



Welcome to Mohawk Ranch

A rare opportunity to own a buildable EFU lot! This 45.62 +/- acre parcel is private & ready for your next home. Approved homesite is nestled approximately 1200' from Marcola Rd. Standard septic is approved & power has been trenched to the east line of property. Gravel driveway is in and well tested at 9gpm. Approximately 20 acres of Class 2 hay/pasture ground w/ remaining land in trees & natural vegetation. Owner may carry short term with large enough down. Small town living yet 15.5 miles to Riverbend Hospital, 26 miles to Eugene Airport.

Location: Entrance to the lot is approximately .25 miles north of the Marcola Christian Church. This property is located 19.5 miles to the University of Oregon at Eugene, 49 miles to Oregon State University in Corvallis, and 79 miles to the Oregon Coast at Florence.

Marcola, Oregon: The post office at this location was established in 1876 and originally called "Isabel" for early settler Isabel Applegate.^[1] About 1900, a railroad was built through the [Mohawk Valley](#) and a station named Marcola was established near the post office.^[1] Marcola was a name made up to honor Mary Cole, the wife of the town's founder, Columbus Cole.^{[1][2]} In 1901, the post office name was changed to agree with the name of the station.^[1]

In 1900 there was a community of [Japanese](#) people in Marcola who had come to help construct the [Southern Pacific](#) railroad line that was built into the Mohawk Valley to help the local [lumber mills](#) ship their [timber](#).^{[2][3]}

The 1938 [National Register of Historic Places](#)-listed Earnest Bridge, a [covered bridge](#) in the Marcola area, was featured in the 1965 [James Stewart](#) film [Shenandoah](#).

Marcola School District: A fresh campus for the areas kiddos sits just down the road from the property. Please find more information online at [Marcola School District](#)

Acreage Description: This is a nice private location, gently sloped and flat terrain with the western side abundant with trees. The home site is tucked in the private NE corner of the property. The photo above is the view from the homesite. The well is drilled at the homesite location, standard septic is approved, and underground power has been installed to the box at eastern line and EPUD is the service provider. There are currently no fences on the property, but the corners are marked for Buyer's convenience going forward.

Soils and Production: The property is comprised of both class II and III soils with the majority of the hay/pasture ground in Class 2 McAlpin.

Domestic Water: The well was drilled in 2020. We have a well log on file that we believe is associated with the property that indicates the well is 182' deep. Flow Test was completed on June 15th, 2022, and averaged 9 gallons per minute.

Live water: A historically year-round spring fed stream flows through the western wooded area.

Ranch Roads and Driveways: The home site is just over 1200' from Marcola Rd. and there is a recorded road use/maintenance agreement in place with neighboring properties for access to this piece.

Trees and Timber: The property has an abundant amount of hardwood trees throughout.

Wildlife & Hunting: Many black tail deer roam the area and this property meets ODFW 40-acre requirement to apply for Land-Owner Preference tags. Buyer to confirm with ODFW.

Lisa Johnson, Principal Broker & Colton Jacobson, Broker of Horsepower Real Estate represent the Sellers 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.