



## **Merlau Gardens**

### **36081 Camp Creek Rd., Springfield, OR**

Outstanding 7+ acre, professionally landscaped Estate with an option to purchase another 3+ acres. This property is located on the outskirts of Springfield in the desirable Camp Creek area. Just 6.6 miles to Riverbend Hospital, 10 miles to the University of Oregon, 18 miles to the Eugene Airport, and minutes from local amenities.

With irrigation rights and systems, a picturesque 4,500 sq. ft. barn, and a vintage greenhouse, this property is a gardener's paradise. It offers an incredible, park-like setting, suitable for a wedding or other large functions. It has functional nursery options and livestock potential. Hi-speed Internet is available as per CenturyLink. This property is a MUST-SEE in full bloom!

**Acreage Description:** The property consists of 2 separate tax lots totaling 7.15 acres (+/-). Tax lot numbers include #124 & #113. Gently sloped with views of the McKenzie River and surrounding valley, this immaculate property has been owned for over 50 years by a Landscape Architect. The gardens are spectacular with terraced pathways, ponds, bridges, and groomed greenways. The house sits in the middle of the property nestled in a grove of Oak trees. There are power lines that stretch across the northern portion of the property behind the barn and approximately 300ft from the home.

**Adjacent Lot #114 available to add to the purchase at a price of \$350,000:** East adjacent to the main house lot is a separate 3.11 acre (+/-) legal tax lot (#114) with electricity, septic system and well in place. This lot sits within the surrounding wrought iron fencing that also wraps around the main home lots. This 3+ acre lot is zoned RR5, and Lane County has confirmed it to be a legal lot for the purpose of pulling a permit for a new residence. Buyers must absolutely verify this with the county. The lot has its own street address and power meter. The septic tank on this lot is located near the trees at the previous home site. This septic system has not been in use since 2007 when the current owner purchased the lot so the Seller is unaware of the functionality of the system. The well #L-10584, that served a previous residence, was drilled in 1969 and a recent flow test showed an average of 13.5 gallons per minute. Please inquire for a copy of the reports. The domestic well is approved for irrigation of commercial nursery plants as well as other groundwater uses such as yard watering per ORS 537.545. If added on to the purchase of the 7 acres and main home, this lot has excellent potential for extended family members, caretaker's dwelling, or guest house. Again, Buyers must do their own due diligence on options for lot development.

**Home:** The well-kept home will benefit from cosmetic updates but offers a nice floor plan with incredible views of the surrounding mountains and valley. The 4-bedroom, 2-bathroom, 2,520 sq. ft. home was built in 1969 and remodeled in 1987. The home is sited in a beautiful location overlooking the gardens and the McKenzie River valley. The 2 level home features oversized windows throughout to take advantage of the views. The kitchen looks out over the garden area where pathways, fountains and flowers abound. There are 2 bedrooms and a full bathroom on the main floor, together with an open kitchen/dining area and large living room. There are two wood burning fireplaces: one in the upper-level living room, and one in the lower level family room. The lower level also features a third bedroom, a laundry room, full bathroom and an oversized office space that could make a wonderful master bedroom suite with access to the gardens. A new Lennox heat pump and a new hot water heater were installed in December of 2021.

**Outdoor Entertainment Area and Gardens:** What truly makes this property stand out from all others are the extensive and immaculate gardens and grounds. The current seller owned and operated a landscaping business on this property and it shows! The gardens are packed with year-round delights, connected by terraced pathways featuring ponds, garden statues and delightful spots to sit and enjoy the garden. The gardens are irrigated through-out. If gardening for yourself isn't in the plan, you can certainly enjoy the splendor of this property and hire a company to mow and tend to the gardens.

**Livestock/Multi-Purpose Barn:** The super-size barn measures 90'x 50', offers a very large hay loft, and the roof was replaced in 2010. This is the picture-perfect location for a wedding or parties, or you can store your hay and house your livestock. Portions of this barn are segregated into separate spaces that are currently used for garden-work, shopkeeping, and vehicle parking. There is ample space in this barn to meet all your needs with water, power, and lights throughout.

**Vintage Greenhouse and Nursery beds:** There is a 35' x 18' full bloom light greenhouse with water and 110 V electricity and lights over raised benches. To facilitate the past landscaping business, there is over an acre of level, graveled space with raised sprinkler heads throughout to water potted plants.

**Utilities:** Electricity is provided by Eugene Water & Electric Board (EWEB), a publicly owned water and electric utility in Eugene. The main home service panel was recently updated when the heat pump was installed. CenturyLink has confirmed land line phone and hi-speed internet availability at the address of the main home and we've heard that a neighbor close by uses Spectrum Internet.

**Septic:** The tank for the main house is located on the east side of the home in the flower bed and the drain field heads southeast.

**Domestic Water:** Well #L-10585, serves the main home and barn and was drilled in 1968. A flow test completed in April of 2022 showed an average of 14.5 gallons per minute. Please inquire for a copy of the reports.

**Water Features:** Several water features on the property offer beauty and tranquility with their sights and sounds. We have a document on file to show how each one works and we'll provide this to the new owner. There is a pond located at the south end of the property which measures approximately 50'x 25' and is lined with bentonite which helps keep it full and separated from natural ground water. The pond serves as a catchment to recirculate water run-off from the nursery irrigation system.

**Water Rights:** The domestic well that serves the 7 acres is also approved for irrigation of commercial nursery plants as well as other groundwater uses such as yard watering per ORS 537.545.

In addition, there are certified water rights from the McKenzie River. C&M Pump Co maintains the pump for the river system and there is a pump-site at the river's edge. We have irrigation documents on file for Buyers' review and questions should be referred directly to the Water Master.

**Underground irrigation system:** There is underground irrigation for the majority of the grassy areas around the home. The area NW of the home does not currently have full irrigation coverage. The northern portion of the triangular lot does have an underground system for the grass but the lower area of the triangular lot does not. There is also a system for the nursery areas around the barn.

This is a spectacular property in a super sweet location owned by the same family for over 50 years. The hard work has been done and it's ready to be the foundation of new memories and adventures for the next proud owners.

*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.*