

Umpqua River Property
100 Riverwood Lane
Oakland, OR 97462

\$475,000
5.900± Acres
Douglas County



Umpqua River Property
Oakland, OR / Douglas County

SUMMARY

Address

100 Riverwood Lane

City, State Zip

Oakland, OR 97462

County

Douglas County

Type

Riverfront, Recreational Land, Farms, Residential Property, Horse Property, Single Family

Latitude / Longitude

43.55211 / -123.551055

Taxes (Annually)

1592

Dwelling Square Feet

924

Bedrooms / Bathrooms

2 / 2

Acreage

5.900

Price

\$475,000

Property Website

<https://www.landleader.com/property/umpqua-river-property-douglas-oregon/33965>



PROPERTY DESCRIPTION

Almost 400' of Umpqua river frontage this property is located at the start of the Legendary fishing section called the "The Loop", a very limited public access section of the river. Famous among anglers for small mouth bass (4000 fish per mile), salmon, steelhead and beautiful scenery. The recently upgraded Manufactured Home sits on the hillside overlooking the pasture below, the river and the mountains beyond. At an elevation of 200' winters are mild and summers are great for growing just about anything. The Eugene airport is about an hour away and the coast is 45 minutes. Hwy 138 is designated a scenic byway and as it winds its way through the mountains along the river you'll pass by farms, ranches and vineyards. The cute town of Elkton is only 7 minutes away with some restaurants, grocery and a farmers' market. Don't miss this opportunity to own some Umpqua riverfront.

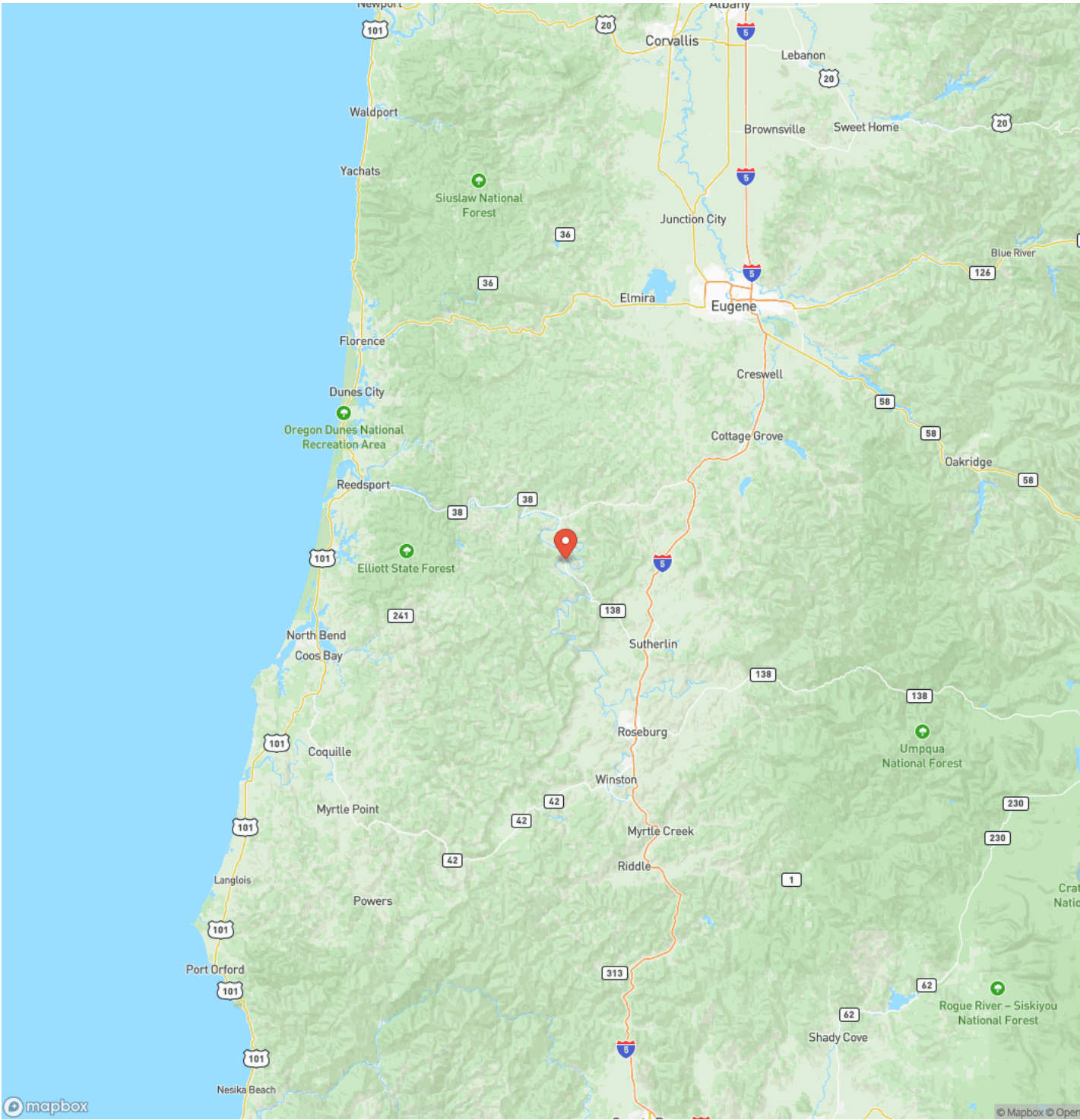
The house has been recently upgraded with new flooring throughout, kitchen and master bath sinks, exterior siding and paint inside and out. Riverwood Road annual maintenance fee of \$200. Two domestic wells and two large water storage tanks. Several outbuildings and a covered parking area for a few cars. The Big K Guest Ranch, a few miles downstream, has a website describing the fishery- <http://www.bigkoutfitters.com>. Property has a few acres of irrigation water rights. Buyer to do their own due diligence regarding all aspects of the property and irrigation water rights.



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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