



## **92370 Powerline Rd., Eugene, OR 97408**

Fantastic location, just 3 country miles north of the historic little town of Coburg! Sellers have put a ton of work into this beautiful 1914 Farmhouse on 19.63 acres. Forced air heat & heat pump, fir floors, & wrap around porch. 2 barns, level land on both sides of the “creek” w/ water rights available through Muddy Creek Irrigation Dist. Such a pretty location w/ views of the Coburg Hills, sunrises, & sunsets. This is farm country w/ Harrisburg just a few miles north & easy access to I-5. LOW property taxes & potential for 4J schools!

**Location:** Great location in the heart of the Willamette Valley. Close to I-5, and only 3 miles north of the adorable town of Coburg. Just a quick 17 mile drive to the Eugene airport, 12 miles to the University of Oregon, 33 miles to Oregon State University, and 72 miles to the Oregon Coast at Florence.

**Lot Description:** Level land on both east and west sides of Muddy Creek irrigation ditch. The current owners run sheep on the property but the set up could be ideal for irrigated pasture or hay production. Currently there is no culvert or bridge over the irrigation ditch but Sellers say the irrigation district allows for property owners to install a culvert to accommodate crossing. Buyers should verify this with the irrigation district. The property also offers pear and apple trees.

**Muddy Creek Irrigation District:** This irrigation district has the right to use waters of the McKenzie River, a tributary of the Willamette River, for irrigation of 2087.6 acres under Certificate Number 80835. The Muddy Creek Irrigation District manages and sells the water rights to land owners within the area of the rights and distributes water, during the irrigation season, via Muddy Creek irrigation ditch that runs across this subject property. Sellers have not used their allotted irrigation water but have maintained their good standing by continuing the \$80 per year dues. There is a power pole with electricity in tact as well as a pump at the ditch. The pump will be included in the sale but Sellers make no warranties on the functionality of the pump. For questions about the irrigation process, please call Muddy Creek Irrigation District: Jane DeWall at Malpass Farms 541-995-6332 or [jdewall@uwol.net](mailto:jdewall@uwol.net)

**Farmhouse:** Built in 1914, this beautiful 2 story home includes 3 bedrooms, 2 bathrooms, large living/dining area, large kitchen with lots of counter space. Wood floors throughout most of the home. The roof was replaced approximately 12 years ago and in 2016 Sellers installed a new heat pump and Trane/American Standard air handler. Sellers keep up on routine filter changes. When Sellers purchased the home, there was a powder room downstairs with no commode. In that same space, Sellers installed a commode, walk in shower, and vanity. An electrician did the wiring. This home is situated in a location that enjoys some of the most beautiful sunrises and sunsets. The electrical box has been updated and most of the plumbing under the home is the newer pex type pipe.

**Livestock Barn:** 40x60 with 4 matted stalls, dirt floor, and sheep pens.

**Barn/Detached Garage:** Sellers use this 24x30 structure as a detached garage. It also includes 2 stalls with lofts and a 12x24 carport area.

**Fencing:** The property on the east side of the irrigation ditch is fenced and cross fenced.

**Utilities:** Electricity is provided by EPUD, garbage service is available from Coburg Sanitation, and internet is provided by XS Media, formerly Unwired West.

**Domestic Water:** The well head is located northwest of the home along the driveway and the pump house is behind home. In 2019 Sellers had a new  $\frac{3}{4}$  horse submersible pump installed, a new pressure tank, and pressure switch. We have a well log #56783 that we believe is associated with this well that shows installation in 1998.

**Standard Septic System:** Tank is located on the south side of the home and the drain field heads south. About 2 or 3 years ago Seller had the tank pumped and inlet and outlet baffles replaced.

*Horsepower Real Estate represents the Seller of this property. This information is derived from sources deemed reliable but not guaranteed by the brokerage or broker and should be verified by potential Buyers. Buyers are urged to seek independent verification, thorough professional inspections and personal review of the condition of the property and the information contained herein.*