

Siuslaw River Ranch

39± Acres with Large Home & Shop



KNIPE LAND COMPANY • PREMIER FARMS, RANCHES & REAL ESTATE

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Twice The Charm

This property is located on the North Fork of the Siuslaw River, providing a serene country setting to enjoy the forested hills while still being close to the coast. Just 15 miles (25 minutes) from the coastal town of Florence, Oregon, known as Oregon's coastal playground. You have everything from crabbing, fishing, beach-combing, hiking and ATViing on the dunes all within a short drive.

Home Sweet Home

As you arrive on the property via the paved driveway, you enter a beautiful meadow surrounded by trees. The 4,002-square-foot home has two bedrooms and three bathrooms on two levels. The main living quarters are on the upper level, while the daylight basement features a bedroom, bathroom, large workshop, and storage. The main level also includes a unique arched sun-room, built-in cabinetry, a wood stove, and an open-concept floor plan. The detached garage has one enclosed bay and an open bay for storage or use as a greenhouse with the skylight roof.

Spread Out And Enjoy

The land spans over 39± acres and has a home and shop centrally located. The river serves as the east boundary, while a stand of timber surrounds the meadow. The seller constructed the property to take full advantage of the stunning views and top-notch amenities it offers.

Additionally, there is a large 1,800 sq-ft shop with a cement floor and sliding door. It also has an attached covered area for wood or other uses. This property is perfect for livestock or horses, with some fencing and ample grass in the meadow. It also provides an excellent habitat area for wildlife. You can enjoy fishing in the river and exploring the woods providing those unique experiences directly from your front door.

Forested Coastal Playground

Florence is a coastal city in Lane County, and lies at the mouth of the Siuslaw River on the Pacific Ocean. Which is about midway between Newport to the north and Coos Bay to the south along U.S. Route 101. Offering shopping, dining and fun events. Don't miss the opportunity to ride the sand dunes at Dunes City or take to the ocean for hours of crabbing and ocean fishing. If hunting interests you, you are in the Alsea unit (18). The salmon, trout and Steelhead fishing are all close by and a public boat launch access is off N Fork Siuslaw Road.





To the west are forest service lands that offer hiking, horseback riding trails and vistas galore. Talk about edless recreational opportunities to get out and explore!

Taxes: \$2,624.96 or 2023 as per Lane County Assessor

Price: \$1,175,000

Rare Find

This unique property is rare in that you get the country feel, the timbered seclusion and the coastal vibe all in one. Along with a large home just waiting for someone to put their own creative spin on. Not to mention, the uses for the land and the possibility of the timber being merchantable.

Don't let this rare country coast jewel get away, call today for a showing!

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Maps provided to assist for location purposes - Brokers assume no liability for conflicts with surveys.



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