

# BEAVER CREEK RANCH

24396 Sailview Drive, Elmira, Oregon

## LOCATION

Located in the center of a pristine forest, this ranch is totally hidden from view. The Northwest Contemporary home overlooks the creek-fed lake and the lush green pastures that have been home to cattle and horses. Complete serenity and utmost privacy, yet mere minutes to Eugene, Oregon.

## HOME

Some of the features of this lovely home include polished Canadian wood floors, quartz kitchen counters, two main floor fireplaces, vaulted ceilings, skylights, and great room openness. The master bedroom is on the main floor. The lower ground floor portion has a complete living setup with extra kitchen facilities and a darling wood stove and opens out to a covered patio and the lawns.

There are amazing views of the small lake, pastures, and the forest from the windows and the wrap-around deck. The landscaping is exceptional and consists of a multitude of flowering shrubs and plants. The surrounding trees include magnolias, dogwood, birch, giant oaks, and even a huge fig tree.

There is a Solar heated 16 x 30 in-ground pool with cabana patio, all surrounded by colorful landscaping and rock walls.

## ACREAGE

The 68+ acres consist of the center ranch area that has ~20 open acres of pastured fields with 16 acres of old water rights. The ranch features a large cattle or horse barn for shelter and feed storage and also includes a cattle feeder and loafing shed.

*An additional 17+ acres could be purchased separately to allow for an additional residence...Buyer to verify with Lane County.*

Beaver Creek runs through the fenced pastures and fills the small lake. The balance of the land is beautifully timbered and surrounds the ranch. There are riding and hiking trails on the ranch and throughout the fern filled forest. Sellers have seen deer, elk, beaver, and other forest dwellers, plus many bird species.

## FARM HELP DWELLING

In addition to the main home, there is a separate home for ranch help on the property. It is located a distance from the main residence and closer to the barn and livestock facilities.

## WATER RIGHTS

Water rights date back to 1968 cover approximately 16 acres of the cross-fence pastures. Beaver Creek feeds the small lake.

## TIMBER

The residence and open fields of pasture are surrounded by a magnificent stand of timber. A timber cruise is available for interested parties.

## PRIVATE OWNERSHIP

This beautiful and very private ranch has been in the same loving ownership for more than 50 years. This is the first time that it has been available for sale. With its close-to-city convenience with an away-from-it all setting, it's truly a unique gem!