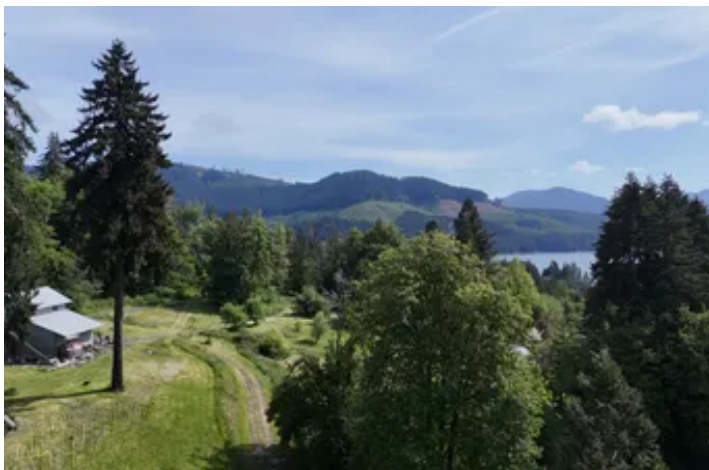


Minnow Creek Timber and Farm Property
0 Carter Lane
Lowell, OR 97452

\$990,000
111± Acres
Lane County



Minnow Creek Timber and Farm Property Lowell, OR / Lane County

SUMMARY

Address

0 Carter Lane

City, State Zip

Lowell, OR 97452

County

Lane County

Type

Farms, Recreational Land, Timberland

Latitude / Longitude

43.890433 / -122.741727

Acreage

111

Price

\$990,000

Property Website

<https://www.landleader.com/property/minnow-creek-timber-and-farm-property-lane-oregon/56148>



Minnow Creek Timber and Farm Property

Lowell, OR / Lane County

PROPERTY DESCRIPTION

Welcome to Minnow Creek Timber and Farm property, located slightly east of Lowell, Oregon on Highway 58. This unique property is comprised of 5 separate tax lots combining rolling meadows, wooded creek bottomlands, timber, and sprawling views of Look Out Reservoir and the surrounding Western Cascade foothills and mountains.

Primarily used for timber, agriculture, and recreation, the property hosts an approx. 1600 sqft 3-bay permitted shop with separated overhead storage space. Utilities have not yet been established on-site, but electrical is available nearby. Septic was approved in 2018. Currently, the property does not meet the zoning for a permanent dwelling.

The property includes approximately 70 +/- acres of well-stocked 13-17 yr old Douglas fir, 12 +/- acres of meadow/pasture, approx 1500 ft of year-round creek frontage, as well as mixed stands of western red cedar, mature fir, and maple. Blacktail deer, elk, black bear, and a wide variety of other wildlife call this property home. If interested, please contact ODFW for the potential allocation of 1 deer and 1 elk LOP tag.

The property is conveniently located 30 minutes east of Eugene and 20 minutes west of the recreation hotspot of Oakridge on Highway 58. The surrounding area is packed with access to popular activities including hiking, fishing, hunting, boating, whitewater rafting, skiing, and mountain biking all within 35 minutes. Don't miss out on this unique opportunity!



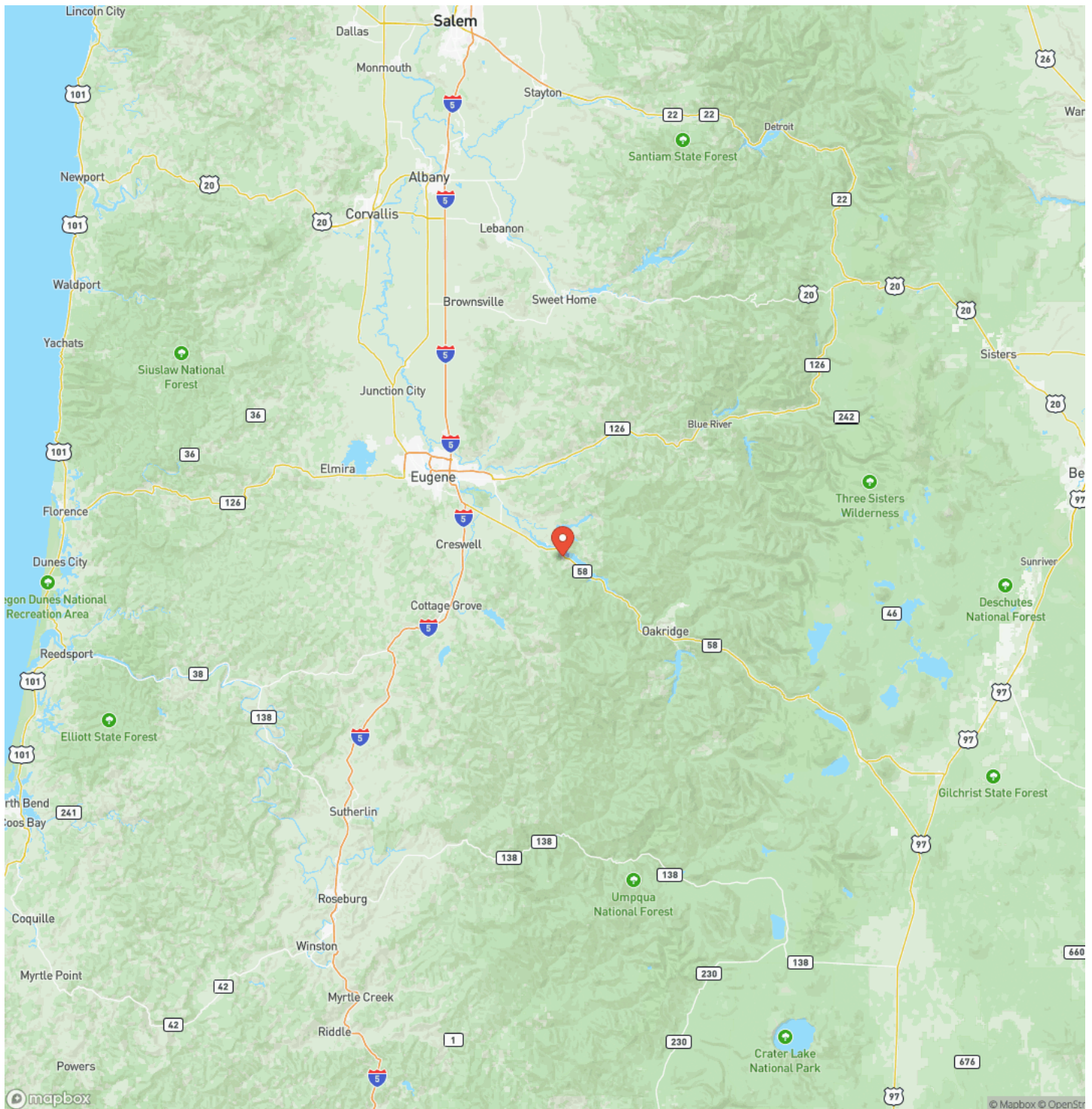
Minnow Creek Timber and Farm Property
Lowell, OR / Lane County



Locator Map



Locator Map



Satellite Map



Minnow Creek Timber and Farm Property

Lowell, OR / Lane County

LISTING REPRESENTATIVE

For more information contact:



Representative

Rick Jensen

Mobile

(541) 520-1856

Email

rickjensen@landandwildlife.com

Address

84405 Thomas Judson Road

City / State / Zip

Eugene, OR 97402

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Land and Wildlife LLC
Serving Oregon, Washington, and Idaho
Medford, OR 97504
(866) 559-3478
<https://www.landleader.com/brokerage/land-and-wildlife-llc>

