

18140 Hwy 36 - Duplex, Solar, Abundance of Fruit & Nut trees
18140 Hwy 36
Blachly, OR 97412

\$799,000
30.770± Acres
Lane County



**18140 Hwy 36 - Duplex, Solar, Abundance of Fruit & Nut trees
Blachly, OR / Lane County**

SUMMARY

Address

18140 Hwy 36

City, State Zip

Blachly, OR 97412

County

Lane County

Type

Residential Property, Farms, Horse Property

Latitude / Longitude

44.125456 / -123.613893

Taxes (Annually)

1533

Dwelling Square Feet

3450

Bedrooms / Bathrooms

5 / 3

Acreage

30.770

Price

\$799,000

Property Website

<https://www.mossoakproperties.com/property/18140-hwy-36-duplex-solar-abundance-of-fruit-nut-trees-lane-oregon/105249/>

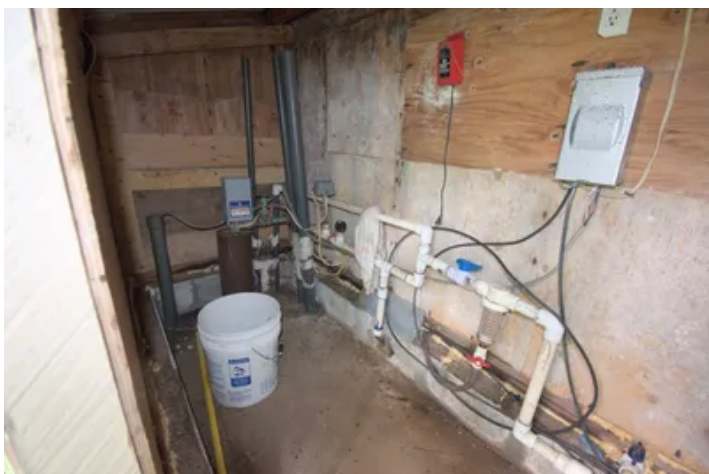


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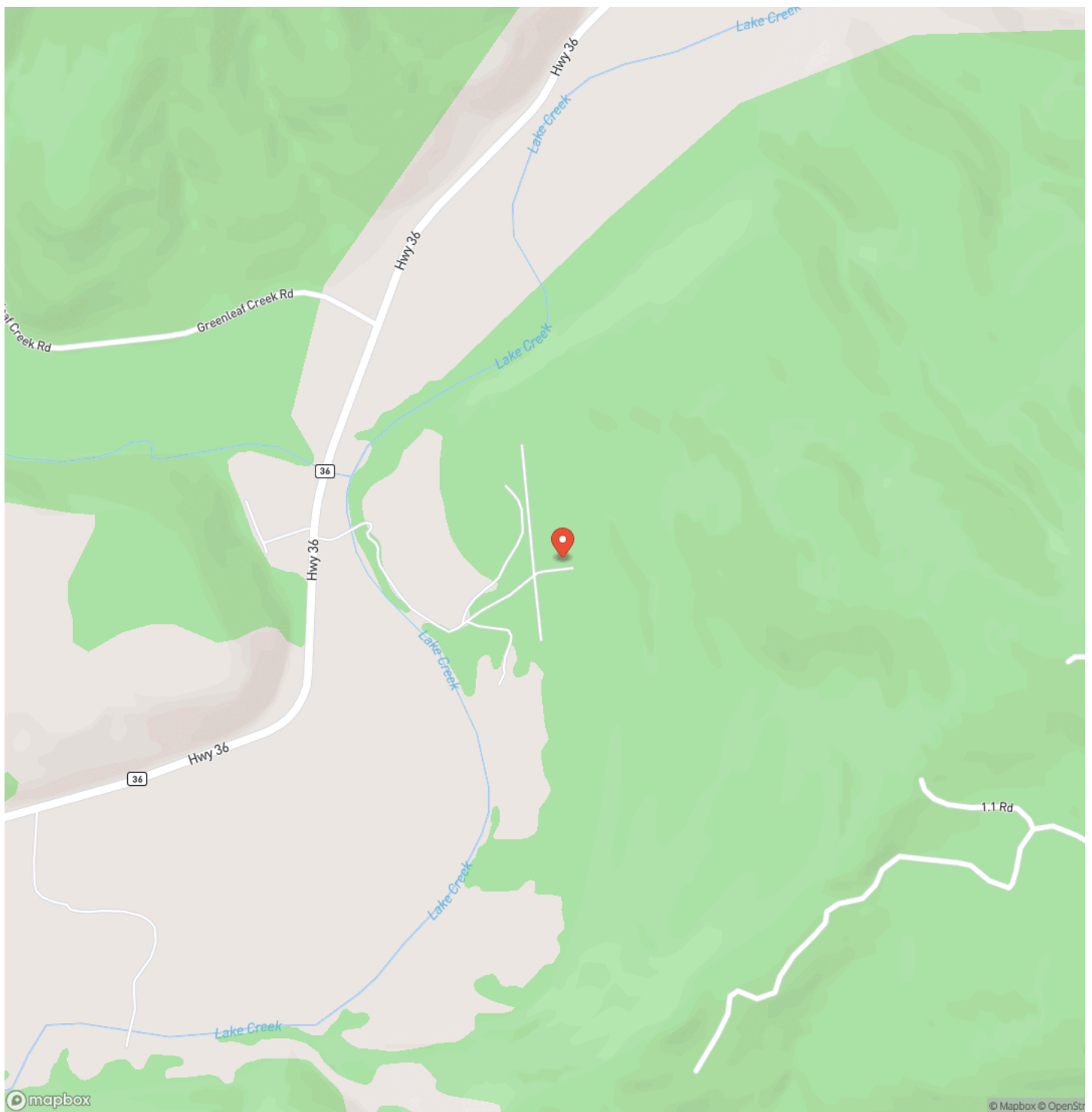
PROPERTY DESCRIPTION

18140 Hwy 36, Blachly, OR - Ideal for Independent & Off-Grid Living. This 30.77-acre property is located just 4 miles west of Triangle Lake in the peaceful Oregon countryside. It borders miles of BLM and national forest land, giving you excellent privacy and plenty of room to roam. The land is nicely split between open fields and timber, with four year-round creeks, three ponds, and fenced pastures - perfect for gardening, raising animals, or simply enjoying nature. What really sets this place apart for off-grid or independent living is how self-sufficient it already is. A strong spring supplies a 1,550-gallon tank with clean, filtered water that reaches the house, cabins, orchard, and garden areas. There's also a backup well. The solar electric system is solid - twelve 365-watt panels (total 4,380 watts), lithium batteries, and inverters provide most of your power, and the house is wired so you can easily switch between solar and grid power. Wood stoves keep everything warm and heat the water in winter, so you stay comfortable and independent. The main living space is a comfortable duplex (about 3,450 sq ft total) made from two well-built manufactured homes on cement foundations (legally permitted). It offers five bedrooms, comfortable living areas, a covered porch, and a summer kitchen with a wood-fired cookstove. There are also four smaller cabins on the property - one has its own washer/dryer and fenced yard. The others make great guest quarters or future projects. You'll also find a big barn, shop with garage space, an equipment shed, hay shed, greenhouse, chicken coops, and plenty of storage. The property includes 2 productive orchards with around 100 fruit and nut trees, a vineyard, blueberries, and a strawberry cage - all with water hooked up and ready to grow. It's zoned F-2 with farm deferral and small tract forestland option, which helps keep taxes low while you live the rural, self-reliant lifestyle. This is a rare opportunity to own a turnkey property that supports real independence. You've got to see it in person. Pictures and words don't capture how peaceful and functional the land feels when you're standing on it. Come walk the fields, check out the solar setup and spring system, and picture your future here. Call to schedule a tour - once you see it, you won't want to leave!

