



PUBLISHED RESERVE: \$299,500

LAST ASKING: No Prior Sale

SIZE: 1,587± Square Foot Two Bedroom, Two Bathroom Home on .37± Acre Home Site and Additional Non-Contiguous Parcel of 1.25± Acre

ZONING: RR5 - Rural Residential

PROPERTY INSPECTION DATES: (Please Do Not Disturb Occupant)
 Sunday, October 14, 11:00 a.m. to 2:00 p.m.
 Wednesday, October 24, 12:00 pm to 2:00 p.m.
 Saturday, November 10, 11:00 a.m. to 2:00 p.m.

FINANCING: None – All Cash

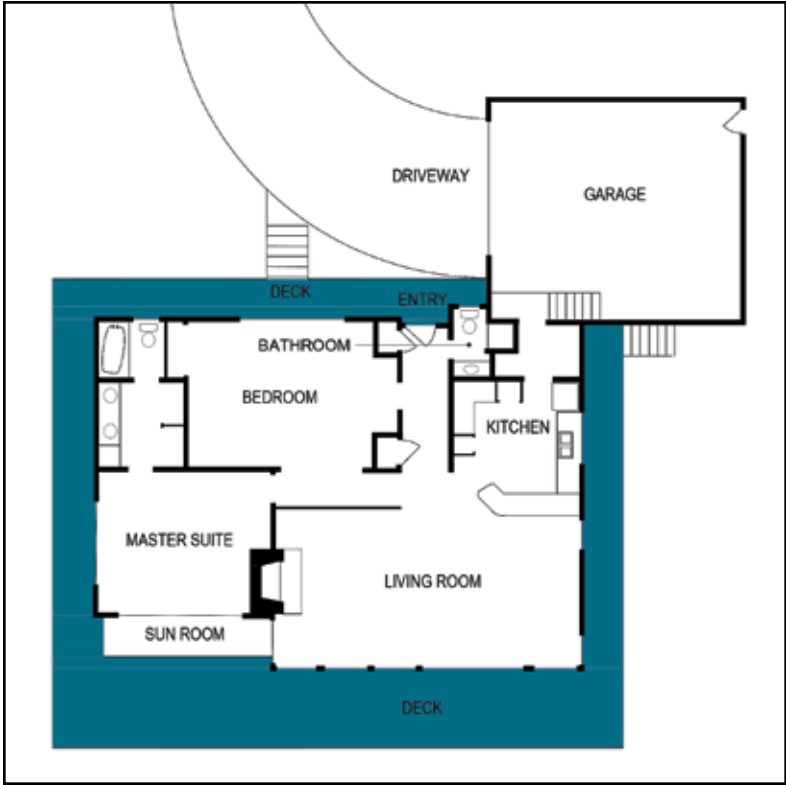
DESCRIPTION: The .38± acre site has 440± feet of Siuslaw River frontage, with one level 1,587± square foot two bedroom, two bathroom home that includes garage and large deck overlooking the Siuslaw River, providing spectacular views. The home was built in 1976 and has been well-maintained by the seller. It is currently occupied by a caretaker.

The home has a great room that extends from the kitchen to master bedroom suite. It has a brick fireplace, wood paneling with built-in book case, and pitched wood ceiling. There are large picture windows and a sliding door for deck access. The kitchen has been recently updated with new appliances, large pantry and laundry room. There is kitchen access from the two-car garage.

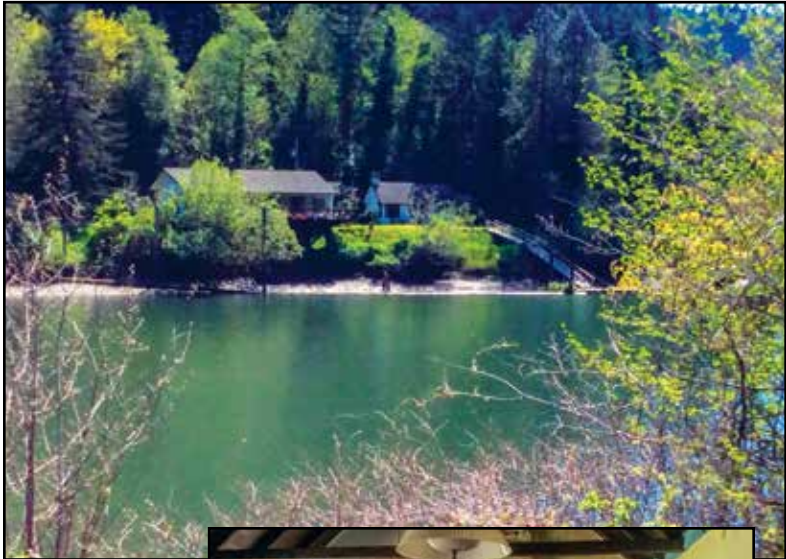
There is a large bedroom with folding doors to the great room. The prior owner had used the great room as a game or recreation room, with pool table. It can easily accommodate several bunkbeds. The master suite with bathroom is at



Home had been well-maintained



Large deck overlooks Siuslaw River



the end of the home and has enclosed sun porch with glass doors to the deck. The second full bathroom is located by the front entry.

The home has electric heat and air conditioning. The exterior is painted wood siding with composition roof. An on-site well and septic service the home.

A small vintage cabin is located next to the home, with full bathroom and kitchen. The main room has rock fireplace and barn doors. It was built over 60 years ago, and has traditional Swedish decorative folk painting on much of the woodwork. Built-in sleeping bunks are on one wall, with loft above the kitchen and bathroom.

The cabin is in need of complete renovation, but has potential as a fully-equipped guest house, year round or seasonal rental, or artist studio. There is a ramp to a boat dock on the Siuslaw River which could easily accommodate a boat house.

The property is being sold along with a non-contiguous tract of an estimated 1.05 acre of steep hillside on the south side of Sweet Creek Road that at one time was the source of spring water.

LOCATION: 9959 Sweet Creek Road, Mapleton, Oregon. Township 18 South, Range 10 West, Section 9, Tax Lot 900

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 14, 2018



Vintage cabin near home has Swedish decorative folk painting and will require renovation for a studio or rental