

**Lavender View Farm**  
35892 Bain Ln  
Creswell, OR 97426

**\$899,000**  
6.200± Acres  
Lane County



**Lavender View Farm**  
**Creswell, OR / Lane County**

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**SUMMARY**

**Address**

35892 Bain Ln

**City, State Zip**

Creswell, OR 97426

**County**

Lane County

**Type**

Farms

**Latitude / Longitude**

43.933733 / -122.936812

**Taxes (Annually)**

4103

**Dwelling Square Feet**

2160

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

6.200

**Price**

\$899,000

**Property Website**

<https://www.landleader.com/property/lavender-view-farm-lane-oregon/43999>



## **PROPERTY DESCRIPTION**

### **Welcome to Lavender View Farm!**

6.2 acres in the Pleasant Hill School District with a thoughtfully designed custom home positioned perfectly to capture awe inspiring sunsets and privacy from the neighboring properties. The oversized 2 car garage, 36x36 shop, and RV cover offer plenty of space for vehicles and storage and there's lots of grazing available for your livestock.

**Location:** This home is in the Pleasant Hill School District and just 3.5 miles to the charming little town of Pleasant Hill. The small, historic town of Creswell is just 6 miles away. It's 14 miles to Eugene and 25 miles to the Eugene Airport.

**Acreage Description:** A gravel driveway takes you down the hill to a pretty, private spot that offers incredible western views. A large gravel area for parking is nicely maintained. Although the driveway is fairly steep, owners of the property have brought boats and trailers in and out. When pulling a trailer up the hill, 4 wheel drive is helpful, but may not always be necessary. There is another access to the property off of N. Morningstar Dr. There has not yet been a driveway developed from the Morningstar access up to the home area but it's easily accessible outside of very wet months of the year.

**Home:** Built in 2003, 4 bedrooms (or 3 bedrooms and an office) 2 bathrooms, 2,160 sq ft. Beautiful wood details throughout the home and pastoral views from the open and bright living room. The modern layout seamlessly connects the living, dining, and kitchen areas. The heart of the home, the kitchen, offers granite countertops and stainless steel appliances. The dining room features a custom tiled fireplace with a matching table.

**The Detached Garage:** Oversized, this 2 bay garage fits a boat and a truck. Sellers began the process of finishing the bonus area above the garage. Plumbing not hooked up. Buyers should do their own due diligence on permitting.

**Shop:** Measuring approximately 36 x 36, has a concrete floor and an enclosed area that could be used as a tool room, woodshop, etc. Connected to this shop is an RV cover.

**Soils and Production:** Sellers have grown a small area of lavender on the property. There is a 3,000 gallon holding tank located under the RV cover, that collects rainwater off of the shop. This was used to gravity feed water to the lavender plants. Young fruit trees on the property are apple, cherry, plum, and pear.

**Fencing:** The property offers some fenced in areas but a portion of the south line is not fenced.

**Yard Irrigation:** The lawn and surrounding flower beds have an approximate 18 zone underground sprinkler system.

**Utilities:** Electricity is provided by Lane Electric, garbage service provided by Sanipac, and Sellers currently use Starlink for internet.

**Domestic Water:** The well head is located in the pump house down the hill, just west of the home. We have a well log on file that may be associated with this well, although Buyers should try and verify as the well log was established prior to the split of the Bain Ln parcels. An August 2023 well flow test showed 8 gpm for a 2 hour test and the Seller Required Well Quality Tests came back with no detection of arsenic, nitrates, coliform, or E. coli.

**Septic:** Standard septic tank and is located just west of the home. The system pumps to the drainfield located on the east hill side beside the garage.





