



## **Riverfront Nature Conservancy Farm & Fishing Retreat**

8835 Duncan Island Rd, Mapleton, OR

Wildlife and privacy abound on this breathtaking Siuslaw Riverfront farm, just 8+/- miles inland from the beautiful Oregon Coast at Florence. In addition to nearly 1 mile of river frontage and a your own personal boat dock, this property offers an incredible 2,408 sf custom Farmhouse built in 2016 with some surprisingly modern twists and fiber optic internet! Exquisite old growth spruce forest and great equestrian potential with barns, a covered arena, a studio, and approximately 23 acres of organic pastureland.

**Location:** It's about 8 miles by boat to historic Old Town Florence and 24 miles by car, of which approximately 4 miles closest to the home are on a county-maintained dirt & gravel road. It's a 53-mile beautiful drive to the Eugene Airport and 56 miles to the University of Oregon at Eugene.

**Lot Description:** The property totals approximately 85 acres, of which 82 acres are under a protected Land Conservancy. This conservancy allows for grazing and/or requires mowing on the pastureland to keep the grasses maintained. 3 acres, around the home and barns, is considered "Farmstead" and is excluded from the easement. 37 acres of the property are in tidally influenced estuarine wetlands of Duncan Island Slough. The birds and wildlife that visit this property are quite spectacular and there's a special feeling of "good stewardship & protection" on the farm.

**The Home:** The Seller refers to this residence as "Frank Lloyd Wright meets Pacific Northwest Farmhouse". This intriguing home with incredible natural lighting offers 3 bedrooms, including 2 master suites, a kitchen suitable for a gourmet chef, and a glass garage-style door that rolls up next to the dining area that opens to the 2,100 square foot deck system and the Coast Range Mountains. An exquisite Tulikivi fireplace imported from Finland is the hub of the living space. A tankless hot water heater offers hot water on demand. (Be sure to see the home video separate from the drone shoot.)

**The Barn:** The covered arena measures approximately 50'x 100'. There's an adjacent 5-stall shed row, and 3 large double stalls within the arena barn structure. The barn also offers a locking tack room and small security room as well as a "studio" with a restroom.

**Shop/Machine Shed:** This structure is wired for 220, has a gravel floor and enough space to park some vehicles and work on projects.

**Small Animal Barn:** 3 stalls and a couple of chicken coops also come with the property.

**3 Greenhouses** & the **Yurt** are excluded from the sale but may be negotiable outside the sale.

**Trees & Production:** The organic meadows have been used for harvesting hay in the past and for grazing cattle and horses. There is an orchard with 30+ apple trees that is still producing but in need of some TLC when the bear and the deer aren't enjoying it. In addition, there are multiple plum, cherry, pear, fig, quince trees as well as table grapes.

**The Siuslaw River** ([/sai'ju:slɔ:/ sy-YOO-slaw](#))<sup>[7]</sup> is a [river](#), about 110 miles (177 km) long, that flows to the [Pacific Ocean](#) coast of [Oregon](#) in the United States.<sup>[4]</sup> It drains an area of about 773 square miles (2,000 km<sup>2</sup>) in the [Central Oregon Coast Range](#) southwest of the [Willamette Valley](#) and north of the [watershed](#) of the [Umpqua River](#).<sup>[5]</sup>

It rises in the mountains of southwestern [Lane County](#), about 10 miles (16 km) west of [Cottage Grove](#).<sup>[8]</sup> It flows generally west-northwest through the mountains, past [Swisshome](#), entering the Pacific at [Florence](#).<sup>[8]</sup> The [head of tide](#) is 26 miles (42 km) upstream.<sup>[9]</sup>

It is part of the homeland of the [Siuslaw people](#), after whom it is named.<sup>[10]</sup> Citizens of the Siuslaw nation lived in villages along the river until 1860 when they were forcibly removed to an [Indian reservation](#) in [Yachats](#) whereupon their homes, farms, gardens and villages were destroyed and occupied by U.S. settler-colonists.<sup>[10]</sup>

The valley of the river has been one of the productive timber regions in Oregon. The lower course of the river passes through [Siuslaw National Forest](#).

The [Coos Bay](#) branch of the [Coos Bay Rail Link](#) crosses many bridges as it follows the narrow, winding valley of the Siuslaw River to the swing bridge at [Cushman](#).

