

11681 Pioneer Rd SE Lyons, OR 97358

Home: Custom built in 2006 this spacious home has an open concept floor plan featuring vaulted ceilings and easy to maintain laminate flooring. The large master suite has a soaker tub, separate shower and a walk-in closet. There is also access to the back deck from the master suite. The 2nd & 3rd bedrooms also feature walk-in closets and high ceilings. The bonus room above the garage is a great flex space. All the bedrooms and the bonus room will have new carpet by close of escrow. The large deck(16x32) is perfect for entertaining or just relaxing. New Trex decking installed May 2021.

Location: From the property it is 12 miles to Stayton, 27 miles to Salem and just about 1 ½ hours to Central Oregon.

Acreage Description: Consisting of 2 parcels totaling 6.02 acres the property is zoned timber conservation. There is a power line easement that is maintained by Consumer Power. There is room for a garden and soils (Nekia silty clay loam) are rated for moderate farming.

Outbuildings: The pump house is approximately 8x12 and was built in 2021.

Fencing: The back yard is fenced for dogs with pressure treated posts and heavy-duty cattle panels.

Utilities:

Electric provided by Consumer Power 541-929-3124

Phone and internet provided by PTC 503-859-2136

TV provided by Dish Network 1-855-318-0572

Garbage service available from Republic Services 503-363-8890

Propane: 500-gallon tank is rented through CoEnergy Propane 541-738-6733

Well: The well head is in the pump house and has a new pressure tank. Well log from 2006 shows 7 gallons a minute.

Septic: Standard tank, distribution box and drain field. System has a pump with an alarm that will alert any issues from the tank to the distribution box.

Wildlife & Hunting: Elk, deer, black bear, bob cat, coyote & cougars have all been seen on the property either by trail camera or in person.

Summary: If you are looking for privacy you have found it. You cannot see another neighbor from the property. Yet you have easy access to Hwy 22 and the Santiam State Recreation area. Relax on the back deck to sounds of the water feature and enjoy the elk grazing in the trees. This is a special spot to call home!

<https://mapright.com/ranching/maps/3e34db01edf4fc8d116b8b2a71d773b5/share/unbranded>

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