exclusive Right to Sell contract provided by WVMLS (page 4 of this listing agreement) or to enter in any agreement negotiated between them, provided an executed copy of any contract between them is retained by the Listing Firm for the period set out in the WVMLS rules and applicable law and is made available to WVMLS upon request.

**Seller's Agreement to List** - The undersigned Seller hereby agrees to all terms and conditions as set forth in this Listing Agreement.

	8/18/24		8/18/24
<small>Owner/Authorized Signer</small>	<small>Date</small>	<small>Owner/Authorized Signer</small>	<small>Date</small>
<small>Listing Broker</small>	<small>Date</small>	<small>Listing Broker Firm Name &amp; Address</small>	
<small>Principal Broker Initials/Date</small>			

**DISCLOSED LIMITED AGENCY AGREEMENT FOR SELLERS**

1 Real Estate Firm (*identify*) Mary A Sproul RE

2 The Parties to this Disclosed Limited Agency Agreement are:

3 Seller's Agent (*print name*) Mary Sproul

4 Seller's Agent's Principal Broker (*print name*) \_\_\_\_\_

5 Seller (*print name*) Richard Purdum RI T Seller (*print name*) \_\_\_\_\_

6 The Parties to this Agreement understand Oregon law allows a single real estate agent to act as a disclosed limited agent to represent both the seller  
 7 and the buyer in the same real estate transaction, or multiple buyers who want to purchase the same property. It is also understood that when different  
 8 agents associated with the same principal broker (the broker who directly supervises the other agents) establish agency relationships with the buyer  
 9 and seller in a real estate transaction, the agents' principal broker will be the only broker acting as a disclosed limited agent representing both seller  
 10 and buyer. The other agents will continue to represent only the party with whom they have an established agency relationship unless all Parties agree  
 11 otherwise in writing.

12 In consideration of the above understanding and the mutual promises and benefits exchanged here and in the Listing Agreement, the Parties now  
 13 agree as follows:

14 1. Seller(s) acknowledge they have received the Oregon Real Estate Agency's Initial Agency Disclosure Pamphlet required by ORS 696.820 and  
 15 have read and discussed with the Seller's Agent the part of the pamphlet entitled "Duties and Responsibilities of an Agent Who Represents More  
 16 than One Client in a Transaction." The Initial Agency Disclosure Pamphlet is hereby incorporated into this Disclosed Limited Agency Agreement by  
 17 reference.

18 Seller(s) Initials [Signature] / \_\_\_\_\_

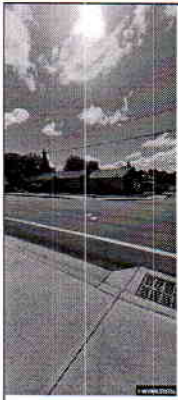
19 2. Seller(s), having discussed with the Seller's Agent the duties and responsibilities of an agent who represents more than one party to a transaction,  
 20 consent and agree as follows:

- 21 (a) The Seller's Agent, in addition to representing Seller (*select one*),  may  may not represent one or more buyers in a transaction  
 22 involving the listed property;
- 23 (b) In a transaction involving the listed property where the buyer is represented by an agent who works in the same Real Estate Firm as the  
 24 Seller's Agent and who is supervised by the Seller's Agent's Principal Broker, the Seller's Agent's Principal Broker may represent both Seller  
 25 and buyer. In such a situation, the Seller's Agent will continue to represent only the Seller, and the other agent will represent only the buyer,  
 26 consistent with the applicable duties and responsibilities as set out in the Initial Agency Disclosure Pamphlet; and
- 27 (c) In all other cases, the Seller's Agent and the Seller's Agent's Principal Broker will represent Seller exclusively.

28 Seller [Signature] Print Julie Skryock Date 8/18/24  a.m.  p.m. ←

29 Seller [Signature] Print Brenda Pierce Date 8/18/24  a.m.  p.m. ←

30 Seller's Agent \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←  
 31 (On their own and on the Principal Broker's behalf)



MLS #: **820548 2075 Brown Rd NE**

Price **\$895,000**

Status: **ACTIVE**

Approx Total SqFt **1332**

Zoning **RS**

City **Salem**

Year Built **1964**

Elem **Scott**

State **OR**

Beds **3**

Middle **Waldo**

Zip **97305**

Total Baths **2**

High **McKay**

County **Marion**

Full Baths **1**

55+ HOUSING **No**

Lot **12**

Half Baths **1**

Deferral **None**

Block

Garage Capacity **2**

Taxes **\$5,457**

Subdivision **Farrell Meadows**

Garage Type **Att**

Tax # **339730**

XStreet **Shipp's Place**

Acres **0.710**

Tax Years **2023**

Dir's **Corner of Brown rd and Shipp's place**

Class **RE**

Assessment **No**

Type **Residence**

SUITABLE FOR **Other (Refer to Remarks)**

Area **30**

Auction **No**

[Click for Map/Assoc](#)

