

**PUBLISHED RESERVE:** \$99,500

**LAST ASKING:** \$149,500

**SIZE:** .26± Acre

**ZONING:** RR2 - Rural Residential

**PROPERTY INSPECTION:** At Any Time

**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 lot has 165± feet of McKenzie River frontage and is ready for a home or cabin to be developed. It is located across from Auction Property #1. Lane County has approved all building requirements, including septic, building footprint and required river frontage setbacks. Submission of construction plans is required in order to receive the building permit. The building footprint is 27 x 60 feet, but will require some modification, according to Lane County.

Power is to the property and septic system would require a lateral bore under Highway 126, McKenzie River Highway, to a shared drain field across the highway. Copies of the Lane County approvals are in the Supplemental Information Package.

**LOCATION:** 49544 McKenzie Highway, Vida, Oregon, 97488. Lane County Map/Tax Lot #17-35-02-30-1500. Proceed east on Highway 126, and just past mile post 35 the property is on the right.



*165± feet of McKenzie River frontage*



*Kitchen and living room with deck - Auction #1 is located across from riverfront lot*