

32050 Lynx Hollow Rd Creswell, OR 97426

This meticulously maintained property has something for everyone. Great floor plan for gatherings large or small. 3 stone fireplaces, high end appliances, granite countertops and large covered deck for year-round outdoor entertaining. Set up for horses or cattle there are 6 pastures on the 22+ acres, a 120x60 covered arena with an 8-stall barn. Barn includes a heated tack room, full bath with w/d hookups & office/shop/studio space. Circle drive great for trailers, outdoor arena and 3 car garage.

Home: Originally built in 1980 this 2-level home has been lovingly maintained and updated. The flow of the home is great for formal and informal gatherings large or small. Large master suite features a large walk-in closet, large jacuzzi tub/shower and an old salvaged/sliding barn door. Kitchen has a large 6 burner wolf range/double ovens, brand new dishwasher, subzero refrigerator/freezer, and granite countertops with a breakfast bar. Back entry mudroom/laundry room with a half bath is perfect for country living. Look out any of the many large windows to open pastures and your animals!

Location: Lynx Hollow is a nice dead-end road with easy access to Hwy 99 and I-5, quick 25 minutes to Eugene, 35 minutes to the airport and 40 minutes to the new Pegasus Equestrian Venue and Resort destination in Oakland
<http://www.PegasusEq.com/>, for the purposes of livestock Lynx Hollow is a nice straight haul!

Acreage Description: The 22+ acres of gentle sloping hillside are a mix of class 2&3 soils that are rated for moderate grazing without irrigation. Good drainage helps to keep the mud at bay along with a full gravel driveway loop around the barn and covered arena. Property is in a farm deferral.

Fencing: Full perimeter fencing with cross fencing for a total of 6 separate pastures. Fence materials are a mix of 3 rail pole fencing and t posts with barbwire. There are 5 turnout paddocks, panels are negotiable.

Arena Barn: 120x60 covered arena connects to an 8-stall barn with new lights throughout. Barn has a heated tack room, full bathroom with washer dryer hookups and 4 additional rooms that could be shop/office/studio spaces.

Pole Barn: Located at the entry to the property this additional pole barn has a gravel floor and power and has many potential uses.

Garden. Planting area behind garage and other areas in full sun to have a larger garden. Blueberry, Raspberry and Marion berries patches produce large amounts of fruit.

Equipment and exclusions: The main entrance custom front door is excluded from the sale. Fence panels, Elk chandelier, pool table and the antique trucks are all negotiable items.

Utilities:

*Curbside garbage currently with Cottage Grove Garbage Service. [\(541\) 942-8321](tel:5419428321)

* New highspeed fiber optic internet with Century Link [877-862-9343](tel:8778629343).

*Power provided by Lane Electric Cooperative [\(541\) 484-1151](tel:5414841151)

*Security system is leased with Security Alarm Corporation [\(541\) 928-4544](tel:5419284544)

Propane: 150 gallon tank is rented from Ferrell Gas [\(541\) 688-8155](tel:5416888155)

Domestic Water: Private well. Well log from 1985 on file.

Septic: There are 2 septic systems on the property. One services the house and is located north of the home. The second septic services the barn and is located at the east end with the drain field running out under the arena.

Rivers, Creeks, Ponds, Etc: A seasonal creek in runs through the lower northwest corner of the property and is generally dry by May.

Wildlife & Hunting: The Seller has seen Elk, Deer, Bear, Coyote, Turkey, Pheasants, and Quail on the property.

Note from the Seller/Summary: I was raised a cowgirl in sage and juniper country. Married a lifelong Willamette Valley man and arrived at Lynx Hollow 21 years ago. A place of compromise, open spaces and the forested land of western Oregon. It was here we raised our youngest son, hosted the marriages of our children and friends, watched grandchildren grow and learn, built new and remodeled the old, all the time keeping alive my love of horses and livestock. I loved our pets that roamed free of restraints and who remain here as part of the earth, as will part of my heart. This has been the home I never dreamed of living in but have had that privilege and making it our own. I know we never really “own” the land, only the right to possess it for a time, that proof lies embedded in the fireplace. a stone bowl carved by native Americans who called this home centuries ago then left it buried in the soil just above the house. It is now time for someone else to appreciate and tend to this land. To oversee it along with the tall ponderosa

pine that has grown strong at its entrance. I wish the new owners all the joy, peace pleasure this place has given me and my family. But I'm taking the memories with me.

<https://mapright.com/ranching/maps/09187bbb7c87577f8490b87b8ffde52d/share/unbranded>

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