



17190 Tyee Rd. Umpqua, OR.

Location:

Tucked away within the Tyee Valley, this property sits approximately 20 miles from the small town of Sutherlin. The largest city within 30 miles from the property is Roseburg. The beauty of the Umpqua Basin makes it an exquisite recreation area. For the avid hunter or fisherman, there's plenty of options within a short drive.

Acreage Description:

Consisting of two tax lots combined for 50.8+/- acres. Approximately 20 acres of the property is currently being farmed by the Seller. The home site is nestled in a cluster of fruit trees just west of Tyee Rd. The remaining southern portion of the property is in natural vegetation and shrubbery. The best river access is in the north-west corner of the property.

Home:

No home exists on the property currently. Per Douglas County Planning, the property holds a vested home site interest. Please see attached listing documentation or give Douglas County Planning a call at 541-440-4289. Reference Tax ID #'s R12528 & R12144. Buyer to complete full Buyer Due Diligence regarding building rights.

Rental & Lease Agreements:

Seller is currently farming the northern fields on the property. The Seller does have an interest in continuing to farm the property, but no formal agreement is in place.

Fencing:

Some perimeter fencing on the property.

Utilities:

Power service is ran about 300' from the home site off Tyee Rd. A service panel was installed in Fall of 2021.

Domestic Water:

Well on property functions. Well house has a newer pressure tank. No Well Log on file.

Rivers, Creeks, Ponds, Etc:

Over .7 miles of main Umpqua River adjacent to property. The views from the river are astonishing.

Septic:

Per Seller, the old septic system is still intact. Buyer to perform Due Diligence regarding system functionality and approved systems with Douglas County Sanitation. 541-440-6183.

Ranch Roads and Driveways:

Currently a dirt road leads to the old home site.

Trees and Timber:

Natural trees and vegetation located mainly in the southern half of the property. Some fruit trees around the pre-existing home site.

Wildlife & Fish:

Black-tail Deer make this property home as well as many other small wildlife animals. The Umpqua River boasts world class fishing and some of the most diversified fishing in the entire state. Fish opportunities include Chinook, Steel Head, Sturgeon, Trout, Bass and some Shad.

Many boat ramps exist along Tyee Rd making for an ease of launching and picking up one's boat.

*** Seller or Seller's Agent/Firm is not held liable for accuracy of this write up. Buyer and Buyer's Firm/Agent to do Due Diligence regarding all aspects of the property.