

89233 Sutton Lake Rd. Florence, OR 97439

Home: Approximately 2 miles inland from the beach this 2007 custom home has an open concept layout with good separation of space. Kitchen features a large island, granite countertops, double ovens, warming draw and propane cooktop. 10-foot ceilings and 8-foot doors add to the overall elegance and charm. Throughout the house you will find bamboo floors, knotty alder doors, trim and crown molding. Master suite on the main floor, formal dining room and dedicated office. Large patio perfect for entertaining features propane fire pit, water fall feature and indoor/outdoor sound system.

Location: Just 10 minutes to historic Old Town Florence where you will find a unique assortment of shopping, dining, and entertainment. 1 hour 15 minutes to Eugene's Mahlon Sweet Airport. In the past this airport, has offered direct flights to Seattle, Denver, Phoenix, Salt Lake City, San Francisco, and more. Please check for current flight availability.

Acreage Description:

Totaling just over 52 acres the property is fenced and cross fenced. Paved driveway. Zoned F2(Impacted Forest) the property is currently in a forest deferral and has a mix of reproduction timber and merchantable timber. A series of trails on the property take you through the forests where you will find King Bolete and Chanterelle mushrooms if you know what you are looking for! In addition to the forest there is approximately 10 acres of open pasture ground that is currently home to 4 head of cattle. Included in the sale is tax lot 803 which provides waterfront access to Sutton Lake.

Garden: Protected by deer height fencing the garden area has a green house, raised beds and a fire pit. There are a variety of fruit trees including Apple, Plum and Pear. Plenty of room to add your personal favorites. Additionally, there are many perennial flowers in the garden area including Roses, Dahlias, Passionflower and Honeysuckle.

Barn/outbuildings: Shop is 36x48 with concrete floor. There are 3 bays one of which is RV height. The shop is fully insulated with a loft and has 220. 24x36 pole barn with gravel floor and 2 roll up doors for easy access. A tack room, 2 stalls, hay storage with a turnout area. 20x30 machine shed provides additional storage for equipment.

Fencing: Perimeter fencing and cross fencing is primarily T-post, woven wire with barbwire.

Utilities: Central Lincoln PUD 877-265-3211, Internet and TV provided by Spectrum 833-267-6094. Central Coast Disposal 541-997-8233

Propane: 500-gallon underground tank. Ferrellgas 541-688-8155

Domestic Water: Provided by Heceta Water District [\(541\) 997-2446](tel:5419972446)

Septic: Standard tank and drainfield.

Rivers, Creeks, Ponds, Etc.: Mitchell Creek runs through the northern end of the property. The area around the creek is designated National Wetland Upland with Lane County.

Wildlife & Hunting: Plenty of, Deer, and other wildlife visit and reside on this property. Please confirm LOP tag availability through the Oregon Department of Fish & Wildlife. Contact the ODFW Controlled Hunt office in Salem at 503-974-6101 or visit: http://www.dfw.state.or.us/resources/hunting/big_game/controlled_hunts/landowner.asp

Summary: Come, relax, and enjoy the peaceful and serene quiet this property has to offer. You cannot see a neighbor from the house. If privacy is what you are looking for look no further!

<https://mapright.com/ranching/maps/cbe66a06b0bd2b4f1424529b3bdcf6e7/share/unbranded>

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