



River Lakes Ranch, Cottage Grove, OR

134 acre Willamette Riverfront RECREATIONAL Property w/ 10 lots. (7 lots verified & 3 lots not yet verified) Great topography for horseback riding & hiking, livestock grazing, hunting, and beautiful ponds/lakes for water sports, bass fishing, dog training & waterfowl.

The property is not currently build-able but there may be potential for a template dwelling or large tract through large tract ownership. It's currently leased monthly to a duck hunting club and offers easy access to Interstate 5.

This one's breathtaking!

Location: This recreational gem sits at the north end of Delight Valley School Rd, just 16 miles south of Eugene and 3 miles north of Cottage Grove. Its 75 miles to the Oregon Coast at Winchester Bay and 29 miles to the Eugene Airport.

Acreage Description: Over 4,200 feet of riverfront along the Coast Fork Willamette. 5 lakes/ponds to choose from for water sports as well as plenty of level and gently sloping pastureland. The property is not currently perimeter fenced for livestock, but the land has had cattle on it in the past.

Lot status as follows: 20-03-03-00-01100, 1105, 1106, 1107 contain seven verified legal lots and 20-03-03-00-01105 and 20-03-10-00-03900 and 4000 contain three unverified lots.

Coast Fork Willamette River: The Coast Fork Willamette River is formed in southwestern [Lane County](#), in the [Calapooya Mountains](#), by the confluence of the [Little River](#) and the [Big River](#). The Coast Fork flows north through the mountains, through the [Cottage Grove Lake](#) reservoir, to [Cottage Grove](#), where it receives the [Row River](#) from the southeast. It continues north past [Creswell](#) and joins the [Middle Fork](#) from the south, about 2 miles (3 km) southeast of Eugene, to form the Willamette.

Ponds/Lakes: These bodies of water were formed in the 1950's after rock and gravel was removed for the construction of Interstate 5. The Sellers are unaware of any previous stocking of the ponds but have seen or heard of the existence of large and small mouth bass, sunfish, and catfish

The property is currently leased on a month-to-month basis (\$3500 annually) to a duck hunting club and the blinds on waters' edge are owned by this club. There are specific "shooting lanes" for safety and the blinds are set up accordingly.

Saginaw History:



R.A. Booth, vice president of the Booth-Kelly Lumber Co., informed the compiler that this place was named by J.I. Jones for Saginaw, Michigan. The community was established about a year before the lumber company began to operate there. Gannett says that Saginaw is an Ojibwa word meaning Sauk place, referring to the Sauk or Sac Native Americans. Saginaw post office, with Laura Weaver as the first postmaster, operated from March 1898 to July 1957.

<https://www.oregoncities.us/saginaw/index.htm>[oregon](https://www.oregoncities.us/saginaw/index.htm)

Soils and Production: There are significant stockpiles of loam and gravel on the property.

Fencing: The southern fence line of tax lot 1105 is off by approximately 8 feet with subject property extending farther than the fence. There is an irrigation water line easement benefitting a southeasterly neighbor (tax lot 0132) that runs along that 8 ft are to the river.

Utilities: There is a well on the property but there is no log and seller has no information about it. Electricity is provided by EPUD and runs north/south through the center of the property.

Wildlife & Hunting: The property is eligible for Land-Owner Preference tags (LOP tags) for 2 antler-less deer and 2 antler-less elk. \$35.00 registration fee to apply. There are also general buck tags available for purchase. Please confirm with Oregon's Department of Fish and Game.

<https://myodfw.com/landowner-preference-program>

Easements: Prior to close of escrow, the Sellers will record a driveway easement on the southern border of lot 1105 to benefit neighboring lots 1101, 1102, 1103, and 1104. We have current easements for the property on file for potential Buyers' review.

Summary: This is a unique and interesting property well suited as a multi owner recreational escape, bird dog training location, a potential development project, or just a beautiful getaway to enjoy nature's beauty and wildlife.

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.