

## 82932 Bear Creek Rd, Creswell, OR

24.5 acres with a beautifully renovated 5 bedroom, 3.5 bath home just 10 miles south of Eugene. Additional structures include a 36'x 60' insulated & finished SHOP and a recently constructed 4 stall barn. The property is perimeter fenced, nicely treed, plenty of solar, and features several hundred feet of YEAR ROUND Bear Creek frontage.

### Location:

Just 5 miles west of the convenient and historic little town of Creswell, Oregon, this property offers easy on, easy off access from I-5.

13 miles to University of Oregon

25 miles to the Eugene Airport

80 miles to the Oregon Coast at Florence

### Acreage Description:

Enjoy the beautiful driveway lined with majestic fir trees which situates the house several hundred feet off the country road. The level and gently sloping topography consists of two separate tax lots. The lot which includes the home is 1.9 acres and is zoned RR5 and the additional farm lot is 22.68 and zoned Exclusive Farm Use.

Beyond the finished shop is a small covered area for dog kennels and firewood storage adjacent to a purposefully designed, fenced barnyard with ample space for parking trailers and farm equipment. The acreage includes 4 to 5 treed acres and includes new fencing and gates over most of the property.

### Home:

The 4,200sf home includes a nicely finished 1,386sf bonus area upstairs which includes a large workout/exercise space with an office area and a large game room with saloon style décor, bar area, and enough space for a pool table.

The main level living space includes a living room, formal dining room, kitchen, 2 master suites, and 3 additional bedrooms. The main master bedroom includes a large master bathroom with custom limestone shower, his/her sinks and vanities, and built in cherry cabinets for ample storage. This private bathroom features a large walk-in closet that adjoins an enclosed hot tub room.

The second master suite not only has an adjoining master bathroom with stone tile floor and granite countertops but also has direct access to the back deck.

New carpet was recently installed in all bedrooms and living areas while waterproof laminate flooring was installed throughout high-traffic common areas. In addition to multiple bedrooms, this house also includes ample space for entertaining and dining including a large formal dining room with a full wall of cabinets, an informal breakfast nook, and bar seating at the kitchen island.

The beautifully renovated kitchen includes lots of cabinets, granite countertops, tile backsplash, and a stainless steel farm sink and appliances (refrigerator, gas cook-top, dishwasher, trash compactor, and double oven). The kitchen also features a wet bar and cozy certified woodstove insert (insert can be removed if Buyer desires) and an open fireplace on the opposite side allows for great ambiance in the formal dining room.

Additional features for entertaining include built-in surround sound in the living room, kitchen, and master suite, as well as a wet bar off the kitchen.

Additional outdoor features include a beautiful back deck that spans the length of the house, a large, grassy backyard with concrete patio and beautiful fire-pit conversation area.

The heating system for this home consists of 2 propane furnaces and most interior walls have been refinished with Venetian plaster.

The home and Shop feature new roofs, gutters, and exterior paint.

#### Shop:

In addition to a 2-car garage attached to the house, this property includes a 36' x 60' finished "pull through" shop with concrete floor, extra insulation, (1) 11'h x 12'w slider door at the front of the shop, multiple 220 outlets, and a half bath. Car-lift and air compressor will remain with the sale of the property.

#### Livestock Barns:

##### 4 Stall Barn

Recently constructed 4 stall barn with a 500 square foot loft, enclosed tack room, and covered parking for tools and equipment.

#### Rental & Lease Agreements:

Portions of the property are being rented to farmers for grazing and grass seed. Please inquire for details.

#### Farm Equipment:

Please inquire for list of farm equipment negotiable outside of escrow.

#### Soils & Production:

Class 2 and 3 soils, primarily Natroy, Salkum, and Waldo silty clay loam. Soil surveys suggest that the bottom field could yield 20 ton of hay per year.

#### Fencing:

New fencing and gates on most of the property.

#### Utilities:

Electricity is provided by EPUD

Internet service

Garbage Service

#### Domestic Water:

The well head is located behind the home.

We have an Oregon State Well Water Report for well #L66655 that may be associated with this property.

#### Creek:

Several hundred feet of Bear Creek flows year round through the property. This does not create a flood plain situation for the home and other structures.

#### Irrigation:

We were unable to located any irrigation rights on the Oregon State Water Resources website.

#### Septic:

Septic tank is located in front of the home and it was pumped in 2014.

### **Trees and Garden:**

5 wonderful apple trees, beautiful oak and maple trees, and several mature fir trees.  
Also enjoy a mature garden area with a variety of perennial plants and flowers.

### **Wildlife & Hunting:**

Local wildlife include deer, bear, wild turkey, quail, fox, and coyotes.