



FALL 2021 AUCTION

NO STARTING BIDS AND NO HIDDEN RESERVES!

\$955,000 PRICE REDUCTION!
Oregon Coast - 90 minutes from Eugene
**85± Acre Duncan Island Retreat with Custom Home,
Horse Arena, Shop, Dock, and one mile of Siuslaw Riverfront**



- Rare opportunity for secluded family equestrian retreat at east end of island
- Thirty minute drive to coastal resort community of Florence with golf courses and Three Rivers Casino Resort
- Fishing and duck hunting on the property

SEALED BIDS DUE DECEMBER 3, 2021

Broker Cooperation Invited

Color Catalog 2104 and Bid Package 105 available by contacting

1-800-845-3524

or info@rmnrw-auctions.com

*#105 - 85± Acre Duncan Island Retreat with Custom Home, Horse Arena,
Ninety Minute Drive to Eugene
Thirty Minutes to Florence
Mapleton, Oregon*

Highway 126

Horse Arena

Home

Dock

Shop

Siuslaw River

N

Shop, and One Mile of Siuslaw Riverfront



Bernhardt Creek Road

Easement

Duncan Inlet

Gated Entry

Duncan Island Road

Duncan Island Bridge

85± acre Duncan Island Retreat with Custom Home, Horse Arena, Shop and One Mile of Siuslaw Riverfront, near Oregon Coast Resort Community of Florence - Mapleton, Oregon

PUBLISHED RESERVE: \$1,895,000

LAST ASKING: \$2,850,000

SIZE: 85± Acres

ELEVATION: 15± Feet

ZONING: F2 (Impacted Forest) and NE (Natural Estuary)

PROPERTY INSPECTION: By Appointment Only – Contact Auction Information Office at 1-800-845-3524 or info@rmnw-auctions.com

FINANCING: None – All Cash



DESCRIPTION: Acquisition of this 85± acres on the east end of Duncan Island, with over two miles of frontage along Siuslaw River and Duncan Inlet, is a rare opportunity to own a secluded and gated retreat within a 90-minute drive of Eugene, and thirty minutes to the coastal resort community of Florence with marina, restored Historic Old Town, two golf courses, and growing year-round retirement community. Duncan Island has a bridge which provides excellent access from the property to Highway 126, eight miles east, and to the riverfront community of Mapleton.



The east end of Duncan Island, along with the balance of the island's uplands, was subdivided in the 1960s. This east portion of the island was identified as a priority for Siuslaw River Estuary conservation due to the property's significant amount of tidal influenced wetlands for both fish and wildlife, with species including coho salmon, bald eagle, and green sturgeon. It has also been identified as an important migratory route by Audubon Society. A Conservation Easement, provided in 2009 by the prior owner to McKenzie River Trust, preserves 45± acres of wetlands on the southern portion along Duncan Inlet, as

well as 12± acres of mature spruce forest in the upland portion of ownership. 216 acre Waite Ranch, west of Duncan Island towards Florence, was acquired in 2010 by McKenzie River Trust, for further protection of Siuslaw River Estuary.



Three acres had the historic homestead and are not subject to the conservation easement. Included is the custom home, built in 2016. The home was designed by award-winning Eugene architect Willard C. Dixon, AIA. These three acres also have an indoor horse arena, shop, and riverfront dock, all near the home.



The Duncan Island property provides a new owner with combination of personal or family retreat with home having historic farmhouse design featuring contemporary components, all within a spectacular setting in the heart of the Siuslaw River Valley. In addition, the property has outstanding opportunity for fishing, duck hunting, boating, and exploration of estuary by canoe or kayak. Indoor horse arena provides option for boarding and training horses, or reuse for other livestock. All these opportunities have strategic location within easy proximity to Eugene, I-5, and Central Oregon Coast, accommodating use year-round.



Improvements

The three bedroom, three bath house has total living area of 2,408± square feet. It was built in 2016, designed by Willard C. Dixon, Architect, based in Eugene. The home was featured in 2017 Eugene Register Guard article "Indoor-Outdoor Dream on Island in the Stream." It was designed to blend historic farmhouse with contemporary elements. For group entertaining, the home has two-story roll-up garage-style glass doors, providing maximum light and ventilation, and

opening to a wraparound deck, and a second kitchen, outdoors.

