

**453 Riverwood Ln
Oakland, OR 97462
~PROPERTY FEATURES~**

PROPERTY

- 5.02 Acres
 - Breath-taking view of mountains
 - Convenient mix of pasture, garden, parking & lawn areas
 - 6 ft perimeter fenced- graduated pipe field fence
 - 14 ft main electric gate for access
 - All weather driveway with 90 degree turn-around space
 - Private pond
 - Upgraded underground drainage throughout property
 - Private neighborhood access to Umpqua river- world class bass, steelhead & salmon fishing
 - Multiple gated accesses- 16 ft & 20 ft double gates
 - Private & secluded (7.1 miles to Elkton, 31 miles to Roseburg, & 61 miles to Eugene)
- 1,440 SQFT Shop
 - Fully insulated & wood paneled
 - Two large RV doors
 - Concrete floor
 - 220 power
 - Certified woodstove
 - Multiple storage areas
 - RV electric plug
 - Metal roof & siding
- 864 SQFT Barn
 - Built 2017
 - Copper metal siding, composition roof & insulated
 - All weather driveway into barn
 - 3 12X12 matted stalls w/ feeders, lg runs & lighting
 - 8X12 Plumbed & finished tack room
 - 12X12 hay/shaving storage
 - Above storage
 - Outdoor wash rack w/ tie-up (10X10) w/ drain
 - 12 ft Double sliding door
 - Trailer parking
 - 3,000 gal gravity-fed water tank (for emergency water)

Continued on back...

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Continued...

- 60 FT Round pen
 - 2 entrances
 - Permanent fencing- metal 3in pipe frame, 6ft high
 - Designed with engineered drainage- 4in washed sand on top of $\frac{3}{8}$ clear rock, rolled w/ "Geotex" 160 cloth as base stabilizer
 - 18in concrete block retaining wall
- Engineered Outdoor Arena
 - 82X140- all weather (like round pen)
 - Professionally rolled & compacted footing
 - Excellent drainage w/ "Geocloth" & french drains
 - Footing: 4 inches of rock & sand
 - Two entrances
 - Convenient access of barn area
 - Tree-lined for peace & privacy
- Sheds
 - 2 10X20 metal sheds w/ 2 doors on each
 - Small rock & plastic floors
 - Storage container- 8X20
- Pasture space
 - Easily space for 5 different pastures
- Multiple gardening areas
 - Grape arbors
 - Herb garden area
 - Drip line areas & lots of water spigots w/ timers
 - Multiple fruit trees (apples, fig, pears, plum, cherry)
- House
 - 3 bed, 2 bath at approx. 2,079 SQFT
 - 2008 triple-wide manufactured home
 - Lots of natural light
 - 8 $\frac{1}{2}$ ft ceilings
 - 6in exterior walls
 - Cement lap siding

Continued on back...

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Continued...

- House
 - Primary suite separate from additional bedrooms
 - Formal dining area
 - Freshly shampooed carpets
 - New roof (2024)
 - New blinds & window screens throughout house
 - Newer water heater
 - New exterior paint
 - 1,080 SQFT Western red cedar recently refinished deck
 - Newer hot tub- will stay!
 - New well pump 2024
 - 3,000 gallon pressurized water tank
 - Wired for Generac generator hookup in carport
 - Dog pen- 10X20