The river has historically been a spawning ground for [Chinook](#) and [coho](#) salmon. Although the Chinook population is substantial, coho numbers have declined from an annual average of 209,000 fish between 1889 and 1896 to just over 3,000 fish between 1990 and 1995.<sup>[11]</sup> The [estuary](#) of the river is surrounded by extensive [wetlands](#) that are a significant habitat for migratory birds along the coast.<sup>[12]</sup> It is one of the very few Western Oregon rivers where all major forks are undammed.<sup>[11]</sup> *Information From Wikipedia.*

**Utilities:** Electricity is provided by Central Lincoln 877-265-3211 The power to the property is a 400 amp service, with 220 service available in all buildings. Amperage can be increased from the transformer next to the house by adding a second meter.

Fiber Optic internet is provided by Oregon Fast Internet. The property owns a 1,000 gallon propane tank and Sellers use Ferrell Gas for delivery.

**Flood Insurance:** The Sellers currently current keep 3 separate \$250,000 flood policies on the structures for a total 2022 annual premium of \$3911. Premium breakdowns are as follows:

Arena Barn- \$2,806

Home - \$616

Shop/Shed - \$489

**Domestic Water:** The home and barns are served by a Spring fed water source on the north side of the river and Hwy 126 on forestland. There is an access permit in place and they have a key to the gate should they want to access the water source. The water is delivered to the island by way of a 1.5" and 2" flexible pipe. There are On/Off valves on both sides of the Siuslaw River.

The system provides 80 psi static water pressure, and there is three phase filtration system at the house.

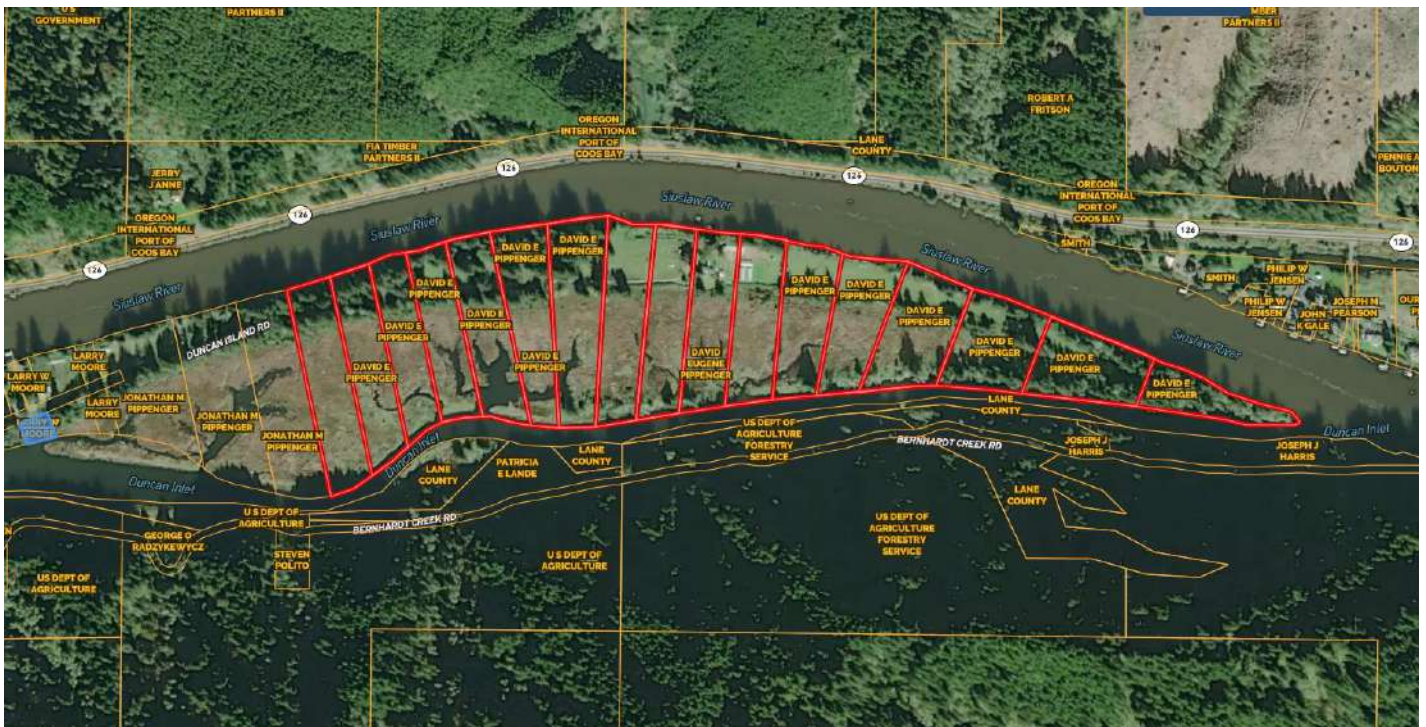
**Water Rights:** There is a water rights certificate for domestic and irrigation use #21154 that will remain with the property. An additional certificate #7615 for domestic use is being transferred to adjacent lots to the west.

**Septic:** The septic tank is located on the east side of the home and it was last pumped in October, 2021. The system was in place for a previous home and was inspected and approved for use with the new home in 2016.

**Summary:** This property is a dream for folks that would like some privacy and have a love for land, animals, and wildlife. A captivating place for birdwatchers, artists, equestrian enthusiasts, fisherman, gardeners, and someone that would like to work from home and have their own slice of Heaven. The inland coastal location offers some very nice climate and the incredible sights and sounds of the river, the trees, and the plantings around the home top this one off almost to perfection.

*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.*





17 Tax Lots include

18-11-11-00-01401

18-11-11-00-01405

18-11-11-00-01406

18-11-11-00-01407

18-11-11-00-01408

18-11-11-00-01409

18-11-11-00-01410

18-11-12-00-02000

18-11-12-00-02001

18-11-12-00-02002

18-11-12-00-02003

18-11-12-00-02004

18-11-12-00-02005

18-11-12-00-02006

18-11-12-00-02007

18-11-12-00-02008

18-11-12-00-02009





Photo by Rick Keating

David Pippenger's house on Duncan Island, near Mapleton, was designed by Eugene architect Willard C. Dixon with a "split personality" — a high-pitched shed roof and minimal posts for preserving views and daylighting on the modern-looking south side (pictured), and a more traditional-looking farmhouse facade on the north side.

# Indoor-outdoor dream on island in the stream

Light- and sight-filled custom home draws on the magic of an idyllic site surrounded by the Siuslaw River

By Joel Gorthy  
THE REGISTER-GUARD

From the couch in the living room of David Pippenger's home near Mapleton, it's hard to decide where to rest your eyes.

Starting to the left, you could let them ascend the dramatic open staircase, a sculptural melding of floating wooden steps and steel cables that sets the stage for the rest of the artful, airy interior.

Just to the right of the stairs, your eyes could scan the impressive mass of the Tulikivi fireplace — 10,000 pounds of soapstone imported from Finland and hand-assembled here — that is the ultra-efficient heat source at the heart of this ultra-custom home.

Straight ahead, you could stare in wonder at magnificent moving images on a curved LG TV screen that "floats" on a wall of rustic wood.

"Sometimes I just sit here and go around the world," Pippenger marvels, captivated by a slow-motion flyover of Hong Kong's skyline that serves as an Apple TV screensaver along with other scenes from around the globe. "That's an OLED (organic light-emitting diode) screen, so as far as the pixels, that's the best screen you can get. I mean, you can just jump into that image!"

Impressive as all those sights from the couch are, they pale against the striking landscape mural that takes up the entire wall to the right. A verdant Coast

Range forested slope in the background dips to a meandering Siuslaw River estuary, waterfowl plying a reedy, sun-dappled marsh in the foreground.

But wait! That's not a mural! It's one massive sliding-glass door! And it's open!

## A location to love

A gentle coastal breeze courses through the home this bright summer morning, taming what will be an almost triple-digit day.

"Everything about the place was designed so that the outdoors and the indoors were not far apart," says Pippenger, an advertising agency owner who employed Eugene architect Willard C. Dixon, AIA to create his new home. "Everything is supposed to be open, airy, inviting."

It all begins with an incomparably scenic and secluded site on Duncan Island, roughly halfway between Florence and Mapleton. Pippenger, 62, originally purchased land here to operate the Whiskey Creek Organics farm with his son.

He then bought more adjacent property — for a total of 120 acres comprising the east end of the island — situated between the main river channel

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and the connected estuary. The additional land included a unique 20-year-old custom home of Port Orford cedar, along with a bunkhouse, stables and more. Pippenger moved into the home in 2010.

But one night in July 2015, the house went up in flames. It seems that a burning briquette had dropped from a barbecue-grill starter and then smoldered on the deck before starting a fire that spread to the house.

"I woke up to glass breaking and smoke alarms going off," Pippenger says. "I got out with a pair of boxers, my glasses and my phone, and that was it."

Of course, he still clung to one other prized possession.

"I'm kind of addicted to this location," he admits, noting the natural bounty that once allowed him to reel in a 30-pound salmon from his boat dock, and that resulted in one of his farm workers killing three birds with two shots while duck hunting.

"This land has such amazing history with Indians and settlers," Pippenger says, describing the marshes on his property as important native American

bird-hunting grounds. A schoolhouse dating to 1900 once stood nearby, too, he says. "It's just a really special place."

When Dixon came out and stood amongst the ashes of the old house, Pippenger says, "he just kind of 'got' the property. To me it shows."

#### **Farmhouse, meet Frank Lloyd Wright**

Pippenger gave Dixon a few requirements for the home design, which he hoped would blend historic farmhouse and contemporary elements. The avid cook wanted a gourmet kitchen and



Homeowner David Pippenger.



Roll-up glass door opens to connect this covered outdoor kitchen and seating area to the indoor dining area. When the door is closed, a portal allows access to the firewood bin, at center, for fueling the Tulikivi masonry fireplace, seen from either side in above and below photos.



Pippenger says "everything about the place was designed so that the outdoors and the indoors were not far apart." Here, open glass doors wash the central living spaces in light and coastal breezes.



outdoor kitchen; that Tulikivi fireplace at the center of the home; a deck big enough for entertaining a party of 50; unobstructed views of surrounding nature; and a four-sided covered porch, “because nobody does that anymore.”

Dixon describes his resulting 2,500-square-foot home design (which also includes 2,100 square feet of outdoor living area) as “a traditional farmhouse with a modern twist.”

On the north side, facing the main river channel, the home resembles an old two-story farmhouse, with horizontal siding, staid white porch posts and all.

To the south, the exterior erupts in dynamic design. A high shed roof pitches up and out over expansive windows and a two-story, roll-up garage-style glass door for maximum daylighting and ventilation.

Vertically oriented metal siding contrasts with horizontal siding painted in Pippenger’s custom “black red” hue, which is distinct from typical rusty reds.

And most of the home’s outdoor living area is on this side. A covered deck, veranda and balcony put Pippenger and guests almost at one with the nearby estuary marshes. Cantilevered construction preserves unobstructed views, without the posts of the opposite facade.

“So that’s the farmhouse side, this is the Frank Lloyd Wright side. It’s like me; it has a split personality,” Pippenger jokes.

As Ken Carter of Carter Brothers Construction, the builder, commented to Pippenger, “this is a very unique house, but everything is functional.”

Other highlights include a chef’s dream kitchen with commercial range/hood, island with butcher block, oversized refrigerator, pantry and two dishwashers; barn-style sliding doors and dining table crafted on-site by the homebuilders; efficient LED lighting; bamboo flooring; 10-foot room ceilings; and an industrial-sized central overhead fan to help with ventilation and heating/cooling.

Some things are not as apparent, such as the tiny tucked-away studio where Pippenger can record voiceovers for advertising clients, or the fiber-optic internet connection, or the fortified structure that includes 2-by-6-inch framing lumber and 30 earthquake foundation straps.

Eyes can’t help but land on the half-dozen small, different-shaped windows set into the west wall of the upstairs master bedroom. Dixon added this so-called “Corbu wall” — inspired by a 1950s French chapel design by modern architecture pioneer Le Corbusier — as a form of “art built right into the home.” He says it creates “a whimsical, sculptural play with natural light — almost celestial.”

And the effect is right at home, here on this island where form meets function, where tradition greets innovation, where the indoors invites the outdoors to dance.

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Clockwise from left: Open area beneath the south-facing shed roof features an industrial-size overhead fan and garage-style glass roll-up door; the upscale chef’s kitchen has commercial-grade appliances; exterior perspective shows juxtaposition of home’s distinct traditional and modern sides.



In the master bedroom, main windows let in the beauty of estuary marshes while a wall of small, mismatched windows add more light and interest.

Photos by Rick Keating