The main floor has dramatic, architectural open staircase, with floating steps and steel cables. A living room and dining area are designed around a Tulikivi soapstone fireplace imported from Finland, chef's kitchen with farm style sink, quartz countertops, high-end JennAir Appliances including six burner dual convection cooktop, two dishwashers, built-in refrigerator, custom cabinets, and butcher block island. There is a bedroom and full bath on main level. A carport is on the east end of the home.

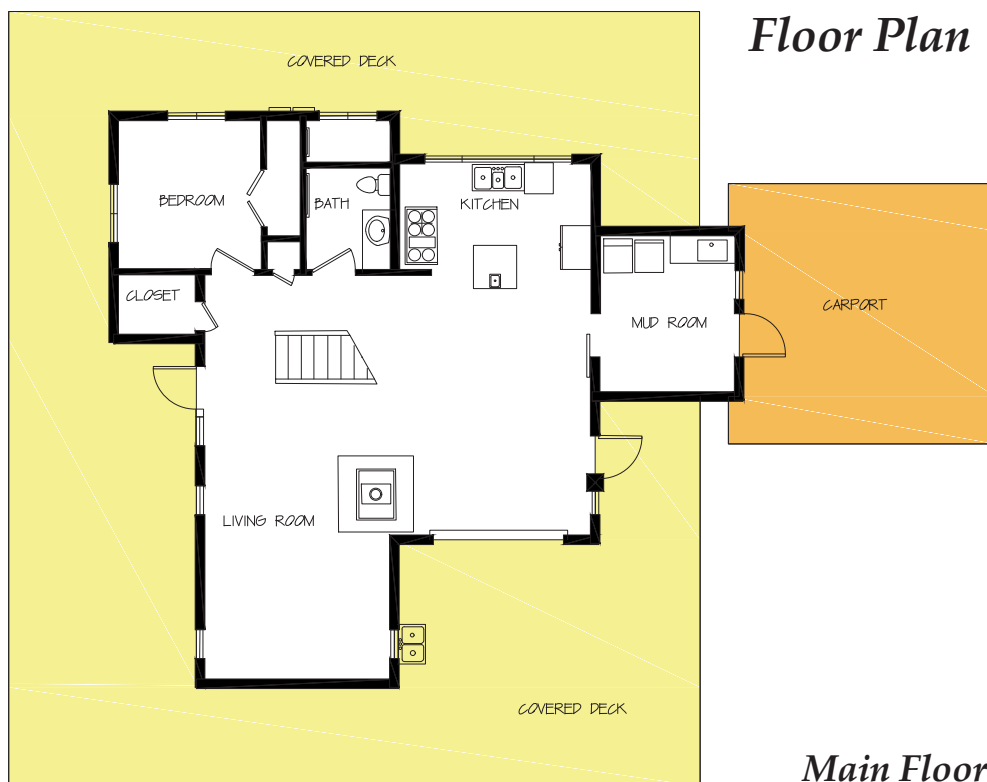
The second floor has two bedroom suites. The larger of the two is a corner master suite with full bath, covered deck, and 1950s French Le Corbusier-inspired window wall. There is an office at end of the hall, with views to the east. The second bedroom suite also has a full bath.

The main level has mahogany-color stained bamboo flooring; Douglas-fir has been used for post and beam construction. The north side of the home facing the main river channel resembles an old two-story farmhouse with horizontal siding painted red, and white porch posts. The southern end has a dynamic design with high shed roof that pitches over windows and the two-story roll-up garage doors. The exterior is metal siding.

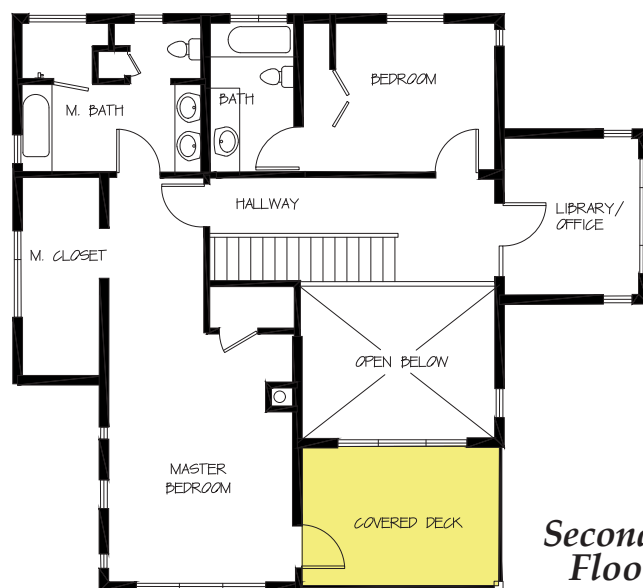
Cantilevered construction preserves unobstructed views toward the estuary, meadows, and surrounding Siuslaw National Forest. The home is located above the flood plain and was designed, and built, as a fortified structure.

