



1809 Whistlers Ln. Roseburg, OR

Welcome to Whistler Acres, where thoughtful planning meets rural reality! This well-designed property features a convenient layout between the house, shop, barn, and other out-buildings, ensuring ample open spaces for pastures, gardens, and more. The homestead lifestyle awaits, with a 4-stall horse barn, cow barn, and a chicken coop. A conditional use permit is in place for an 80x116 covered arena barn, plans available upon request. The home has seen many recent upgrades while maintaining historical charm. You will definitely want to take a look at this property.

Location: Just 13 miles to downtown Roseburg, where you will enjoy shopping, wine tasting, and music throughout the year. 77 miles to the Rogue River where you can enjoy river rafting or hiking. Only 85 miles to Eugene and 80 miles to the beautiful Oregon Coast. 15 miles to Seven Feathers Casino where you can catch a show.

Acreage Description: The property is mostly flat, usable land, fenced and cross-fenced with a gated entry. Enjoy the new Cattle Corral with wood boards and new Powder River gates. A bigger parking area has recently been created to provide ample parking for a horse trailer, RV, or boat parking.

Home: The 2,928 sq. ft. home was built in 1971 and has seen many recent upgrades. The attached garage has parking for two vehicles. The home offers 6 bedrooms and 3 full bathrooms and one-half bathroom. You will have plenty of space for entertaining guests. The home features custom built-ins, original beams, and the original crystal chandelier in the dining room. The floorplan is well-suited to rural living and entertaining. The family room, currently configured as a guest bedroom, offers a cozy wood-burning fireplace. Enjoy easy access from the pool or hot tub to the workout room and half bath. New cedar privacy fencing has been placed around the in-ground pool. The main floor primary bedroom has a cedar-lined walk-in closet, while the upper primary bedroom features a balcony overlooking the in-ground pool.

Horse Barn: This structure offers 4, 12x16 fully matted stalls with electric poly rope horse runs. 12x10 tack/storage room and an 8 ft. matted breezeway for grooming and farrier. An exterior wash rack can be used year-round. A conditional use permit is in place for an 80x116 covered arena barn. There is currently an area for an outdoor arena with dirt footing.

Livestock Barn: 25x49 currently houses the chickens and cows.

Pole Barn: 30'x40' used for hay storage.

Shop: 76' x 57' This finished shop area is well equipped with plenty of outlets and features 220 power and overhead lighting.

Domestic Well: Well is located in the back yard near the pool. Well log DOUG 1540 on file.

Water Rights: Certificate #45896 -Water rights have been kept current.

Irrigation: There are 2 irrigation pumps, a main pump at the Umpqua River and a second pump at the pond. Both with easements in place for access. See map link for approximate location.

<https://id.land/ranching/maps/e12160fb82d1e55b3394e9d66bb9a764/share>

Septic: Standard septic located in the front of the home within the landscaped area off the covered front porch walkway.

Utilities: Electricity for the property is provided by Pacific Power. The Internet is currently provided by DFN Douglas Fast Net. Garbage service is available through Sutherlin Sanitation, or the Glide Transfer Station is just 4 minutes away if you want to take your garbage to the dump yourself.

Soils and Production: Pengra silt loam with a 3w rating. Production is increased with irrigation and easily maintains the current horses and cows on the property.

Summary: Don't miss out on this unique opportunity to live in the country and to own your own homestead. Perfectly situated, this property is minutes away from schools, town, and recreational sites, providing the ideal blend of rural tranquility and accessibility.

Personal Property Excluded:

All outdoor furniture/chairs.

BBQ

All window fabric curtains and rods.

2 Freezers in garage

Dog Kennel/Kennel Panels

Horse and cattle panels/stall fronts that are stored on the property.

All stock troughs, feeders/feed pans/hay/hooks/hangers/signs

John Deer Tractor and implements

John Deere Gator ATV

All shop contents

Sentimental Steel Tie Rack.

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.