



92403 Goldson Rd., Cheshire, OR

It's a beautiful drive through winery country and up Goldson Road to this sweet home and 17+ acre, open space and forested property. The impeccably kept, 1,148sf home offers 2 bedrooms and an updated bathroom and kitchen and you can extend your living spaces on the beautiful covered front porch and patio on the side to enjoy the beautiful flowers and relaxing sounds of nature. The property features supplemental solar panels, a large shop, pond, greenhouse, and other storage structures and the trail up the gently sloping forested hill is fantastic. This is a peaceful getaway!

Location: Just 9.5 miles to Junction City, 13 miles to the Eugene Airport, 23 miles to the University of Oregon at Eugene, and 31 miles to OSU at Corvallis.

Acreage Description: 17.8 acres - Level at the west end near the home and gently slopes up into the forest to the eastern property line. This parcel consists of one tax lot and two separate tax accounts. The long, narrow configuration makes for a nice long walk through the state park-like setting with beautiful ferns and abundant wild flowers.

Home: One of the nicest features of the home is the supplemental solar system which was permitted and installed in 2016. The solar array has 25 panels with micro inverters mounted on the shop roof. It has a 7.2kw potential and produces an inverted 6.2kw. The system is grid tied powering the shop and house when the sun shines and uses grid power otherwise. Surplus electricity is "sold" to Blachly Lane at the same rate customers are charged resulting in a substantially lowered monthly bill. The system is 5 yrs. old. The only maintenance typically needed is cleaning every few years to maintain the efficiency.

A new roof, a ductless heat pump, and a certified woodstove insert were installed in 2017. The home features energy efficient vinyl windows, original hardwood floors in the living room and spare bedroom, porcelain tile floor and large walk in shower in the bathroom, and a walk in closet and entertainment shelving in the master bedroom.

Greenhouse: Located next to the fenced garden area, it's not completely water tight but offers a good space for starting your plants and veggies and Sellers will leave the pots.

24' x 48' Shop: Permitted and has a concrete floor, (3) 10' sliders, pull through option, work benches and many cabinets for storage. The shop is wired for 220 power, ethernet available, and the air compressor unit stays. Tidy additional structures with lean-to's for firewood and ample space for equipment.

Note: 8' x 40' "high cube" shipping container beside the shop will stay with the property and provides a lot of extra storage area.

Utilities: Electricity provider is Blachly Lane, Internet service provider is Emerald Broadband, landline phone is Century Link, and Garbage Service is provided by Ecosystems. There's a circuit installed at the panel with a plug for a portable generator. There is no generator included in the sale.

Domestic Water: The well head is located inside the pump house on the south side of home. We were unable to locate a well log on the state website but Sellers say they've had no trouble with water.

Pond: To the north of the home, the pond is nicely private from the road. It's a beautiful, relaxing setting complete with power at the pergola.

Septic: The septic system was replaced approximately 20 years ago and Sellers went through the county permitting system. The tank is located on the north side of the home and there's a wood frame placed over it to note its location. The drain-field heads north. At the NW corner of the shop there is a graveled parking area for an RV and there's a septic dump line there that ties into the main septic system.

Trees and Landscape: The timber on the property has not been cruised as it's just been a beautiful personal forest for the property owners. There is a nicely cleared access road to the eastern end of property and the area around the home is beautifully planted with wisteria, clematis, akebia, day lillies, shasta daisies, Golden Chain Tree, and an apple tree.

Wildlife: Sellers enjoy watching the birds, blue heron, ducks, squirrels, abundant deer, fox, & wild turkeys on the property.

This is a simplified version of life in the country with a small and very functional home and well kept structures for almost everything you need. What a beautiful place to call home.

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