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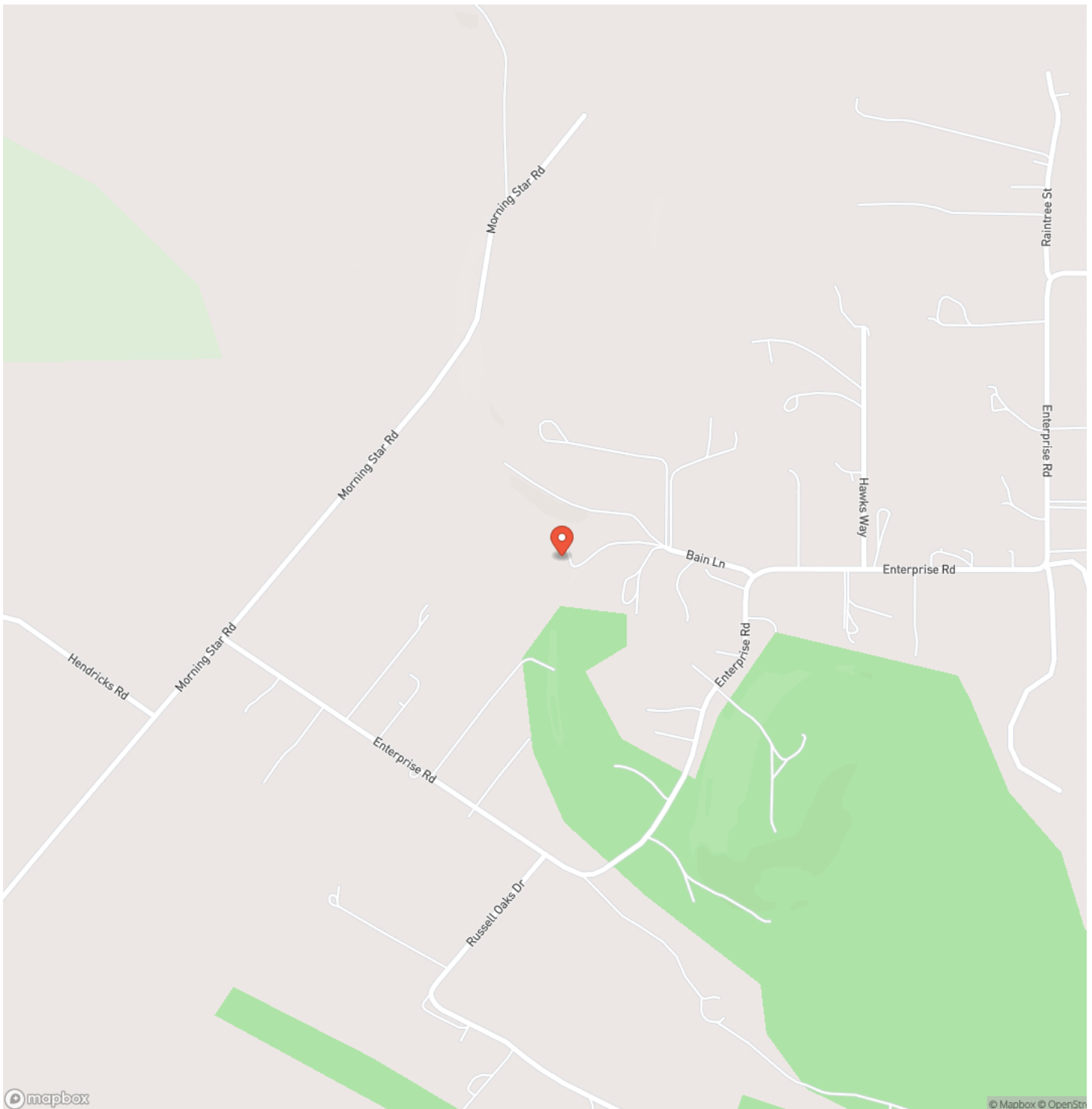