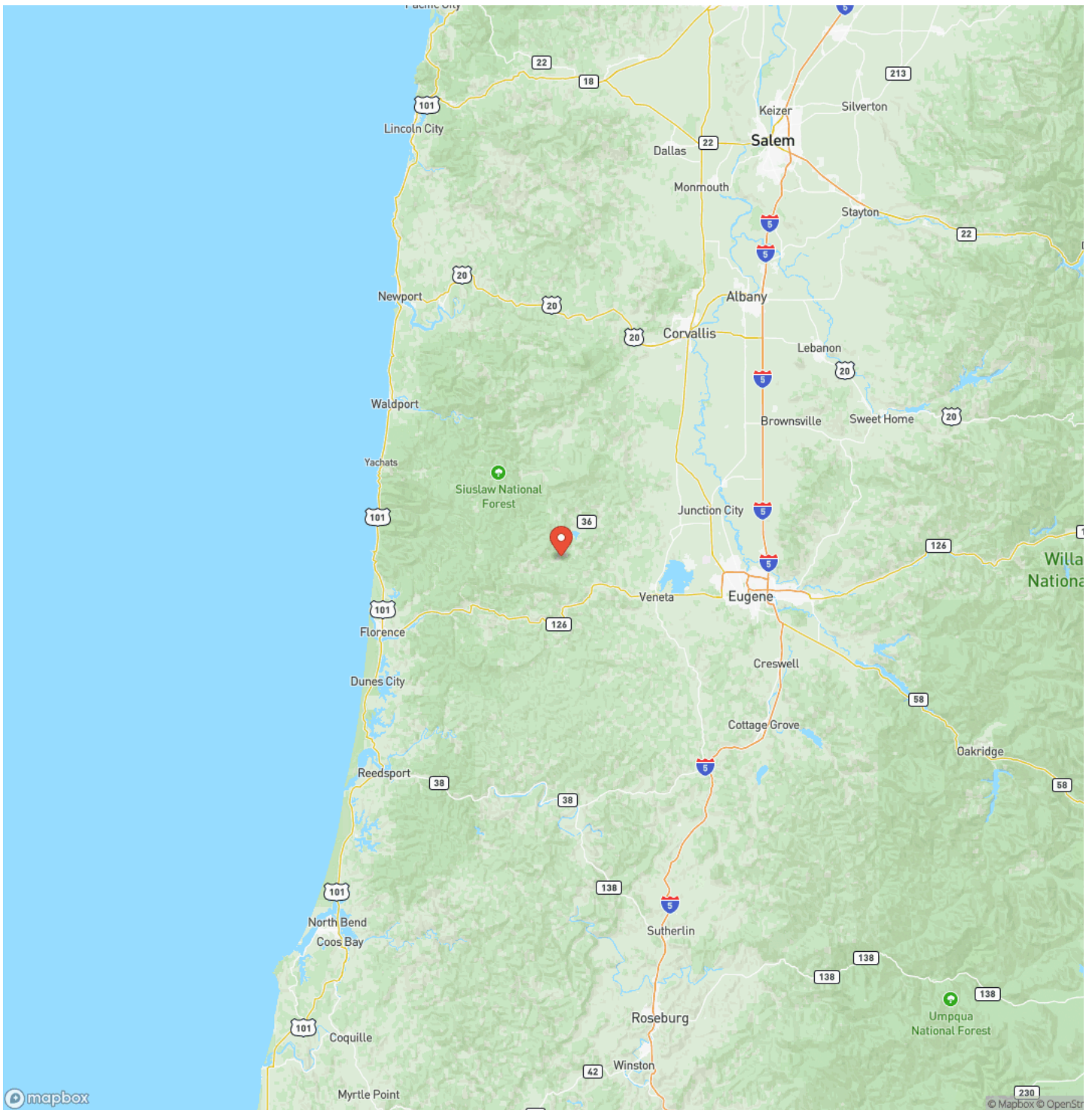
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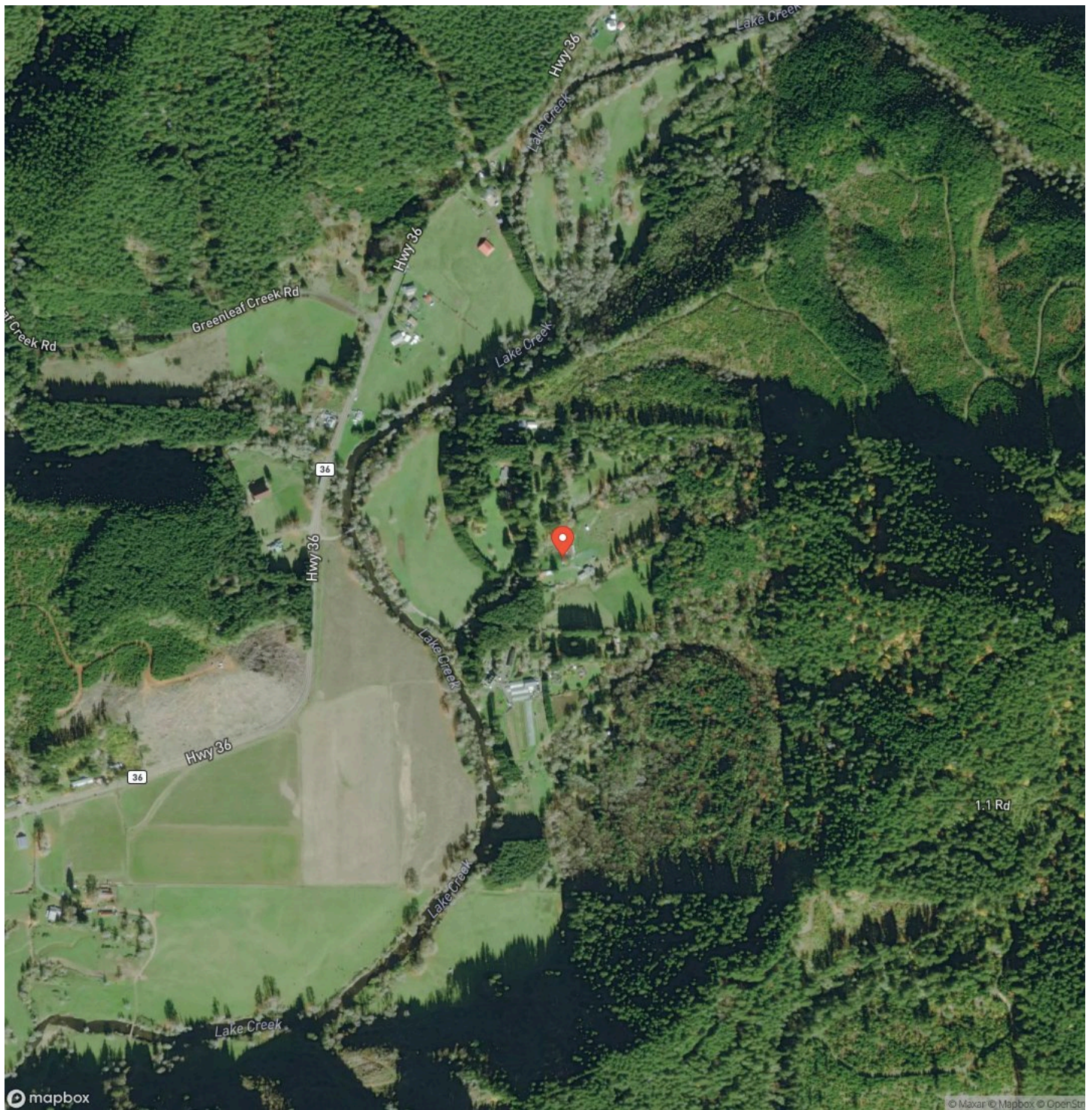
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Buyer to do all due diligence for intended usage.



Mossy Oak Properties Oregon Field and Stream

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