



## **35784 Shoreview Drive Dorena, OR 97434**

### **Location:**

- \* 13 Minutes to I5
- \* 37 miles to the Eugene Airport (42 minutes)
- \* 26 miles to the University of Oregon (30 minutes)
- \* 76 miles to Reedsport, Oregon (1 hour 24 minutes)

**Home:** Originally built in 1952 this home is considered a true “Fixer Upper” Bring your vision and a hammer! Or build your dream home using the existing home to secure replacement rights. Buyer to do their own due diligence with Lane County to confirm replacement rights.

**Land and Timber:** Tax lot 802 is approximately 7.11 acres and is zone RR5 Tax lot 804 is approximately 10.30 acres and is zoned F2. The property as a whole contains class 3 soils comprised of almost 100% Bellpine Silty Clay Loam. There is not a formal cruise for the timber but a timber consultant estimated 27.5 MBF per acre on approximately 10.5 acres of the property.

**Outbuildings:** Same as the house the barn is a fixer! It lost its roof in the last big snowstorm, but the metal is on site and there is a concrete center aisle.

### **Utility Providers:**

Electricity – Lane Electric 541-484-1151

Internet – The Sellers previously had Century Link and Starlink may be another option.

[www.starlink.com](http://www.starlink.com)

The seller did not have garbage service, but the nearest Lane County Transfer Station is only 6 miles away on Sears Rd (78760 Sears Rd, Cottage Grove, OR 97424)

**Domestic Water:** Well log #L16523 on file. Installed in 1997 the pump house is west of the barn next to the driveway.

**Septic:** Standard septic was pumped in April of 2022 by Best Septic. Invoice on file.

This property has been in the Chapman Family for decades, they raised their family here and were truly homesteaders back before it was the rage! The opportunity to continue that lifestyle still exists with the many fruit trees, fenced garden areas and room for livestock.

*Horsepower Real Estate represents the Seller of this property. This information is derived from sources deemed reliable but not guaranteed by the brokerage or broker and should be verified by potential Buyers. Buyers are urged to seek independent verification, thorough professional inspections, and personal review of the condition of the property and the information contained herein.*