**MORE INFO ONLINE:**

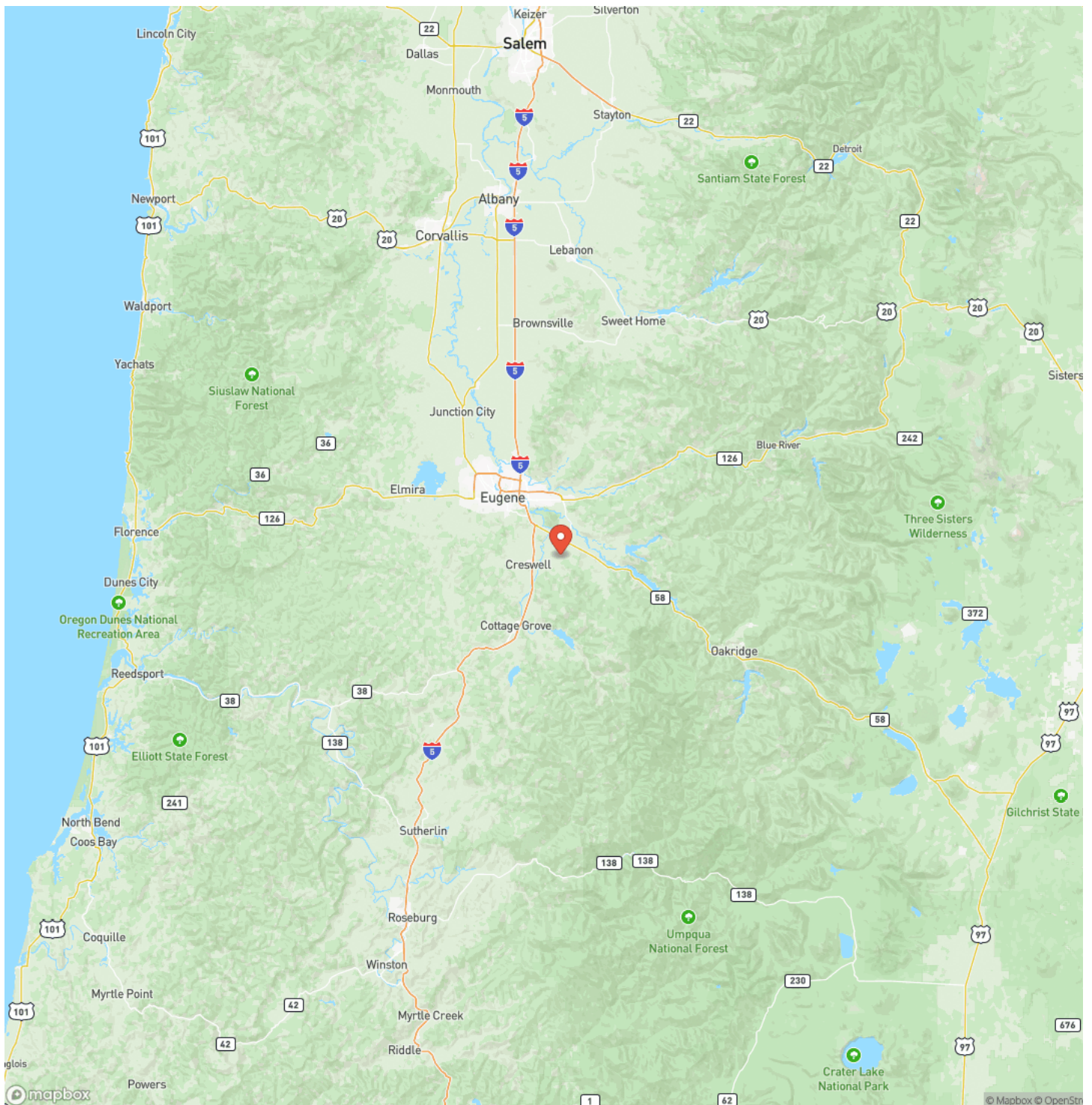
**[horsepowerrealestateproperties.com](http://horsepowerrealestateproperties.com)**



## Locator Map



## Locator Map





## Satellite Map







## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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