IDX Include: **Y**

Public Visibility: **MLS Public Listing**

**Home Interior:** Approx Total SqFt: **1332** SqFt Data Source: **County**

Basement:  
Bonus Rms:  
Dining: **Area (Combination)**  
Dishwasher: **Yes**  
Disposal:  
Dual Living:  
Fireplace: **Living Room, Gas**  
Flooring: **Carpet, Vinyl**  
Handicap Amnties:  
Heating/Cooling: **Gas, Forced Air**  
Range Facility: **Gas**  
Security System:  
Smart Hm Feat: **No**  
Water Heater:  
Wood Brn Stv:  
View:

**5932 sq ft of storage space with 3 bedroom house, Projected gross rents of \$93,612 per year. Property could be developed into residential lots. Building 1 has 6 units with loft areas and 12 x 12 roll up doors. building two has 3 units, one unit with walk-in freezer and carport with car lift. Used as Dicks Safety Service business by owner Building 3 is a 3 car garage with gas heat and a 1/2 bathroom. RV carport is 15x 28 Property has a RV dump. Property is hooked up to city sewer.**

**Private Remarks / Confidential Data:**  
**No showings without offer with proof of funds.**

WVMSLockbox **No**  
Location

SHOWING INSTRUCTIONS **Refer to Pvt Rmks**

**Listing Broker / Company**  
**MARY SPROUL - Cell: 503-507-5336**  
**900700107**  
**marysproul@comcast.net**  
**MARY A SPROUL REAL ESTATE**  
**900700107**

Co-List:

Negotiable Inclusions  
Exclusions

Seller Terms **Cash**  
Expected Active Date  
Agency Type **Exclusive Right to Sell**

**Structure(s):**  
City Sewer? **Yes**  
Energy Score:  
Exterior Color: **white**  
Foundation: **Continuous**  
Green Home: **No**  
HiSpd Comms **Present**  
Home Style: **1 Story**  
Home Warranty: **No**  
New Constr? **N**  
Patio: **Covered Patio**  
Roof: **Composition**  
Septic:  
Siding: **Brick, Vinyl**  
Siding Type:  
Water: **Well**  
LR Level **1** LR Dim **13x19**  
DR Level **1** DR Dim **10x10**  
Kit Level **1** Kit Dim **10x12**  
FR Level **1** FR Dim  
Util Level **1** Util Dim  
BR1 Level **1** BR1 Dim **13x12**  
BR2 Level **1** BR2 Dim **10x11**  
BR3 Level **1** BR3 Dim **9x10**  
BR4 Level **1** BR4 Dim  
AddRmLv **1** AddRmDm  
#Baths LL **m**  
#Baths 1L **2**  
#Baths 2L  
#Baths NMS **1**  
Garage Dims: **28x28**

Manufactured Home Data:  
MH Size **Moved 2x?**  
MH Type  
MHDetitled  
MH Make  
MH Model  
MH Serial#

**Outbuildings: Separate Shop**  
Building Description: Used For: Size:  
**6 units with 12x12 rollup door storage rentals 109x36**  
**3 units storage 28x38**  
**shop 36x28**  
**covered rv spac RV 15x28**

**Lot/Land:** Acres: **0.710** Acres Irrigated:  
Approx Lot SqFt: **31,056** Appr Lot Dims: **102x305**  
Fenced Yard: **Partial**  
Flood Plain **No**

Inspec Rpt Avail? **No**  
Landscape: **Yes**  
Lot Type: **Dimension Above**  
RV Amenities: **Pad, Area/Room For, RV Disposal**  
Soil Type:  
Swimming Pool:  
Timber:  
UG Sprinklers:  
Water Rights?  
Water Rights Source:

HOA?  
HOMEOWNERS ASSN **No Association**  
HOA Fee  
HOAFeeFreq

Escrow At **First American** Price Per SQFT **\$671.92**  
Possess **neg** Orig Price **\$895,000**  
Lst Date **8/19/2024**  
DOM **0**  
CDOM **0**

**Owner/Occupant:**  
Owner **Richard Purdem RL**  
Owner Phn  
Owner US Citizen (FIRPTA) **Yes** Tenant Occupied?  
Occ Name **Julie**  
Occ Phone  
SaleSign **Yes**

**Sold Information:** Sold for:

Contract Date  
Closing Date  
How Sold  
Closing Notes  
Buyer Name  
Sell Brk - Agt Name  
Sell Ofc - Ofc Name  
SellTeam - Team Name

**Land Description:** Used For: Size: