

90715 Alvadore Rd., Junction City, Oregon in the convenient and adorable little community of ALVADORE!

**GREAT SETTING with SUNRISE & SUNSET VIEWS!**

5.08 level, use-able acres with a 1,960sf, 3 bedroom, 2 bath home that sits back nicely off the road with a great country feel but still close to amenities! Perimeter fenced, turnout pastures, 24' x 50' barn with tack room, hay storage, and 3 stalls.

**Location:**

Just minutes to Fern Ridge Lake recreation areas and parks.

20 Minutes to downtown Eugene!

5 miles to the Eugene Airport, 15 miles to the University of Oregon,  
35 Miles to Oregon State University, and 56 miles to the Oregon Coast at Florence.

**Acreage Description:**

1 Tax lot zoned RR5/CAS

Well maintained gravel driveway runs along one of the turnout pastures and there's a well graveled area near the barn large enough for trailer parking and turnaround.

This level ground offers so many possibilities and the beautiful mature trees and landscape here are incredible. Sellers believe there may be wiring for an electric gate at the end of the driveway.

**Home:**

Super one level with great spaces and many upgrades including a remodeled hall bath, LG ductless heating and cooling system, and new flooring in much of the home. The dining area features a large bay window and skylight and the kitchen offers a conduction oven and newer stainless steel appliances. The pellet stove insert in the living room is approximately 3 years old and sits nicely within the pretty rock hearth and there's a propane fireplace in the family room. The spacious mudroom is right off the garage and is set up great with built in cabinetry and a full bathroom. An east facing back patio extends your living spaces with views of the Coburg Hills, neighboring cattle in the fields, and your own pasture. Sellers love the excellent shading that the trees west of the home offer and the private setting back away from the road. The home's exterior was painted within the last 5 years. The two car garage has built in cabinets and shelves for storage.

**3 Stall Barn:**

3 matted interior stalls and a tack room. Also has room for hay storage.

**Shops and Garden Area:**

This 12' x 24' workshop is adjacent to the 2 car garage and has a built in workbench with drawers and windows for added light. The garden area is approximately 36' x 36', raised, and situated nicely for convenience and sunlight.

**Farm Equipment:**

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

**Fencing:**

A combination of board fencing, mesh, barbed, and no climb

#### Utilities:

Electricity is provided by EPUD  
Internet service provided by XS Media  
Garbage service provided by Royal Sanitation  
Mail box at the property but currently the Sellers use the Post Office

#### Domestic Water:

Well head located in the pasture. We were unable to find an Oregon well log for the well that serves this property.

#### Septic:

Septic tank is NW corner of the home and the drain field heads north.

#### Trees:

Beautiful trees, shrubs, and flowers on this one including Cedar, Oaks, Maple, & Dogwood.

#### Wildlife:

Sellers have enjoyed seeing deer and lots of turkeys.