There is fiber optic internet to the home, allowing for remote work. Water to the property is provided from a spring, with water also available for irrigation. There is on-site septic.

Floor Plan

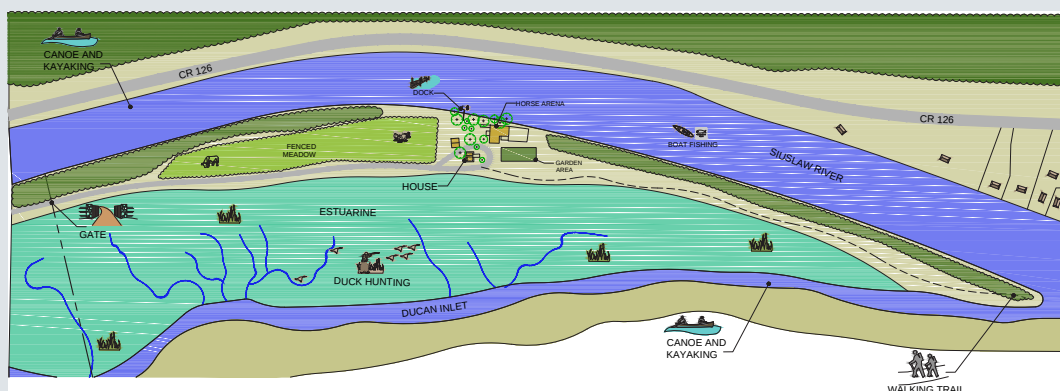


Main Floor



Second Floor

Land management concept plan shows addition of large garden east of home. Meadows are fenced for horses. Duck hunting, fishing, boating along Siuslaw River and Duncan Inlet



Horse Arena

The 9,667± square foot indoor arena has ten stalls and bunkhouse built in 1980. The prior owner was a veterinarian, and breeder of high-performance Arabian horses, and called the property “Duncan Island Ranch.” The arena is currently used for storage and will require some renovation to use for indoor riding and boarding horses. The arena is near both the east and west meadows, which have grazing.

Shop

A 1,218± square foot metal post and beam shop with gravel floor is located west of the house.

Existing greenhouses and yurt are not part of sale and will be removed by Seller.

Access to the Property

There is an automatic gated entry at the end of Duncan Island Road. An easement is on land owned by the Seller's family and will be provided to the new owner of the auction property.

