



Anthony Creek Farm

82140 Lost Valley Ln., Dexter, OR 97431

Welcome to Anthony Creek Farm in Dexter, Oregon! This enchanting 17+ acre horse and hobby farm offers approximately 1,350 ft of creek frontage, a beautifully remodeled home, a back patio hot tub, a 60'x 120' covered arena, 6 stall barn, 2 bay detached garage, and a partially finished, multi-use studio space. The majestic landscape and flow of this exquisite piece of land creates a truly magical setting.

Location: Conveniently located just 3 miles from Dexter Reservoir, you'll have easy access to a plethora of outdoor activities such as hiking, swimming, boating, and simply soaking in the picturesque vistas. If you're a traveler, you'll appreciate that the Eugene Airport is a mere 29 miles away, while the University of Oregon, shopping centers, and hospitals in Eugene are only 17 miles away. Additionally, Oregon State University at Corvallis is a comfortable 63-mile drive, and for those seeking the allure of the coast, the Oregon Coast at Florence awaits just 85 miles from your doorstep.

Acreage Description: Spread across an expansive 17.24 acres, this property consists of two separate tax lots. Lane County designates Lot 2203 as 5.57 acres zoned RR5, while Lot 2201 encompasses 11.67 acres and is zoned F2. The property is perimeter fenced with cross fencing. The land is level and gently sloped and nestles you within a mature and picturesque canopy of deciduous and evergreen trees including Doug Fir, Oak, Blue Spruce, Maple, Cottonwood, & Grand Fir.

The Home: The charming home on this property was built in 1967 and has undergone a remarkable remodel from top to bottom over the last several years. Prepare to be amazed by the chef's-delight kitchen, which showcases a magnificent 48-inch propane range, complemented by granite & butcher block countertops. As you explore further, you'll discover the cozy warmth provided by two woodburning stoves. The peace of mind of having a Generac generator adds to the comfort and convenience of this home. Built-in storage solutions can be found throughout. An exterior entrance to the laundry/mudroom adds practicality to daily living and the owner's quarters present a haven of relaxation, featuring a generous walk-in closet & a beautifully tiled bathroom. Step out onto the balcony & savor your morning coffee while soaking in the pastoral views.

Covered Arena and Barn: The 60'x 120' open air covered arena features decorative metal horse cutouts and an additional 12 shed roof for trailer or RV parking. The monitor style barn has 4 oversized stalls with turnouts, tack room, feed room and hay storage. The barn roof was replaced in 2017/2018.

Garage/Studio: The detached garage includes a storage area currently used for firewood, 2 bays for parking 4 cars, and approximately 950 sq ft of semi-finished space with potential as storage, a music or art studio, an office, or gym space. The roof was replaced in 2017/2018 and this space is wired for 220 so bring your imagination!

Soils and Production: The property contains mostly Class 2 soils, & a complete soil report can be viewed at <https://id.land/ranching/maps/efea71dc67b691b20ac5d8d08d188cd2/share> The fenced garden offers a greenhouse and includes established raspberries, blueberries, and beautiful flowering wisteria and clematis. Fruit trees include apple and cherry.

Creek Frontage: With approximately 1,350 feet of year-round Anthony Creek frontage, this beautiful property offers that component of serenity only created by live water. On the other side of Lost Valley Ln, this property also has frontage on Lost Creek.

Wildlife: Sellers report seeing fox, bear, and deer on the property and a many species of our Pacific Northwest birds.

Domestic Water: We could not locate a State Well Log but the Sellers believe it to be a 60 ft artesian well. The pump-house is fully insulated and the well pump & electrical were replaced in 2017.

Yard Sprinkler System: There is a convenient front and backyard irrigation system with about 80% coverage of the yards.

Septic: The septic tank is located on the east side of the home and the drain field heads south.

Utilities: The electrical panel was updated in 2017 when the Generac generator system was installed.

Power is provided by EPUD (541) 746-1583

Internet and TV are provided by Spectrum 1-888-485-0633

Sellers do not currently utilize garbage service but there is service to the area.

A 500-gallon, above ground propane tank serves the generator and the kitchen range. The tank is owned by Sellers and propane is delivered by Amerigas. 541-746-6531

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.