

81851 River Dr, Creswell OR 97426 - 2.94 Acres on the Coast Fork of the Willamette River with a super tidy 4 bedroom, 2.5 bath home, additional detached garage/shop, livestock barn and pasture area. MANY upgrades and good maintenance program on the home and additional structures.

Location: Just a mile or so out of the convenient little town of Creswell complete with Bi Mart, Tractor Supply, Emerald Golf Course, Hobby Field Airport, Farmland Market, and the 4th of July Festival. Please visit <https://www.ci.creswell.or.us/> for more info. University of Oregon is 13.9 miles north of this property. The Eugene Airport – 25.3 miles, Oregon State University – 60 miles and the Oregon Coast at Florence – 81.4 miles

Acreage Description: Level acreage that gently slopes down to the riverfront. Well maintained, nearly all perimeter fenced and cross fenced. Property is within the flood plain but home sits up high enough that 2019 flood was still 50+ feet from the home. Creswell Insurance confirms that current flood insurance policy is right around \$800 per year.

Home: 4 Bedrooms, 2.5 Baths with electric forced air with newer heat pump for heating and cooling.

Upgrades: Newer roofs and gutters on the house, workshop, barn, and mower shed. Roofs in 2011. Other updates and upgrades include tile floors in kitchen & bathrooms. Remodeled bathrooms, new certified woodstove, bamboo flooring, newer stainless-steel appliances in the kitchen, water filter under the kitchen sink. With acceptable offer, Seller would like to leave refrigerator & washer and dryer for the new owners. Exterior paint, upgraded vinyl windows, nice new blinds. New window screens in 2019. New hot water heater in 2015. New garage doors & openers, new carpet in 2011, new woodstove in 2011 and Seller would like to leave firewood supply for new owners.

Outdoor Entertainment Area: Trek deck style decking off the living room and dining room offers super setting to enjoy your big lawn, the treed hillside view, and to watch the river go by.

Livestock Barns: Adorable 2 stall barn, nicely maintained and set up for easy pasture turn out.

Detached Garage/Shop: In addition to the attached garage, the new owner will love this fully finished 720sf detached unit with concrete floor, lights, cadet heater, workbench/counter tops, 220 power and plenty of 110 outlets.

Soils & Production: Primarily Class 2 Soils consisting of Newberg Loam and Cloquato Silt Loam/

Farm Equipment: With acceptable offer, Seller would like to leave the Sears Craftsman riding lawn mower with the recently extended 3 year warranty.

Fencing: Almost completely perimeter fenced except for near river
Seller had all fencing and gates installed professionally. Additional access gate at the north end of the pasture.

Utilities: Seller previously subscribed to Dish Network for television. Electricity is provided by EPUD. Internet providers for the area include: Spectrum, Century Link & HughesNet. Trash services provided by Sanipac & Lane County Waste Management

Domestic Water: Well head located in front of the home in little pumphouse. We've ordered Seller required well tests and will provide results.

River: For more information about the Coast Fork of the Willamette River, please visit <https://www.coastfork.org/>

Irrigation: There is a valve box in the northeast corner of the back yard. We have found no indication of registered irrigation rights on the state website. There is an underground sprinkler system for yard irrigation.

Septic: Tank is located NE corner of the home and the drain field heads east. Seller had tank pumped approximately 3 years ago. New cleanout was installed in 2019.

Ranch Roads and Driveways: Beautiful new asphalt driveway and parking area with Security Gate at the driveway. 4 clickers will stay with the property. Additional gated access off River Drive at the northern most corner of the property.

Wildlife: Seller has seen lots of deer, raccoons, beavers and ducks in the river. She said the neighbor told her she saw a bear at one time.

Summary: This is a beautiful little property that has been very well maintained by the owner. A great spot to enjoy Oregon scenery and be very close to a small town with most all needed conveniences.