



82545 Rattlesnake Rd., Dexter, OR 97431

Extraordinary PNW mountain views from this little hillside farm that offers a quaint 1,556sf, 3 bedroom, 2 bath home with nice updates and a beautiful patio setting with a pavillion that adds additional space for lounging and entertaining. Enjoy a very nice 2 level livestock barn, 30x22 Shop, additional outbuildings, and the property is fenced and cross fenced. Property is accessible by car and Sellers have enjoyed having horses and sheep. Sellers pull their RV to the top with a 4x4 pickup truck. The parcel is just under 4 acres but there are easements in place that allow for use of space beyond the property lines.

Location: It's 6.8 miles to Pleasant Hill, 16.8 miles to the University of Oregon at Eugene & 28 miles to the Eugene Airport. Elijah Bristow horse trail and hiking park and Mt. Pisgah Trails are both within minutes away.

Acreage Description: Fairly steep lot but the gravel driveway is accessible by Seller's Prius and pick up truck. Sellers tow their RV and other trailers to the top in 4 wheel drive and UPS and FedEx deliver right to the door. Fenced and cross fenced create several options for livestock.

Home: This 1973 built home has been nicely updated and offers forced air heating and cooling. Primarily one level living with energy efficient vinyl windows and breathtaking views from the living areas which feature hickory floors. The master bedroom offers a sliding glass door out the concrete patio and hot tub and the hot tub will stay. The kitchen comes complete with dishwasher, freestanding range, built in microwave, and refrigerator, a built in desk, and floor to ceiling hickory cabinets for lots of pantry like storage. The living room has an un-certified, woodstove insert that Sellers will remove prior to close if Buyers desire. Lower level provides a 2 car garage, additional storage space and a laundry room with washer and dryer that will stay. The home features a propane fueled, hardwired generator that was installed in 2020, and an electric heat pump and furnace for efficient heating and cooling.

Raised flower beds full of beautiful flowers and shrubs surround the house and patio area, and the pavillion is complete with sink, refrigerator, lots of counter space, and the BB-Q grill will stay. Dine or relax outside and take in the amazing views of wildlife and mountains.

2 Level Livestock Barn: Freshly painted in 2020, this barn is well equipped with water and electricity and features a concrete floor on the lower level. The western part of this barn is on the west adjacent Farnsworth property and there is a recorded easement in place allowing for the use of that portion of land.

Little Run-In Shed barn at the bottom of the hill along the driveway.

Note: The metal aluminum sided barn at the bottom of the driveway is not on subject parcel.

32x22 Shop: Repainted in 2020, includes a 14ft covered lean to, and is wired for 220. Large slider door and interior tool room.

Note: The chicken coop does not stay with the property.

Utilities: Electric Provider: Electricity provider is Lane Electric, Internet is Century-Link DSL. Sellers take their garbage to the nearby Rattlesnake Refuse Transfer Station. Sellers believe there is garbage service in the area.

Generator: The generator kicks on automatically with power loss and runs everything but the main well pump at the bottom of the hill. It does run the pump from the cistern to the home as well as all the outbuildings. 500 gallon propane tank is owned by Seller (not rented) and fuels the Generator. Amerigas currently delivers propane to the property but there are other options in the area as well. The 500 gallons should fuel the generator for 2 full weeks of use. Sellers explain that there is an App that can be downloaded to a phone for \$49 a year that will notify you when the generator is in use.

Domestic Water: The well head is located in the pump house on the south adjacent Farnsworth property and there is a recorded conveyance for this well and an easement for Sellers access. Please request a copy of this document which also shows that the south adjacent property owner has the right to water up to 10 head of livestock from the well. The well pumps water up to a 1500 underground cistern under the storage building on the east side of the home. Arsenic is filtered via a Culligan system under the kitchen sink.

Septic: Standard Septic System and the tank is located at the SW corner of the home under the bird bath. The drain field heads south.

Driveway: The sharp corner on the driveway is on Farnsworth east adjacent property and subject property has an easement over that portion of land. It's understood that Gwen Farnsworth has an easement on the driveway up to that sharp corner to access that portion of her property. Once in a while Sellers will see neighbor, Marvin Zettle, on his 4 wheeler or his horse passing through the Farnsworth property and crossing the subject property driveway to go visit Mrs. Farnsworth or other neighbors.

There is truly lifetime of history in this little community with neighbors helping neighbors and lots of stories and memories. It's a beautiful place to be and a nice way to enjoy life.

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