

85415 Lake St

Location:

Approximately 1.2 miles to downtown Florence. Minutes from the sand dunes!

Acreage Description:

2.01+/- acres of private and peaceful landscape. Creek divides property almost in half. Forest area in the eastern half of the property.

Home:

2006 Karsten Manufactured home. 2 bedrooms and 2 full bathrooms. Large kitchen. Mudroom/utility room with separate outside entrance. Covered deck.

Shops:

40' x 32' shop/garage. Cement floor. RV power hookup on northern outside wall.

Domestic Water:

Well and water were tested professionally in March of 2022. The well averaged 5.5GPMs. Water quality results no issue. Well head is located under man-hole covering in driveway. Pressure tank is located in the shop.

Rivers, Creeks, Ponds, Etc:

Creek divides property in half.

Septic:

According to county records, the property has a standard septic system. The septic tank is located east of the house in the yard. Drain field location is unknown.

Trees and Timber:

The eastern of the portion of the property is forested. Mixed species of trees.

Summary:

Beautiful property in an awesome spot close to town! Don't miss this one.

*** Seller or Seller's Agent/Firm is not held liable for accuracy of this write up. Buyer and Buyer's Firm/Agent to do Due Diligence regarding all aspects of the property.