



MLS #: **844063** **Lot 4 NW Earliblue Dr**

Status: **PREVIEW-MEMBERS ONLY**

Zoning **RR-2**

Elem School

Middle School **Cheldelin**

High School **Crescent Valley**

Deferral

Taxes **\$1,998**

Tax # **423132**

Tax Years **2025**

Assessment

City **Corvallis**

State **OR**

Zip **97330**

County **Benton**

Lot **4**

Block

Subdiv **Legacy Estates**

XStreet

Dirs **Traveling N on 99W take a L onto NW Arboretum Rd, take a R onto NW Earliblue Dr house is at the end of the cul-de-sac.**

Price **\$339,900,000**

LotSqt **95,396**

LotDim

LOT TYPE **Cul-De-Sac**

Acres **2.190**

Class **Bare Land**

Type **Land (1+ Acre)**

Area **70 BENTON**

COUNTY

Auction **No**

Virtual Tour

Click for Map/Assoc



IDX Include: **Y**

Public Visibility: **Members Only**

Lot/Land Features:

Access: **Easement, Paved**

Acres: **2.190**

Appr Lot Dims:

Approx Lot SqFt: **95,396**

Apprvd for Mfd? **No**

Cable TV: **Available**

Corners: **Flagged**

Electricity: **Yes**

Easement:

Frontage Feet:

Fenced

Flood Plain: **No**

Frontage Feet:

HiSpeed Comms: **Available**

Lot Type: **Cul-De-Sac**

Map/Parcel # **10431C03200**

Outbuildings:

Natural Gas: **Yes**

Reports Avail: **Yes**

Suitable For:

Seller to do 1031: **No**

Septic Approval:

Septic Installed:

Septic Type: **Standard, Other (Refer to Remarks)**

Sewer Avail: **No**

Soil Type:

Surveyed: **Yes**

Telephone: **Yes**

Timber: **No**

View: **Territorial**

Water: **City, Connected**

Water Rights:

Water Rights Source:

Zoning: **RR-2**

Your opportunity to build a custom dream home on a 2.18 acre homesite in a new, small neighborhood, just a stone's throw from Peavey Arboretum, McDonald Dunn forest, Adair, and Corvallis! Lot is already connected to power, city water, natural gas, and internet. Septic drain field approved. Bare land financing is already available. Wonderful, convenient location for those wanting space, yet only minutes from the amenities of town.

Private Remarks / Confidential Data:

When Active: TBD

WVMSLockbox

No

Location

SHOWING INSTRUCTIONS **DO NOT SHOW**

Listing Broker / Company

MICHAEL KRASILOVSKY - Agent: 541-207-6074

201207776

michael@teamkrealty.com

RE/MAX INTEGRITY CORVALLIS BRANCH - Office: 541-766-2000

Co-List: **NOELLE MOEN - CELL: 541-968-5458**

201235827

Negotiable Inclusions

Exclusions

Seller Terms **Cash, Conventional**

Expected Active Date **7/30/2026**

Agency Type **Exclusive Right to Sell**

Escrow At **First**

American

Possess **COE**

Sold Price per SqFt

Orig Price

\$339,900

,000

Lst Date

DOM

6/26/2026

0

Owner/Occupant:

Owner Name

Legacy Estates LLC

Owner Phone

Owner US Citizen (FIRPTA) **Yes**

Sold Information:

Sold for:

Contract Date

Closing Date

How Sold

Closing Notes

Buyer Name

Sell Brk - Agt Name

Sell Ofc - Ofc Name

SellTeam - Team Name