



Presented by: Amy LaGrander
 American Real Estate
 Agent Full
 Phone: 541-302-6655 E-mail: amyami@aol.com
 LOTS AND LAND Status: EXP 9/2/2011 9:06:05 AM
 ML#: 10085758 Area: 239 List Price: \$125,000
 Address: UNKNOWN - Main St Unit/Lot #:
 City: Springfield Zip: 97440
 Additional Parcels: /
 Map Coord: 0/A/0 Zoning: MDR List Type: ER LR: N
 County: Lane Tax ID: 1739869
 Subdivision:
 Manufhs Okay: CC&Rs:
 Elem: RIDGEVIEW Middle:
 High: THURSTON Prop Type: MULTI
 Legal: 17-02-34-43-00403
 Internet/Address/No Blog/No AVM: Y/Y/I Offer/Nego: CALL-LA

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 1.57	Lot Dimensions:
Waterfront: /	Body Water:	Availability: SALE #Lots:
Perc Test: /	RdFrntg:	Rd Surf:
Seller Disc:	Other Disc:	View: MNTAIN
Lot Desc:		Soil Type/Class:
Topography:		Present Use:
Soil Cond:		

IMPROVEMENTS

Utilities: WATER, SEWER
 Existing Structures: /

REMARKS

XSt/Dir: Main St. to property
 Private: Panhandle access off of Main St. A portion of the property is wet. Owner says it is suitable for 2 duplexes to be built. Owner will subordinate to a construction loan if need and may consider a J.V.
 Public: Great opportunity to acquire multifamily land at the base of Mountain Gate. Panhandle, access off Main St. 1.57 acres in size, this MDR zoned land is situated for residential income properties to be built. Owner has completed construction drawings and engineering for 2 duplexes to be built on the property.

FINANCIAL

Prop Tax/Yr: \$1,359.23	Spcl Asmt Balance:	Tax Deferral:	BAC: % 3
Crop/Land Lease:	Short Sale: N	Short Sale Offer:	Total Comm Differs: N
HOA Dues:	HOA Dues-2nd:	3rd Party: N	Bank Owned: N
HOA Incl:			
Terms: CASH, CONV, JOINT-V, OWC2ND		Escrow Preference:	

BROKER / AGENT DATA

BRCD: 5WJT01	Office: Windermere RE Lane County	Phone: 541-484-2022	Fax: 541-465-8169
LPID: 7330	Agent: Justin Schmick	Phone: 541-465-8107	Cell/Pgr:
Agent E-mail: jschmick@windermere.com		Agent Ext:	
CoLPID: 6292	CoBRCD: 5WJT01	CoAgent: Kristena Cox	CoPh: 541-501-3399
List: 11/3/2010	Exp: 4/3/2011	Show: VACANT	Poss:
Tran: 4/4/2011		Owner: Call LA	Phone:
		Tenant/Other:	Phone:

COMPARABLE INFORMATION

Pend:	DOM/CDOM: 151 / 151	O/Price: \$125,000
Sold:	Terms:	Sold Price:
SPID:	S/Agt:	S/Off: S/Off Phone:

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

Put on Craigslist? Builders + investment prop.

Address: UNKNOWN, Springfield, OR 97440

Tax ID: 1739869 Area: 239 County: Lane

Amy LaGrander

541-302-6655

Lots and Land
American Real Estate

9/2/2011 9:07:12 AM

3 Matches

MLS#	Hist	Status	Price	Date	Agent	Office	DOM/CDOM
10085758	EXP	EXP	\$125,000	4/4/2011	7330	5WJT01	151 / 151
10085758	DAT	ACT	\$125,000	11/3/2010	7330	5WJT01	0 / 0
10085758	NEW	ACT	\$125,000	11/3/2010	7330	5WJT01	0 / 0

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