



159 Acre Western Oregon View Estate with Vineyard Potential

Located along the Western Oregon Wine Trail, this property offers two adjoining parcels, 156.5 acres with the home, timberland and pastures with vineyard potential, and a 2.7 acre build-able lot.

There is excellent terrain and soils for a south facing vineyard and an exquisite location and views for a boutique-type tasting room.

In addition to year-round springs, riding and hiking trails, seasonal creek and year-round pond, the property showcases a custom Tudor-style home with exceptional valley and lake views.

Location: Rural...yet very close to town, this property is conveniently located just 10 miles from the Eugene Airport, 16 miles from the University of Oregon and downtown Eugene, and 30 miles from Oregon State University in Corvallis. Just a 10 minute drive to small town shopping and dining in Veneta. It is only an hour away from Florence on the Oregon Coast and an hour and a half from fishing, hiking, or skiing in the Cascade Mountains.

The home sits at the top of the gentle south facing slope that offers phenomenal views of Fern Ridge Lake, the Willamette Valley and the Coastal and Cascade mountains beyond. The lake fills with sailing regattas throughout the summer, you can watch multiple firework shows on the 4th of July, and witness a beautiful array of Oregon weather patterns.

In summer, the tall firs around the house afford shade and cooler late afternoons. In the winter when the valley has a layer of fog, this property often stays in the bright sunshine above the fog line. – On the rare occasions of snowfall, you'll experience a little more snow here than on the valley floor

Acreage Description: Level and gentle sloping land with springs, a year round pond, great riding and hiking trails, and it's own mini valley. Approximately 100 acres in trees and timber with the balance in open and partially open, rolling, hillside pastures.

Home: Our Sellers thoughtfully created the floor plan after studying many model homes in the California Bay Area, pulling the best features of comfort and convenience from each. Solid red oak woodwork throughout including rich raised panel doors, cabinets, and floors. The master bedroom and main living areas are all on the main floor and this is one of the few homes in the Eugene area that offers an elevator. The flow allows for the living areas at one end of the main floor with utility areas and garage at the other.

A great focal point of the home is the sunroom that connects to the living room and is perched on the south side of the home at the back patio. This room sends an abundance of light into the living room. The living room features a soaring ceiling, perfect for an Oregon size Christmas Tree. Along with the geothermal heat pump and forced air, a thermostat controlled pellet stove, and a wood stove, makes the rooms cozy during the occasional cold spells.

The dining room, with its beautiful tin ceiling, inspired by a luxurious office in Saratoga, California, is adjacent to the spacious kitchen that offers newly refinished cabinets, new quartz and granite countertops, newer appliances, and an appliance garage with full counter space in front. A large pantry room is nearby.

The large master suite offers a small woodstove, a private bath with heated floor, and two walk-in closets.

Upstairs offers 2 bedrooms and a media room...all complete with south facing balcony, as well as an office that overlooks the garden area. There is attic space over the garage accessible from the large upstairs hallway.

Temperature control in the home is easily maintained with a super efficient geothermal heat pump system for heating and cooling, a whole house fan, and exhaust fans in the attic. The pellet stove and wood stove can be used for additional heat during those cold spells or any other time for the cozy ambience of a fire. The sunroom also adds passive solar heating for the house on those cool and sunny days.

The exterior features brick and stucco with a new concrete tile roof, new rain gutters, new energy efficient windows, and newly painted house and shop. The attached oversized 3 car garage has an extra storage room.

Outdoor Entertainment Areas: There is plenty of space outside to enjoy the surroundings but the favorite is probably the view from the 7'x7' Discovery Spa hot tub on the back patio. Nice landscaping all around the home and some level grassy areas as well. The vegetable and Asian gardens are great places to relax as well.

Outbuildings

2 story Shop: This is a very efficient structure with plenty of 220 and 110 outlets, and is wired for landline phone. It has a separate electrical meter so that the shop power usage can be monitored. It is sided with freshly painted Hardy-Board and has a newer concrete tile roofing. Completely finished inside, it offers a ½ bath and water heater and is plumbed for a utility sink. A hoist makes moving heavy objects up through the trap door to the second floor pretty easy.

Greenhouse: The green house has electricity, water, ceiling and exhaust fans, lights, and portable shelving and features insulation under the paver floor.

Tool Shed and Pump house: This building has a finished interior and offers electricity, a skylight, and plenty of storage space for garden tools. The separate pump area has the well, pressure tanks, and well. The plumbing is wrapped with heat tape.

Garden area: Very beautifully and efficiently designed the rows are terraced with raised beds made from stone retaining walls to maximize ground warmth and access on the slope. Convenient multiple irrigation lines on timers, 8ft wildlife fencing....blueberries, raspberries, gooseberries, and an asparagus bed for annual harvesting.

Asian garden: Still under construction and based loosely on the Japanese garden in Portland. The foundation of the project is in with plumbing set up for a pond and stream, pier pads in place for a tea house, 8ft Hardy-Board fence that simulates a stucco wall, and timed outlets for lighting that also provides a way to turn fountains on and off automatically.

