

41915 Marks Ridge Dr. Sweet Home, OR.

59.06 acres with a beautifully structured ICF built 3 bedroom, 2 bathroom home in private setting of Sweet Home. Property includes 75'x40' clear span steel insulated shop, and small pole barn in Northeast corner of parcel. The property also features approximately 30 acres of nicely managed 25-30-year-old timber. Some perimeter fencing, year-round creek, ponds, beautiful trees, and privacy.

Location:

Property sets up in secluded area of Sweet Home, approximately 4 miles to town.
13 Miles to Lebanon/ 15 Miles Good Samaritan Hospital in Lebanon
33 Miles to Oregon State University
43 Miles to Eugene Airport

Acreage Description:

As you follow the driveway lined with beautiful fir trees you enter the majestic opening to this home. The gentle sloping topography consists of beautiful trees, pastures, and privacy. The acreage which includes the home is zoned EFU. There is approximately 30 acres of managed timber 25-30 year old timber that will be potentially ready for harvest in the next 10-15 years.

Home:

The total sq. footage of this ICF custom built home is 4349 that includes a full finished basement that could go in any direction, is plumbed for bathroom and heat tubes in floor for bedroom.

The upper loft features 470 sq. ft. for you to create your 3rd or 4th bedroom, wall to wall carpet and 2 ceiling fans. Currently house is permitted as 2 bedrooms but seller has used upstairs area as 3rd bedroom, buyer to do due diligence.

The house is constructed with ICF blocks, rebar every foot horizontally and vertically, then poured with concrete. Walls are 9" thick. The home also has a metal roof, metal studs, and hardy plank exterior walls.

The home is completely handicap accessible.

The main living space includes a living room, dining room, kitchen with 3 pantries, hickory cabinets and entertainment center, master bedroom with master bath that has a walk-in tub with jets, oversized laundry/mud room, and second bedroom. Wood flooring throughout the living area and kitchen.

Radiant floor heat, 2" of concrete poured over tubes in flooring.

Corian counter tops in kitchen and bathrooms.

Central Vacuum with new power unit.

Big beautiful picture windows in the living area.

Additional outdoor features include a full wrap around cement deck that features 2 Sunsetter remote control awnings, 2 vehicle carport, and plenty of room to create a beautiful landscaped yard.

Shop:

This property includes a nicely constructed 75'x 40' finished clear span steel shop with two 16' roll up "pull through" doors at each end, concrete floors, insulation, and a man door. Wired for 220.

Pole Barn:

Located in Northeast section of parcel.

Timber:

Roughly 30 acres of 25-30-year-old timber. Healthy and well stocked. Seller has done some thinning in the past. Potential for heavy revenue in 10-15 years.

Fencing:

Property is partially perimeter fenced.

Utilities:

Electricity is provided by CPI.
Internet Service CenturyLink
Garbage Service is Republic

Domestic Water:

Well below pole barn in Northeast section of parcel provides domestic water to the house. Seller estimates well is 115ft deep. No well logs could be located.
Buyer to due diligence. Well pump was replaced in 2018.

Creek:

Small creek runs through southern portion of property.

Septic:

System is located below southeast side of the home. System was permitted.

Wildlife & Hunting:

Wildlife seen on the property include many deer, wild turkeys, and occasional coyotes.

Summary:

Being an ICF custom built home, it is nearly indestructible. It is very unique in itself and this property boasts beautiful timber, views, and privacy. You are virtually in a location that is only an hour to skiing, two Universities, Portland, Eugene, and only two hours max to the beautiful Oregon beach.

*** Seller or Seller's Agent/Firm is not held liable for accuracy of this write up. Buyer and Buyer's Firm/Agent to do Due Diligence regarding all aspects of the property.