

PARK-LIKE COUNTRY HIDEAWAY MINUTES FROM TOWN



- 9.79 Acres
- Multiple Tax Lots
- Pond
- Two Year Round Creeks
- 36X36 Metal Barn & 30X37 Gardening Shed
- 2,234 SQFT A-Frame Home
- 4 Bedrooms, 2 Bathrooms
- Entertainer's Kitchen
- Access To Back Deck/Pond From Bedrooms
- Primary Suite With Walk-in Closets & Custom Bathroom
- Trails, Birdwatching, Horseback Riding, Swimming, Camping & More!

31253 Gowdyville Rd | Cottage Grove, OR 97424

Park-like rural property conveniently located less than 2mi to Cottage Grove, 30min to Eugene & 50min to Roseburg. This is the sought-after mix of serenity & convenience! Flat & usable 9.79 acreage has limitless opportunity for animals/farming, sustainable living & potential for wedding venue or ADU w/ fenced gardens, multiple tax lots, two year-round creeks, pond, trails, conifer forests, oak woodlands & pastures. Onsite recreation includes trails, birdwatching, horseback riding, sunbathing, swimming, kayaking/canoeing & camping. Modernized waterfront residence is a blend of rustic charm & contemporary comforts; open-concept layout, lots of natural light & numerous windows offer views of the surrounding landscape. 36X36 Metal barn w/ 2 heated, insulated rooms & additional work area. Garden shed/storage building near fenced garden area that has raised & in-ground beds. Fenced chicken coop w/ yard. Mature landscaping w/ in-ground sprinklers. Less than a 2 hour drive to the Oregon coast, or the Cascade mountains & Willamette Pass Ski area & within short distance to the Row River National Recreation Trail for cycling, two reservoirs for fishing/water sports & the South Willamette Wine Trail. Within 15 min of 2 small airports. Must see in person to TRULY appreciate. 2023 property taxes were approximately \$4,777.



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The above information is deemed reliable, but not guaranteed. 201219007