Many plants are currently in place including manicured Japanese black pine, Japanese maples, bamboo, azaleas, rhododendrons, and tea plants. Seller will continue construction on the project until the property has sold.

Fencing: The property has a perimeter fence with remnants of cross fencing. The fences are all in need of repair.

Utilities: Internet is fiber optical provided by Emerald Broadband, capable of speeds up to 1 Gb. The internet router is currently connected to 4 ethernet cables going to different areas of the home which then provide Wifi hot spots, AppleTV, internet radio, etc.

Electricity is provided by Blachly Lane Co-op. The average bill is usually \$370 a month or less, as the pellet and wood stoves can be used to offset some of the heating cost in winter. The sellers use one ton of pellets every three years. As a member of the Blachly Lane Co-op you will receive a dividend check each year.

Home telephone service is currently with Verizon's "Home Phone Connect" cell service that serves the wired "land line" phones in the house and shop. Cell phone signal is strongest from Verizon, however AT&T service is adequate.

Local garbage service is available from Eco Systems. The Sellers choose to take their trash to the transfer station in nearby Veneta. By recycling and composting they make only a few trips a year.

The cook top is fueled by propane and Sellers say they use about 4 small (5) gallon propane tanks per year. All other major appliances and water heater are electric. A hot water circulating pump keeps hot water quickly available throughout the house.

Television is through Dish and an off air antenna that offers some local stations from Medford and Portland in addition to Eugene, including some PBS channels not carried by Dish.

There are 2 Century Link landline phone lines coming in to the home from Butler RD but they haven't been used in years so sellers don't know the functionality.

Domestic Water: We have a State Well log on file for well #L-8778 showing a 325' domestic well was drilled in 1983. A 4-hour well flow test was performed on August 5th, 2016 and confirmed 12 gpm. Quality testing was completed for arsenic, nitrates, and coliform and NONE was detected for each analyses.

Surface Water: Year round springs, creek, and pond.

Septic: A septic inspection was completed by a certified inspector on August 2, 2016 and the system was found to be in good working order and pumping was deemed not necessary at the time of inspection. The 1000 gallon septic tank is located SE of the home and the drain field heads SE from the tank.

A 1000 gallon holding tank for the shop is located west of the garage and is automatically pumped into the main septic system when full.

Professional Home Inspection: A home inspection was completed by Pillar to Post on August 1st, 2016 and no major defects were found.

Fruit Trees, etc: Bartlett Pears, apples, cherries, yellow plums, black walnut, filberts, black raspberries, blackberries, and flowering quince. In the garden... apples, Santa Rosa plum, blueberries, raspberries, gooseberries.

Wildlife: Deer, Turtles, Coyotes, Turkeys, Quail, Geese, Hawks, Owls, Ducks, Beavers, Bobcats, Deer, Elk, Bear, Cougar, Raccoons, and Porcupine have all been observed. From the back patio you can enjoy birds in migration, blue herons, and bald eagles at eye level. Nesting red tailed hawks have lived on the property since before the Sellers arrived. The hawks will often follow the mower around the field looking for mice to be uncovered.

Wildlife Habitat Conservation Management Program Tax Deferral: Short term, transferrable wildlife conservation plan in place on 158 acres. This creates a tax deferral with minimal Seller effort and still allows for forest management and/or agricultural activity. ODFW Springfield 541-726-3515 x 27 Christopher.g.yee@state.or.us document #9744

Hunting: This property qualifies for Willamette Unit Land Owner Preference (LOP) Tags through the Oregon Department of Fish & Wildlife. Please verify this information http://www.dfw.state.or.us/resources/hunting/big_game/controlled_hunts/landowner.asp or contact the ODFW Controlled Hunt office in Salem at 503-947-6101.

Fern Ridge Lake: It's approximately 2.5 miles from the property to the lake's Richardson Park with a boat launch, docks, picnic and camping areas, restrooms, showers and water sports such as swimming, sailing, water skiing, canoeing, kayaking, personal watercraft and motor boating. Next to the park is the Eugene Yacht club for the more serious sailors. The lake has fishing for largemouth and smallmouth bass, crappie, catfish, and trout. Fern Ridge Wildlife refuges on the south and east sides of the lake offer seasonal bird hunting for pheasant, quail, dove, geese, duck, and snipe, and bird watching year round. Big game (mainly deer) hunting is also allowed.

History: This property is said to be the original Butler homestead of the early 1900's. Earl Butler, who grew up on the property, stopped by to give the Sellers a little history on how his family settled the place and farmed the hillside for wheat. Pear trees, a black walnut, flowering quince, and a lilac show the area where the original home was located.

When the Sellers bought the property, it was home to the remnants of the "Butler Green" commune. As you can imagine...that comes with interesting stories as well... but you'll have to hear them straight from the Sellers. And, of course, the Sellers have their own stories to tell.