

Residential

Active



Address: 323 Sunflower Lane
City: Vandervoort
County: Polk
Zip: 71972

PROPERTY DETAIL	
List Price:	\$68,000
MLS #:	10199318
Class:	Residential
Type:	Rural Residential
# Beds:	4
Baths:	2 / 0
Appx SQFT:	2072
Stories:	One Story
Appx Year Built:	2001
Appx Lot Size:	0x0
Subdivision:	Vandervoort
Legal:	S31-T4S-R31W & S36...
Area:	301
Annual Taxes:	371.49
Annual SI Tax:	
Source of SF:	Courthouse
UNNO:	No
Appx Acres:	28.41
Will Subdivide:	No
Entered Twice:	No

Directions: Hwy 71S to Vandervoort junction, left on Hwy 246, go .4 of a mile turn right at the Cross Mountain hunting club sign. You will see a Hawg Hill monument. This is Sunflower Lane. Yellow Weyerhaeuser gate that will need to be opened to enter into property.

ROOM DESCRIPTIONS	
LR:	MBR:
DR:	BR2:
BK:	BR3:
KIT:	BR4:
DEN:	BR5:

SCHOOLS	
ELEM:	Wickes
MIDD:	Wickes
JR HIGH:	
SR HIGH:	Wickes

LISTING INFORMATION	
Possession:	Immediately-With Deed
Warranty:	As-Is, Prsnt Cnd at Clsng
Assn/Condo Fee:	
Frequency:	None

PROPERTY FEATURES			
AREA AMENITIES	Picnic Area	KITCHEN EQUIPMENT	Pantry
BEDROOMS	All Bedrooms Down, 3 Bedrooms Same Level	LOT	Sloped, Rural Property, Wooded, Not in Subdivision, Mountain View
DINING	Kitchen/Dining Combo	OTHER ROOMS	Unfinished Space, Laundry
DOCS ON FILE	Legal Description	ROAD SURFACE	Dirt
EXTERIOR	Log	ROOF	Metal
EXT. FEATURES	Fully Fenced	UTILITIES	Septic, Well, Electric-Co-op
FIREPLACE	None		
FLOORS	Wood		
FOUNDATION	Crawl Space		
PARKING	None		
HEATING & AIR	No Cooling, No Heating		

PUBLIC REMARKS
 Located 8 miles from Brushy Creek Recreational Area. This log cabin sits on 28.41 wooded acres with a view of the valley below and the surrounding mountains. Property is bordered by KCS Railroad on South, Weyerhaeuser Timber Company on West & private property on North. Unfinished cabin. The driveway circles your cabin. Chicken coop is ready for chickens. Metal shed by coop & a diesel tank by the drive. Could make a weekend getaway or vacation retreat. Wildlife, berry patches, & secluded. Need 24 hour notice

SP:
LAG: Diana Dugan

MT: 83
LO: Vision Realty

CLSD:

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