

30316 Fox Hollow Eugene, Or. 97405

Welcome to Fern Acres

Home: This one owner home was originally built in 1976 & features 5 Bedrooms and 3 Full Bathrooms. There are 2 master suites and the 5th bedroom is currently used as an office. Hardwood floors were refinished in 2017, exterior paint and some new interior paint in 2018. New roof 2020 Kitchen features a large island, pantry and eat in breakfast nook. Beautiful flower beds containing a wide variety of flowers and have inground sprinklers for easy maintenance.

Location: 30 minutes to the Eugene Airport, 1 ½ hours to the Oregon Coast at Florence, and approximately 8 miles to shopping, dining & entertainment at 29th & Willamette in Eugene.

Acreage Description:

3 Tax lots totaling 80 acres are all zoned F1. Property contains merchantable timber with a mix of fir and hard woods.

Soils:

The property is primarily Bellpine Silty Clay Loom with about half the property at 12-20% slope and half at 30-50% slope. Please click on the link provided for the full soil report and interactive map.

<https://mapright.com/ranching/maps/afb1432d3fb8e1a2d32a8791b8f1a467/share>

Barn: Approximately 24x36 the old barn still has some life left in her!

Fencing: Deer fencing around house.

Utilities: Lane Electric Co-op 541-484-1151, Century Link 866-642-0444

Domestic Water: There are 2 wells on property 1 functioning the other in unknown condition. 2019 Flow and water quality reports on file.

Easements: Of record on file.

Septic: Standard tank and drain field. 2019 Inspection report on file.

Wildlife: There is a variety of wildlife that frequent the property. All though these critters don't always show their faces in the light of day trail camera photos reveal bear, cougar, deer, bobcat and fox. In the garden you will see hummingbirds and lots of pollinators. An occasional Bald Eagle has even been spotted.

Summary: Come, relax, and enjoy the peace, privacy, and tranquility of the forest in this Northwest Contemporary home. Situated on 80 acres with access to trails and nearby BLM land. All in desirable southwest Eugene.

NOTICE: OFFERING IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.