



Agent Full

\$350,000

200AC+

Wiley Creek Rd Dayville, OR 97825

Unit/Lot #:

Status: Active

List Date: 6/17/2025

XST/Dir: Hwy 26 to Wiley Creek Rd

Other: [Virtual Tour #1](#)

Video: [Virtual Tour #2](#) Drone

Lots and Land

DOM: 55

Acres: 240

MLS#: 148079631

8/11/2025 2:52PM

Show: 24 Hour Notice, Appointment Only, Call Seller's Office

Offer/Nego: Call Seller's Agent

AG: Julie Mansfield-Smith

AG Ph: [541-934-2946](tel:541-934-2946)

AG Cell: [541-519-6891](tel:541-519-6891)

CoAgent:

CoPh:

Private: Buyer broker must be present at all showings. Call for appts. No texting.

Last Updated: 8/6/2025 4:19:56 PM

Public: 240 Acres Land with year round 3/4 mile of spring fed creek. Off grid with unfinished shelter for storage or RV. Recreational property with lots of privacy and seclusion. Great views of the mountain ranges, good dirt road access 10 minutes off paved highway 26. LOP tags available. 3200 Elevation. 1.5 mile private dirt road entry to property. Target shooting, bbq pit and plenty of camping spots. This hiking, biking, horseback riding or hunting property sits on native grass land that is level to rolling. The large open meadows have been dryland farmed in the past and could be again. Sage and juniper covered hillsides. A rare find with all these natural amenities in this price range!Call for appt to view.

Last Updated: 8/6/2025 4:19:56 PM

Property Details:

Additional Parcels: /	Availability: Sale	Lot/Land Lease: No	PDF Doc(s): 1
Property Type: Recreation only	#Lots:	Lot Size: 200+ Acres	Open House:
County: Grant	Legal: 240.00 ACRES	Lot Dimensions:	Upcoming Open House:
Subdivision:	Tax ID: 13S28408	Lot Desc: Pasture, Private,	Broker Tour:
Area: 410	Seller Disc: Disclosure	Private Road, Secluded, Solar,	Upcoming Broker Tour:
Zoning: MUR	Other Disc:	Trees	
Elementary: Dayville	List Type: Exclusive Right to Sell	Land Desc: Gentle Sloping,	
Middle: Dayville	Limited Representation: No	Level, Rolling Slope, Sloped,	
High: Dayville	Opportunity Zone:	Steep Slope	
Internet: Yes	CC&R:	Road Frntg: Yes	
Address: Yes	Manufactured House Okay:	Road Surface: Dirt	
No Blog:	View: Mountain(s), Seasonal,	Percolation Test: No/None	
No AVM:	Valley	Soil Type/Class:	
	Waterfront: Yes/Creek	Soil Cond: Native	
	Body Water: Wiley Creek	Current Use: Recreational	

Improvements:

Utilities: None

Existing Structures: Yes/Fixer, Slab, Storage

Financial:

Property Tax/Yr: \$1,497.65 / 2024	Spcl Asmt Balance: Dues:	Tax Deferral: No	Short Sale: No
HOA: No			\$ Pre-Approv:
Escrow Pref:		Other Dues:	3rd Party: No
Crop/Land Lease: No			
Terms: Cash			
Assumable Interest Rate:			Bank Owned/Real Estate
Assumable Remaining Months Ending:			Owned: No
Assoc. Am:			

Broker/Agent Data:

Agent: Julie Mansfield-Smith

Agent Lic: 950300098

Agent Ph: [541-934-2946](tel:541-934-2946)

Agent Cell: [541-519-6891](tel:541-519-6891)

SAID: SMITHJUL

Email(s) Agent: cuppercreeklandco@gmail.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Cupper Creek Land Company LLC

Office Lic: 201214553

Office Ph: [541-934-2946](tel:541-934-2946)

Agent Ext:

Fax:

BRCD: 9CCL01

Owner Perm. Resid: No

FIRPTA: No

Owner(s): RICHARD BROUSE, JENNIE BROUSE

Tenant/Other:

Owner Phone:

Tran: 8/11/2025

Exp: 12/31/2025

Tenant/Other Phone:

Poss:

Comparable Information:

Original Price: \$395,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.