



0.21 Acres

\$159,995

Baker County, Oregon

www.governmentlandsales.us/properties/823cfcfb2b



Property Details

Property Types: Land, Residential, Recreational
State: Oregon
County: Baker County
City: Sumpter
Zip: 97877
Price: \$159,995
Total Acreage: 0.21
Property ID: C-2021064
Property Address: 300 Ibex St, Sumpter, OR, 97877
APN: 09S3729DD-600
Dimensions: 60' X 150'
GPS: 44.7468, -118.1968
Subdivision: Sumpter Heights

Unit: McEwen Addition
Block: 8
Lot: 6
CCRs: None
Association Fees: None
Roads: Good gravel and dirt
Power: Installed
Water: Installed
Sewer: Installed
Time Limit to Build: None
Taxes: \$165
RV Policies: Allowed

This lot is perfect for any outdoor enthusiast. It is an improved lot with two full hookup graveled RV/trailer pads (electricity including two 30 and 50 amp plugs along with 110, city water, and septic). There is also enough space for a third RV/Trailer to park on the east side as well. This nearly quarter acre parcel sits right at the corner of Granite and Ibex with direct access to hundreds of miles of back country trails for your off-road expeditions (ATV, snowmobile, or any other OHV). Campfires are permitted as long as there is not a burn ban in the adjacent national forest. This lot is close enough to walk to town yet has the feel of being in the woods. From this lot you are also in walking distance of all of the nature and trails the area has to offer.

Sumpter

Bordering the Wallowa-Whitman National Forest, Sumpter is located along Oregon 410 about 30 minutes west of Baker City. This historic gold mining town has become the go-to getaway spot for many people in nearby larger cities. At nearly 4500 feet, it has transformed into a quaint mountain town where many people now own second "vacation" homes or lots for their RV/trailer. Sumpter has a little bit of everything from an art gallery to antique shops. There are two motels in town as well as a couple of B&B's. In addition to a gas station, there are grocery and hardware stores for your everyday needs. For food, there are three restaurants, two of which also have a lounge/bar for your drinks and nightlife, the third doubles as a coffee shop.

For your fishing and boating adventures, Phillips Lake (reservoir) lies about ten miles SE of Sumpter. Anglers will find largemouth bass, smallmouth bass, rainbow trout, black crappie, yellow perch, and coho salmon. Whether you're fly fishing, spinning or bait casting your chances of getting a bite here are good. The lake is open and accessible year-round. Many waterfowl rest here during migration, especially Canadian geese.

Sumpter Flea Market and Scenic/Historic Adventures

Three times a year (Labor Day weekend, 4th of July, and Memorial Day weekend), Sumpter hosts their city wide flea market. With over 100 vendors, thousands flock to town for the events. While in town, many visitors take a ride on the Sumpter Valley Railroad, visit the Sumpter Valley Dredge, or tour the Sumpter Municipal and Cracker Creek Mining museums.

Land Information:

Legal: Sumpter Heights, McEwen Addition Block 8 Lot 6

Map and Taxlot: 09S3729DD-600

Size: .21 Acres

Dimensions: 60' X 150'

GPS: Approximate GPS Coordinates

44.7469, -118.1970 (NW Corner)

44.7469, -118.1964 (NE Corner)

44.7467, -118.1965 (SE Corner)

44.7467, -118.1971 (SW Corner)

44.7468, -118.1968 (Center)

Possible owner financing. **All cash offers considered.**

Document preparation fee: \$299

Property ID: C-2021064 RAOFC

Seller Information



**GOVERNMENT
LAND SALES**

Government Land
Sales
4709 W Chinden Blvd
Boise, ID 83714

208-991-4644
todd@govlandsales.com

Purchasing land is an investment and we are here to help you through that process. Government Land Sales, Inc. was started as an alternative investment tool to the traditional stock market, CD's, bonds, etc. Raw land is less susceptible to the ups and downs of the other investment markets. We believ...