ALL FIELDS DETAIL



MLS #	297166	**Bedrooms**	3
Status	Active	**Total Baths**	2
Property Type	Manufactured-Owned Lot	**Levels**	1 Story
		Garage Capacity	Six+
County	Franklin	**New**	Existing Construction (Not New)
Address	1071 Basin Hill Road		
Headline	Peaceful Country Living with Million Dollar Views!	**Ever Occupied**	Yes
City	Mesa		
State	WA		
Zip	99343-9531		
Class	Residential-Single Family		
Asking Price	$595,000		
Sale/Rent	For Sale		

GENERAL

VOW Include	Yes	**VOW Address**	Yes
VOW Comment	Yes	**VOW AVM**	Yes
Number of Acres	4.9000	**FIPS Code**	
IMAPP Address		**Agent**	Florence Sayre - CELL: (509) 539-3161
Listing Office 1	Land and Wildlife, LLC - OFFC: +1 (509) 539-3161	**Listing Agent 2**	Rodney McConnell - CELL: (509) 222-9720
Listing Office 2	Land and Wildlife, LLC - OFFC: +1 (509) 539-3161	**List Team**	
Listing Type	Exclusive Right	**Excluded Buyer Y/N**	
Owner	Quinton; Merlin & Phyllis	**Owner Phone**	call brokers
Occupant	Merlin & Phyllis	**Occupant Phone**	call brokerage
Listing Date	10/12/2026	**Expiration Date**	5/31/2027
Subdivision	OTHER	**Neighborhood**	Other
Total SQFT	1,768	**Finished SQFT**	1,768
Below Grade SQFT	0	**Lot Dimensions**	4.9 acres
School District	North Franklin	**Living Room Size**	15x16
Living Room Location		**Dining Room Size**	12x13
Dining Room Location		**Den/Study Size**	
Den/Study Location		**Family Room Size**	16x20
Family Room Location		**Kitchen Size**	13x13
Kitchen Location		**Utility Room Size**	9x11
Utility Room Location		**Bedroom 1 Size**	13x17
Bedroom 1 Location		**Bedroom 2 Size**	12x14
Bedroom 2 Location		**Bedroom 3 Size**	12x13
Bedroom 3 Location		**Bedroom 4 Size**	
Bedroom 4 Location		**Bedroom 5 Size**	
Bedroom 5 Location		**Bedroom 6 Size**	
Bedroom 6 Location		**# of Full Baths**	1
# of 3/4 Baths	1	**# of 1/2 Baths**	0
Garage Dimensions	30x60	**Year Built**	1993
Zoning Type	Agriculture	**Sale Includes**	D/W, Cooktop, wall oven, refrigerator, H20 heater
Cross Street	SR 170 or Hollingsworth	**New Construction (Y/N)**	No
Proposed New Const. Start Date		**Proposed New Const. End Date**	

GENERAL

Tax Parcel #	121210153	**Directions**	From Basin City... west on SR-170, Right on Fairway to SR-170 south (Sheffield), Right on Basin Hill Road. Go up the hill and then east on Basin Hill Rd to the property. From Sagehill Road... turn west on Hollingsworth Rd, follow until it splits a Wahluke Road, take Wahluke to Basin Hill Rd and turn left on Basin Hill Rd. (about 1 mile to the property)
Off Market Date		**Associated Document Count**	8
Cumulative DOM	29	**PACMLS Supra LockBox**	Yes
Lock Box Serial#	34283521	**Latitude**	46.590863
Longitude	-119.193688	**Search By Map**	
Tax ID		**Update Date**	10/28/2026
Status Date	10/13/2026	**HotSheet Date**	10/13/2026
Price Date	10/13/2026	**Input Date**	10/13/2026 2:44 PM
Original Price	$595,000	**Agent Hit Count**	44
Client Hit Count	1	**Days On MLS**	28
Days On Market	29	**Price Per Sqft**	$336.54
Lot Sq Ft		**Basement**	No
Tax Open Spaces		**Park Name**	
Make/Model	Valley Quality	**Serial #/VIN**	VMHI2825W30821
Rules Y/N		**Application Y/N**	
Unit/Space #		**Lock Box Location**	Hand Rail
Distressed Property	Not Applicable	**Original MLS ID**	
Originating MLS	Tri City	**Space Rent**	
Sellers Title Ins. Co	Ticor Title, Pasco; J Lop	**IDX Include**	Y
Insp/Feasibility Duration		**Bump Period**	
Auction	No	**Percentage of Finished Below-Grade SQFT**	
Bank-Owned/REO	No	**HUD**	No
Builder Name		**Geocode Quality**	Exact Match
Picture Count	41	**Sold Price Per SQFT**	
Comments / Concessions		**Input Date**	10/13/2026 2:44 PM
Update Date	10/28/2026 12:13 PM	**Unique Property Identifier**	
RESO Universal Property Identifier		**Use BrokerBay**	No
IDX AVM Y/N	Yes	**Floor Plans Count**	0
Floor Plans Update Date			

FEATURES

Agent Info/Showing Instru
- Appointment Only
- Call Broker
- Call Listing Office
- Call Occupant
- 1 Hour Notice
- Restricted
- See Remarks
- Lock Box Occupied
- Owner Occupied
- Don't Use BrokerBay

