



Agent Full Residential 10/4/2021 6:28PM
\$1,500,000 3 bd | 1 / 2 ba | 2720 sqft
 16500 DAWN RD La Pine, OR 97739
 Unit #: Condo Loc:
 Status: **Active** DOM:
 List Date: 10/4/2021 Acres: 392.54
 Year Built: 1989 Resale MLS#: 21635523
 XST/Dir: From LaPine, N on Huntington Rd, W on Burgess, N on Day Rd, E on Dawn Rd to end.

ShowHrs:
Occ: Owner
Show: Broker Must Accompany, Appointment Only, Call Seller's Agent, Text Seller's Agent
LB/Loc/Cmb: Back Door
Offer/Nego: Call Seller's Agent
AG: Lisa Johnson
AG Ph: [541-510-4601](tel:541-510-4601)
AG Cell/Pgr: [541-510-4601](tel:541-510-4601)
CoAgent:
CoPh:

Private: Helpful docs will be loaded to MLS. Agent must accompany showings so please allow some time to schedule & for pre-approved Buyers only. Formerly a grow property but can be dismantled. Materials for 132x70 steel structure included in sale. Covered arena, Anyone?

Public: Now's your chance! Previously a cattle ranch, this 392 acre property could be yours & owner is willing to carry w/60% down! Beautiful home & detached garage w upstairs bonus area have brand new roofs. Incredible grazing meadow next to the home. Livestock barn/working pens in need of repair. Compartments in the big shop could be removed. 5 separate tax lots & Seller thinks with removal of some trees you may be able to see The Sisters Mtns. It's a project, but perfectly live-able while you work!

Property Details:

Property Type: Detached / Farm	Legal: 211023B000100, 211022D000100, 211023C000200, 211014C000200, 211022A000100,	Lot Size: 200+ Acres	PDF Doc(s): 2
County: Deschutes	Tax ID: 113812	Lot Dimensions:	Open House:
Nhood/Bldg:	Warranty:	Lot Desc: Level, Private	Upcoming Open House:
Area: 320	Seller Disc: Disclosure	View: Mountain(s), Territorial, Trees/Woods	Broker Tour:
Zoning: EFU	Other Disc: Woodstove	Waterfront:	Upcoming Broker Tour:
Elementary: Rosland	List Type: ER	Body Water:	
Middle: La Pine	Limited Representation: N	CC&R: N	
High: La Pine	Style: 2 Story, Log	55+ w/Affidavit Y/N: N	
Internet: Y			
Address: Y			
No Blog: Y			
No AVM: Y			

Residence Information:

Upper SQFT: 1168	Fireplaces: 1 / Stove, Wood Burning	Roof: Composition	Foundation: Concrete Perimeter
Main SQFT: 1552	Green Cert:	Parking: Driveway, RV Access/Parking	Basement: Crawl Space
Lower SQFT: 0	Energy Eff.:	Garage: 2 / Detached, Oversized	Road Surface: Gravel, Paved
Total SQFT: 2720	Exterior: Log	RV Description: RV Parking, RV/Boat Storage	Unreinforced Masonry Building: N
Total Up/Main: 2720			
Additional SQFT:			
Levels: 2			
SFSrc: county			

Approximate Room Sizes and Descriptions:

Living:	M	30 X 21
Kitchen:	M	19 X 11
Dining:	M	12 X 11
Loft:	U	16 X 17
Primary Bedroom:	M	13 X 19 Bathroom
2nd Bedroom:	U	12 X 23
3rd Bedroom:	U	12 X 23
Laundry:	M	10 X 7

Baths - Full/Part Upper Level: 0/1 Main Level: 1/1 Lower Level: 0/0 Total Baths: 1/2

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Dishwasher, Disposal, Free-Standing Range, Free-Standing Refrigerator, Pantry

Interior: High Ceilings, Jetted Tub, Laundry, Vinyl Floor, Wood Floors, Wall to Wall Carpet

Exterior: Second Garage, Barn(s), Covered Deck, Fenced, Outbuilding, Porch, RV Hookup, RV Parking, RV/Boat Storage, Workshop, Yard

Accessibility: Accessible Entrance, Main Floor Bedroom w/Bath, Pathway, Accessible Doors

Security: Security Gate

Internet:

Windows: Wood Frames

Cool: **Heat:** Heat Pump, Wood Stove

Fuel: Electricity, Wood Burning

Water: Well **Sewer:** Septic Tank

Hot Water: Electricity

Financial:

Property	Spcl Asmt Balance:	Tax Deferral: Y, Farm	Short Sale: N
Tax/Yr: \$9,739.06 2020	Dues:	BAC: % 2.5	\$ Pre-Approv:
HOA: N			
Escrow Pref: Cascade Escrow - Ali Bossard	Other Dues:		3rd Party: N
Terms: Cash, Conventional, Farm Credit Service, Owner Will Carry			Total Comm Differs: N
Assoc. Am:			Bank Owned/Real Estate Owned: N
			Rent, If Rented:

Broker/Agent Data:

Agent: Lisa Johnson	Agent Lic: 200412204	Agent Ph: 541-510-4601	Agent Cell: 541-510-4601	SAID: 50354
Email(s) Agent: CountryProperty@gmail.com				
CoAgent:	CoSAID:	CoBRCD:	CoPh:	
CoAgent Email:				
Office: HORSEPOWER	Office Lic: 200808070	Office Ph: 541-510-4601	Agent Ext:	Fax:
REAL ESTATE				
BRCD: 5HPR01	Owner Perm. Resid: Y		FIRPTA: N	
Owner(s): LA PINE COMMERCIAL LLC	Tenant/Other:		Contact1:	
Tran: 10/4/2021	Exp: 3/31/2022		Contact2:	
Poss: Negotiable				

Comparable Information:

Original Price: \$1,500,000