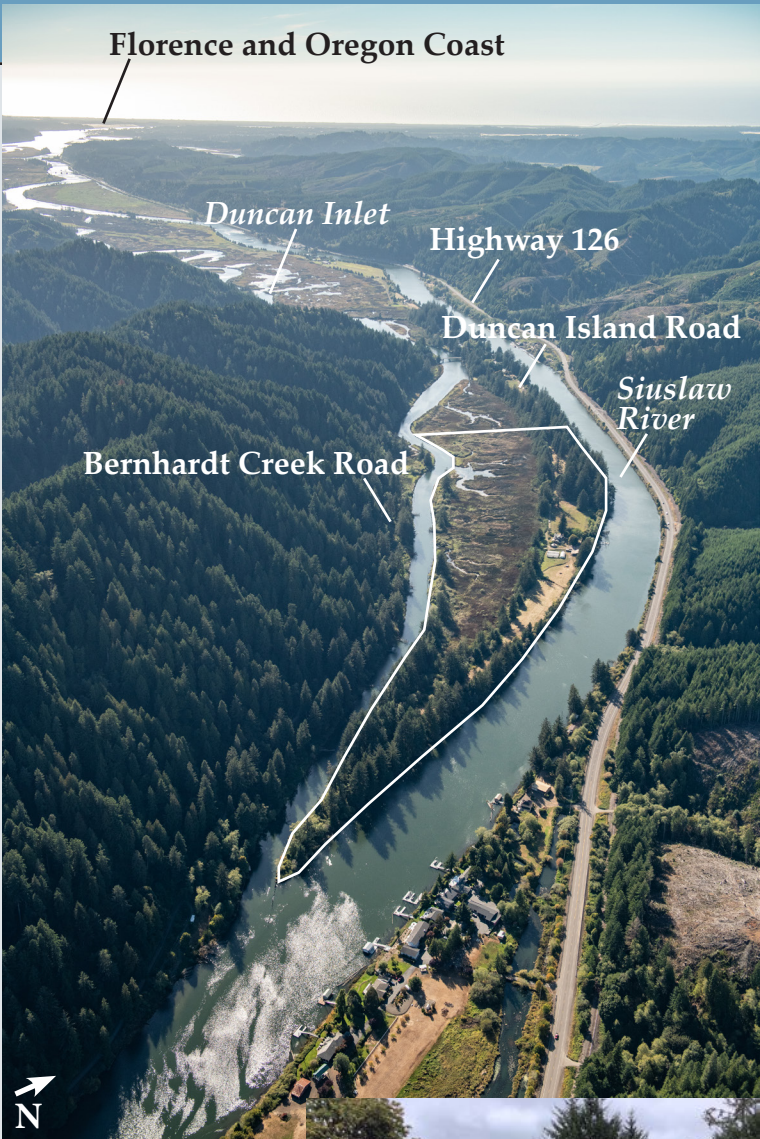
Duncan Island is easily accessible from Highway 126 at Sweet Creek Road near Mapleton, and then east to Bernhardt Creek Road to Duncan Island Bridge. Florence, via Highway 126, is a thirty minute drive.

Taxes

The entire property is classified as farmland, with annual taxes of \$6,100.

LOCATION: 8835 Duncan Island Road, Mapleton, Lane County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, DECEMBER 3, 2021



Port of Siuslaw Marina



Two golf courses and Three Rivers Casino Resort in nearby Florence



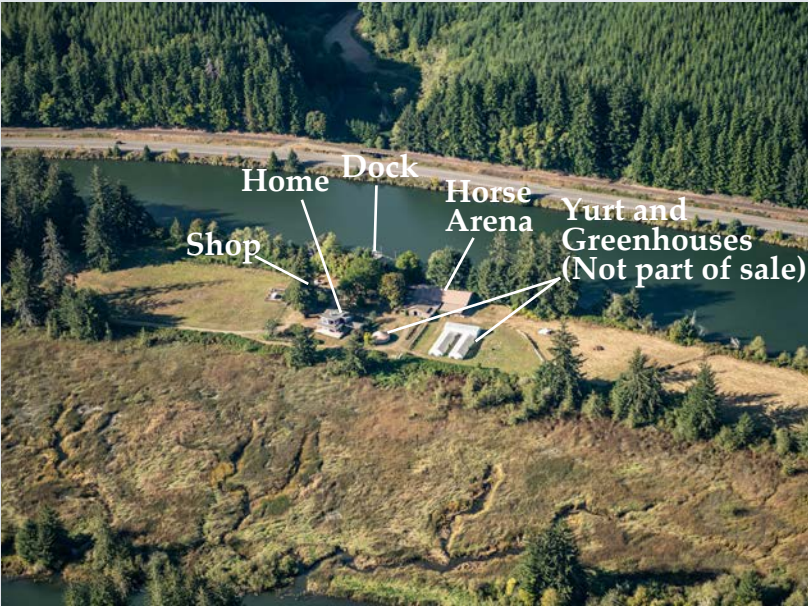
Horse arena with stalls



Bunkhouse



Gated entry from Duncan Island Road



Video on Website



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East end of Duncan Island is identified as priority for Siuslaw Estuary conservation due to significant amount of tidal influenced wetlands for both fish and wildlife. Duncan Island located in heart of important shorebird and waterfowl migratory route

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*Supplemental Information Package #2104-105 includes plat, building plans, zoning, conservation easement, area information, aerial and site photos, preliminary title report, bid documents, and purchase and sale agreement
Available by contacting Auction Information Office*

1-800-845-3524
or info@rmnrw-auctions.com

Auction Conducted By:

Realty Marketing/Northwest
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