

## 36485 Northpole Ln, Pleasant Hill, Oregon

### Location, Location, Location!

Just minutes from schools and shopping in the small town of Pleasant Hill and an easy 10 mile drive to Eugene, this 33 acre level and gently sloping property sets a beautiful stage for the nicely updated 3,000sf, single level home. Enjoy a large garden area, green house, fruit tree orchard, raspberries and blueberries, beautiful landscaping with water feature ponds, a dog run, above ground pool, 36x48 pole barn, and plenty of fenced areas for livestock. All of this with panoramic views of the sunsets and Mt Pisgah!

### Location:

Hikers and horse owners will love the close proximity to the Elijah Bristow horse park, Mt Pisgah, and the Willamette River. This property has easy access to I-5 via Hwy 58 and is located just 12 miles from the University of Oregon campus and Eugene shopping and only 23 miles to the Eugene Airport. The Oregon Coast at Florence is just an hour and a half away. If snow play is on your agenda, you'll appreciate that this property is only a one hour drive up Hwy 58 to Willamette Pass Ski Resort.

### Acreage Description:

The 33 acre property is fully fenced and cross-fenced on a level, gently sloped parcel of land that is outside the flood plain. Located on a quiet rural road, the property is zoned E40 and features the perfect combination of pastureland and woodland. The property has 5 separate turnouts/pastures and approximately 10 acres in Douglas Fir trees.

### Home:

The home is set back from the main road and can be accessed via a long private driveway off of Enterprise Rd or from a second entrance off of Northpole Lane.

The home features gorgeous hand-scraped Acacia Engineered hardwood floors, vaulted ceilings, and propane gas fireplaces in the living room and in the master bedroom.

The master bedroom is a recent permitted addition and features a large walk in closet with private washer and dryer, a bay window reading area, a full bath complete with Jacuzzi tub and separate shower, and a slider out to the deck.

The kitchen is upgraded with granite slab counters and backsplash, a deep sink, and a Jenn Aire propane range with an electric convection oven. Other kitchen highlights include a built-in microwave, an appliance garage and pull-outs, a wine-rack and recessed lighting. Enjoy the convenience of a breakfast nook or gather with family and friends in the formal dining room.

Country homes are better with a mudroom & this one's multifaceted with a beautiful full bath, deep sink w/ granite counter top, built in office unit, pantry, & laundry facilities. Heating and cooling are provided by forced air electric heat pump. The home's exterior is Hardi plank siding and was painted in summer of 2018.

### Outdoor Entertainment Areas:

With the patio and pool in the back yard and the fire pit area in the front yard created for sunset watching, the front porch and the various water features around the home, you may find yourself spending more time entertaining outdoors than in.

### Shop/Barn:

Imagine all that you can store, build or shelter in the 36x48 Pole barn with 12' lean-to. The barn has a gravel floor and is wired for 220V power.

### Farm Equipment:

Please inquire about list of equipment that may be negotiated outside of a sale.

### Soils and Production:

Hazelair, Abiqua, and Bellpine silty clay loams

### Landscaping:

The landscaping around this home is extraordinary! There are 3 small water feature ponds, one with a waterfall. Care for these ponds is very simple....basically add water when necessary! Two of the ponds are stocked with Koi fish. The yards around the home have underground sprinkler systems and some of the trees and shrubs include Magnolia, roses, ornamental cherry, azaleas, dogwoods, Rhododendrons, 3 types of maple trees, birch, and boxwoods.

### Trees and Timber:

This property was recently home to Christmas Tree Farm business and still has a nice inventory of trees on approximately 10 acres. Some may still be marketable, many have grown further into maturity for an aesthetically pleasing environment. In addition, there are 20+ fruit trees including figs, cherries, and apples, all contained within protective deer fencing near the garden area.

### Fencing:

The property is perimeter fenced with some cross fenced areas for separate turn outs/pastures.

The neighbors to the north reimbursed the sellers for half the cost of the fence-line between the two properties.

### Roads and Driveways:

The gravel drive up Northpole Ln is the original entrance for the property. Sellers are under the understanding that they own to approximately the middle of the road... and have an easement on the balance of the driveway going east and west. This easement is also a joint maintenance agreement with the neighboring properties to the south that also use this driveway. We have this document on file so please inquire to review.

### Utilities:

- Electricity is provided by EPUD
- Sellers currently subscribe to Direct TV
- High speed internet is provided by Century Link
- Garbage Service is available through – Sani Pac
- Sellers have 2 small propane tanks that they fill periodically at the gas station in Pleasant Hill which serve the propane gas fireplaces in the living room and master.

### Domestic Water:

The well head is located just north of the parking area and the pressure tank is in the garage. The well pump was replaced around 2015.

### Irrigation:

While there are no agricultural irrigation rights for commercial purposes on this property, water is plentiful and watering your yards, garden, and fruit trees is allowed from the domestic well on the property.

### Septic:

The septic tank is located to the west of the home in the front lawn and the drain field heads west.

### Wildlife:

The owner has seen deer and bobcat and captured video of raccoons, cougar, and bear on the game camera out back. Eagles, hawks and many different types of birds visit the feeders located outside the master bedroom window and the ponds attract native doves, pheasants, humming birds, and other amazing birds.

### A Little History:

The property was originally a dairy farm. It then became part of the Vista Christmas Tree Farm and when the current owners purchased it in the year 2000, they continued selling tree for about 6 more years. The trees can easily be removed to create more pasture areas and the ability to leave some in place, where you choose, is a great benefit.