



PUBLISHED RESERVE: \$115,000

LAST ASKING: \$150,000

SIZE: 1,300± Square Foot Home on 1.13± Acre Lot

ZONING: RR2 - Rural Residential

PROPERTY INSPECTION:

| Date | Time |
|----------------------|--------------------|
| Sunday, October 20 | 10 a.m. to 12 p.m. |
| Saturday, November 2 | 10 a.m. to 12 p.m. |

FINANCING: Subject to Seller's approval of Purchaser's credit: A 30% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 2 years.

DESCRIPTION: This three bedroom, two bathroom, 1,300± square foot manufactured home is in excellent condition, and has views of the McKenzie River. Eugene is a forty-minute drive west. The home is heated by both a forced air electric furnace and a wood stove. A shared water system with approximately six other homes provides spring water. Power is by Lane Electric Co-Op. On-site septic system has a drain field shared with the lot across Highway 126. Stove, refrigerator, washer and dryer are included. The property was recently rented at \$850 per month.



LOCATION: 49545 McKenzie Highway, Vida, Oregon, 97488. Lane County Map/Tax Lot #17-35-02-30-1100. Take Highway 126 East just past mile post 35 to property on the left.