Agreements
- Easements
- Irrigation Water
- See Remarks

Appliances
- Cook Top
- Dishwasher
- Oven
- Refrigerator
- See Remarks

Available Financing
- Cash

Closing/Possession
- Closing +

Exterior Features
- Shop
- Storage Building
- Fencing/Enclosed
- Fencing/Partial
- Lighting
- See Remarks
- Set-up for Livestock
- Irrigation

Flooring
- Carpet
- Laminate
- Vinyl

Foundation/Const
- Crawl Space
- Pit Set
- Tie Downs FHA/VA

Garage/Parking
- Detached
- Off Street Spaces
- RV Parking - Covered

Interior
- Ceiling - Raised
- Ceiling - Vaulted
- Drapes/Curtains/Blinds
- French Doors

Irrigation System
- Entire Property
- Hand Line
- UGS
- See Remarks
- Connected
- Irrigation Pump
- Weir Box

Mfg/Mobile Home
- Double Wide
- Title Eliminated
- L&I Inspection
- On Foundation

Property Description
- Animals Allowed
- HO Warranty Included
- Located in County
- Plat Map - Recorded

Rooms
- Bath - Master
- Breakfast Bar
- Dining - Formal
- Dining - Kitchen/Combo
- Dining - Living/Combo
- Room - Family
- Master - Main Level
- Tub - Garden
- Room - Utility
- Walk In Closet(s)
- Bath - Utility
- Master Suite
- Counters - Granite/Quartz
- Room - Laundry

Street/Road Info
- County Road
- Easements
- Paved

Utilities
- Appliances-Electric
- Electric

Water/Sewer

FEATURES

Conventional
FHA
USDA

Basement
No Basement

Constr. Type/Exterior
See Remarks
Modular

Workshop
See Remarks

Hvac
Electric - Heating
Forced Air
Heat Pump - Heating
Central Air
Heat Pump - Cooling
Furnace
Electric - Cooling

Seller Will Not Divide
View
See Remarks
Garden Area

Roof
Comp Shingle

Community System
Septic - Installed

Windows
Windows - Double
Windows - Vinyl

FINANCIAL

HOA/Condo Fees		**LID Amount Owed**	
Irrigation Assmt	500/yr	**Annual Taxes**	1456
Tax Year	2026	**Lease Option (Y/N)**	
Special Tax Desig. (Y/N)		**1031 Exchange (Y/N)**	
Financing Remarks	sr exemption		

SOLD STATUS

How Sold	**Contract Date**
Closing Date	**Seller Concessions**
Sold Price	**Selling Agent 1**
Selling Office 1	**Selling Agent 2**
Selling Office 2	**Sell Team**
Days Under Contract	**Closing Agent**
Appraiser	

AGENT CONF. REMARKS

Agent Conf. Remarks Call the listing office for showing appointments; sellers are both somewhat incapacitated. 2-hour notice for appointments. DO NOT USE BROKER BAY! None of the yard ornaments remain with the property. And Livestock panels and equipment go with the seller. Community water is from West Mesa Community Water

PUBLIC REMARKS

Public Remarks MLS# 297166 Almost 5 acres with stunning views from the hilltop overlooking Basin City. This 1993 MfgHm has a new roof, title eliminated, gorgeous landscaping and a 30x60 shop suited for commercial trucks. This 3-bdrm, 2 Ba home has a dream kitchen, granite countertops, both formal and casual dining and both a formal living room and a family room! Master suite has both a garden tub and a walk-in shower.The expansive lawn has room for family gatherings and backyard ball games. Lawn and garden ornaments do not stay. Kennel and livestock equipment go with the seller, also. Pasture is set up for livestock, has hand lines for irrigation and hot wire.The shop is a commercial size and was designed for truck repair, with doors on both ends. Wired with 220-amp service in the shop and in the storage shed. Large air compressor goes with the seller.Yard irrigation comes from the ditch and pasture irrigation comes from the shared weir box. There is an easement granted to the airstrip on the south end of the property.

ADDITIONAL PICTURES















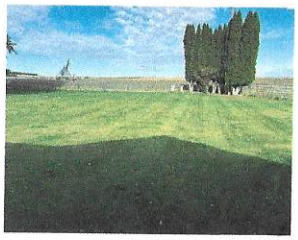










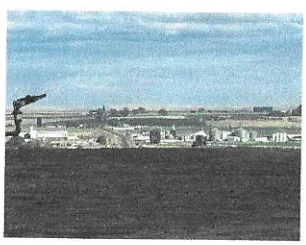
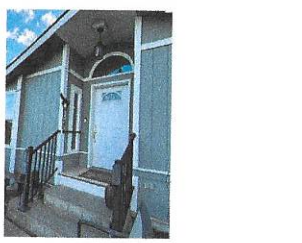
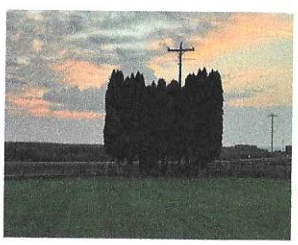
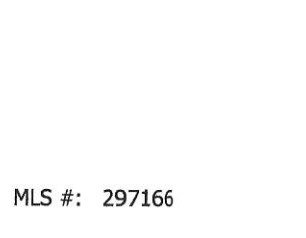


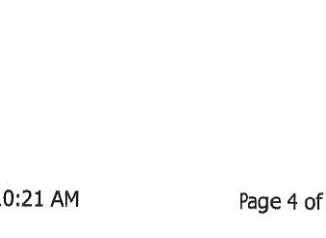















DISCLAIMER

This information is deemed reliable, but not guaranteed and should be independently verified.