



RESIDENTIAL
ML#: 9039479
Addr: 93894 Prairie RD
City: Junction City
Map Coord: 0/O/O
County: Lane
Elem: LAUREL
High: JUNCTION CITY
Nhood/Bldg:
Legal: 1604061102000
Internet/Address/No Blog/No AVM:

Status: ACT
Area: 237
Zip: 97448
Zoning: R1
Tax ID: 1791019

11/13/2009 10:51:04 AM
List Price: \$395,000
Unit#:
Condo Loc/Lvl:
List Type: ER **LR:** N
Middle: OAKLEA
PropType: RES-MFG
Offer/Nego: CALL-LA

GENERAL INFORMATION

Lot Size: 1-2.99AC
Waterfront:
River/Lake:

Acres: 1.62
View:
Seller Disc: DSCLOSUR

Lot Dimensions:
Lot Desc: LEVEL, GATED
Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0
Main SQFT: 2000
Lower SQFT: 0
Total SQFT: 2000

SFSrc: owner
TotUp/Mn: 2000
Parking: DRIVWAY
Roof: COMP

#Bdrms: 3
#Bth: 2
#Garage: 2 / DETACHD
Exterior: ALUM

#Lvl: 1
Year Blt: 1982 / APPROX
Style: 1STORY
#Fireplaces: /

Green:
Home Wrnty: 55+ w/Affidavit Y/N:
Bsmt/Fnd:

REMARKS

XSt/Dir: Hwy. 99 N West on 1st. South on Prairie Road
Private: CLA for appt. to show. Gated property with dogs inside. Adjoining property at, 93898 Prairie Rd also For Sale @ \$149,500.-See Listing-
Public: Wow.. To much to say. excellant condition triple wide manuf. home on 1.62 acres that includes, 27x30 Garage, 24x24 insulated Shop, 18x30 Carport. Potential for 5 to 6 building lots in the city limits bordering Prairie Meadows Sub Division. Property totall fenced and gated call listing agent to view.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

| | | |
|---|------------------------------------|--------------------------|
| Living: M / 13 X 22 / | Mstr Bd: M / 13 X 19 / BATH | Baths - Full.Part |
| Kitchen: M / 12 X 13 / EAT-BAR | 2nd Bd: M / 10 X 13 / | Upper Lvl: 0.0 |
| Dining: M / 12 X 23 / WW-CARP | 3rd Bd: M / 9 X 15 / | Main Lvl: 2.0 |
| Family: M / 21 X 22 / WET-BAR, WW-CARP | UTILITY M / 11 X 12 / SINK | Lower Lvl: 0.0 |
| / / | / / | Total Bth: 2.0 |

FEATURES AND UTILITIES

Kitchen: DISHWAS, BI-OVEN, FS-REFR
Interior: LAUNDRY, WW-CARP
Exterior: COVPATI, DECK, DOG-RUN, FENCED, GARDEN, OUTBULD, SHOP, 2ND-GAR, YARD
Accessibility: 1LEVEL
Cool: CENTAIR
Water: WELL

Hot Water: GAS
Sewer: SEPTIC

Heat: FOR-AIR
Insul: UNKNOWN

Fuel: ELECT, GAS

FINANCIAL

Property Tax/Yr: \$1,866
Terms: CASH, CONV
Escrow Pref:
HOA Dues:
HOA Incl:

Spcl Asmt Balance:
Short Sale:
Other Dues:

Tax Deferral: N
3rd Party: N
Short Sale Offer:
Rent, If Rented:

BAC: % 3
Total Comm Differs: N
Bank Owned: N

BROKER / AGENT DATA

BRCD: 5CHL01
LPID: 3579
Agent E-mail: billj@challe.com
CoLPID:
ShowHrs:
LBHrs/Loc/Cmb: CLA
Show: CALL-LA, OWN-OCC

Office: Challe Real Estate Inc
Agent: Bill Judd
CoBRCD:
Tran: 7/6/2009
CoAgent:
List: 5/21/2009
Owner: CLA
Tenant/Other:

Phone: 541-688-7023
Phone: 541-688-7023
Agent Ext:

Fax: 541-688-6440
Cell/Pgr: 541-228-0731
CoPh:
Poss: NEGO
Phone:
Phone:

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.