

KEY FEATURES OF THE PROPERTY

HOME

1,008 sq. ft.

2 bedroom, 1 bath (36x28)

Stainless steel appliances

Stainless steel propane oven

Utility room with washer (2021), dryer (2025), trash compartment, and hot water tank 9 (Dec of 2024)

Fujitsu mini-splits (June of 2025) with 2 air handlers. One in living room, one in bedroom

Exhaust Vent (May of 2025)

Insulated stovepipe. Current woodstove is not certified

Exterior of home freshly Painted

Douglas Fast Net fiber internet to the house

Carport/wood shed

2 CAR DETACHED GARAGE

Newly Painted

576 sq. ft. (24x24)

Electrical Outlets (110/220 V)

Large Storage Shelves

MAIN SHOP

960 sq. ft. (40x24)

Concrete slab

Daikin mini-splits w/4 air handlers

Garage Doors (August of 2025)

One main garage area and two back rooms

Water available in one of the back rooms

Insulated Stovepipe. Current woodstove is uncertified

SHOP FURTHEST FROM THE HOUSE

465 sq. ft. inside (31x15)

Large roof with 1,278 sq. ft. of extended shelter

Electrical outlets (110v)

Ample shelving and cupboards for storage

TIN SHED

200 sq. ft.

Small metal building in front of the house

Used as an outdoor kitchen with space for an additional freezer

WOOD SHED

220 sq. ft.

ADDITIONAL SHED

77 sq. ft. (11x7)

Electrical outlets (110v)

Has been recently sheet rocked and flooring added

Original plan was to turn into guest quarters

PUMP HOUSE

100 sq. ft. (10x10)

88 gallon pressure tank (2021)

18 gpm

75 foot well depth

Simple pump, manual pump installed alongside electric pump for use during power outages

Electrical outlets (110v)

New Septic being installed

LAND AND AMENITIES

Marketable timber

Pastures for animals

Fenced garden area

Multiple fruit trees

4 seasonal ponds

Hot Tub to enjoy under dark skies for stargazing (low light pollution)

High-speed internet access

Gated access

End of the road privacy

Road recently graded and refreshed with a new layer of rock

Very close to major freeways

Private, self-sufficient setup with potential for off-grid-like living while still being able to be connected

The total of 160 acres should qualify for the Oregon's Preference Program (LOP) allowing you to hunt on your own land.

Square footage based on tax records and seller's estimates. Buyer encouraged to perform their own due diligence regarding all aspects of the property.