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541.505.3377

## McKenzie River Valley Home Site & Tree Farm

### Forest and Timber Land Sales in Oregon

#### Property Details

**Price:** \$299,000

**State:** Oregon

**County:** Lane

**Nearest Community:** Vida

**Total Acres:** 39 m/l

**Forest Acres:** 39 m/l

**Timber Volume:** See attached report

**Property Zoning:** F2

**Listing Broker:** Fred Sperry/Lauren Read

**Phone:** (541) 868-6567/ (541) 206-9248



#### Property Description

Fantastic opportunity! 39 acres of heaven! Build the home of your dreams, enjoy amazing views and the peace and serenity of the beautiful McKenzie River Valley near Vida. Less than 30 minutes to I-5 at Eugene/Springfield.

This beautiful home site and timber investment property offers the best of both worlds(maybe more?). Building approved properties up river are a rare find. Add to the home site, the forest investment and recreation component, and it is an opportunity you won't want to miss. The McKenzie River Valley is a true gem of Oregon. River rafting and National Forest recreation opportunities abound.

A recent stocking survey and a timber cruise of the 34 year old Douglas-fir means that a you will realize a significant increase in timber value in addition to the inevitable increase in property value you will realize. Buildable properties of this size and beauty are very rare in this area. There is a year-round stream in the NE corner of the property. Deer and elk are frequent visitors. (Stay tuned for game camera pics!)

The access from Hwy 126 is via Gate Creek Road. Approximately one mile is Sun Ranch Road. Sun Ranch Road is a well-designed and maintained private road behind an electric gate. The Seller has obtained the Lane County permit necessary to enable construction of a single family dwelling. Seller will drill well upon an accepted offer.



