



78891 Bryson Sears Rd, Cottage Grove, OR

65 acres of wild Oregon with an exceptional 4,000sf, 4 bedroom, 4 bath home with absolutely spectacular views of the Mosby Creek Valley and Dorena Lake. It's just a few minute drive to Cottage Grove with a population around 10,000 and most services that you need including shopping, dining, schools, golf course, a hospital, small airport, and more. This property is a dream for hikers, mountain bikers, and horseback riders with trails in the trees through exciting elevation changes.

Location: Just 20 miles south of Eugene, this property is near the end of a beautiful little country road and just a few miles east of I-5 offering handy access for easy travel. 3 miles to Cottage Grove, 22.7 miles to the University of Oregon at Eugene, 34 miles to the Eugene Airport, and 90 miles to the Oregon Coast at Florence. Dorena Lake is less than 5 miles away and is a reservoir that was built in 1949. It's a popular option for boating, swimming, kayaking, sailing, fishing, water skiing, camping. This property is in close proximity to timber land owned by government and private timber companies. Many of us that love to trail ride horseback have gotten permission to pass across neighboring properties to access 100's of miles of logging roads. It quite an incredible experience.

Acreage Description: Level, sloping and sometimes steep, the property consists of approximately 50 acres of densely treed areas and 4 acres in flat pasture near the majestic vintage barn. The balance looks to be grazeable meadows with enough trees for cover. Seller is aware of 2 seasonal drainages through the property. One leads to the east pond which is approximately 2/3's on subject property, and 1/3 on south adjacent neighbors land. There's a larger pond near the bottom of the hill between the home and the barn.

Home: Built in 1999, this is an extraordinary 4 bedroom, 4 bath home with spacious rooms, very high ceilings, solid wood doors, and walls of windows where you can watch the eagles fly at nearly eye level from the light filled south facing living areas. The kitchen is a gourmet's dream with Bosch heat induction electric range, Kitchenaid double ovens and a large pantry. The master suite offers a large private bathroom with jacuzzi tub and huge walk in closet. The home features 2 separate furnaces & 2 heat pumps and the systems are serviced twice a year by Marshalls Heating & Air. A surveillance system with 9 cameras is owned by Seller and will stay with the sale. The home is wired for surround sound and will include a Nakamichi stereo system that isn't currently connected but can stay with the sale. The home is sided with Hardi-plank siding and was painted just a few years ago. The roof was looked at by a roofing specialist within the last year and said it looked to be in good condition. There's a super clean, enclosed, and spacious area underneath the home offering great storage in addition to the 4 car garage. The garage is set up with a generator hook up and the generator can stay with the sale of the home.

Fire Protection System: This system includes (2) 200' hose reels mounted near the home, complete with hoses. These hose reels receive water from the (2) 5400 gallon storage tanks by the centrifugal pump that also sends water to the home. There is also a gas fueled Honda back up pump.

Garden area: The large tiered garden area is south facing for great solar and features raised beds and good tall fencing to keep the deer out.

Outdoor Entertainment Area: The large deck off the back porch is partially covered and offers exquisite views. The hot tub will stay with the sale.

Livestock Barn: This historic barn appears to be early 1900's. Seller has maintained this structure with repairs to the roof and staircase. It's not necessarily a great set up for horses but would store hay nicely and has been utilized for cattle in the recent past. The area around the barn is fenced, useable, and would allow for nice equestrian facilities or other livestock. There's a water spigot at this barn that was used for watering cattle, fed by the well near the entrance gate. In addition, there's an old well to the NE of the barn that has not been used by Seller and he has no information on whether or not it's functional. It's not currently hooked up to any source for electricity that he knows of.

Additional Structures: Other structures on the property are the RV cover which will stay with the sale, a very nice woodshed (which makes for a fun sitting area on a rainy day), a chicken coop, and pump house, all located around the home area.

Utilities: DSL Internet is provided by CenturyLink and Electricity is provided by Lane Electric. Average monthly electricity bill is approximately \$325. Propane fuels the kitchen range and the propane line runs to the kitchen and back deck. Propane tank is on the east side of the home and is owned by Ferrell Gas who also delivers the fuel. Seller does not use garbage service but it's available through Cottage Grove Garbage Service and television is currently provided by Dish Network.

Domestic Water: Seller required water quality testing was completed in May of 2020 by Hendrickson Well Drilling. They tested for arsenic, nitrates, coliform & e-coli and all came up absent or not detectable. A well expert has said this well is on an awesome aquifer and the 4 hour well flow test came out at 17.5 gpm and the static water level stayed 5' which is incredible. The domestic well is located near the entrance gate. Water pumps up to (2) 5400 gallon holding tanks above the house where a centrifugal pump sends water to the home and exterior spigots.

Irrigation: There are yard sprinklers around the home that have recently been serviced.

Septic: The septic system was inspection on May 20th by Royal Flush and they'd previously pumped the tank on January 23rd, 2020. The septic tank is located down the hill from the SW corner of the home.

Ranch Roads and Driveways: It's a gorgeous drive up Bryson Sears Rd which turns to gravel for just a short distance before coming to the beautiful gated entry for this property. The approximately 1/2 mile of winding driveway is paved. The south adjacent neighbor has a driveway easement through the lower portion of this property near the barn. There is no joint maintenance agreement that the Seller is aware of. The county does maintain the gravel portion of Bryson Sears Rd.

Trees and Timber: There is timber near the entry gate that would be currently marketable and Seller has been told that additional trees will be marketable within the next 10 years. If timber sales are in important factor in the purchase of this property, Buyers should have the trees looked at by a forester or cruiser. At this point it's best use is a beautiful forest of mixed tree species for your buffer and enjoyment.

Summary: This property is perfect for the choosiest home buyer looking for the luxury of quality construction in a very private setting. Work & play from home while you watch the sky go by and enjoy this gorgeous little spot in Oregon.