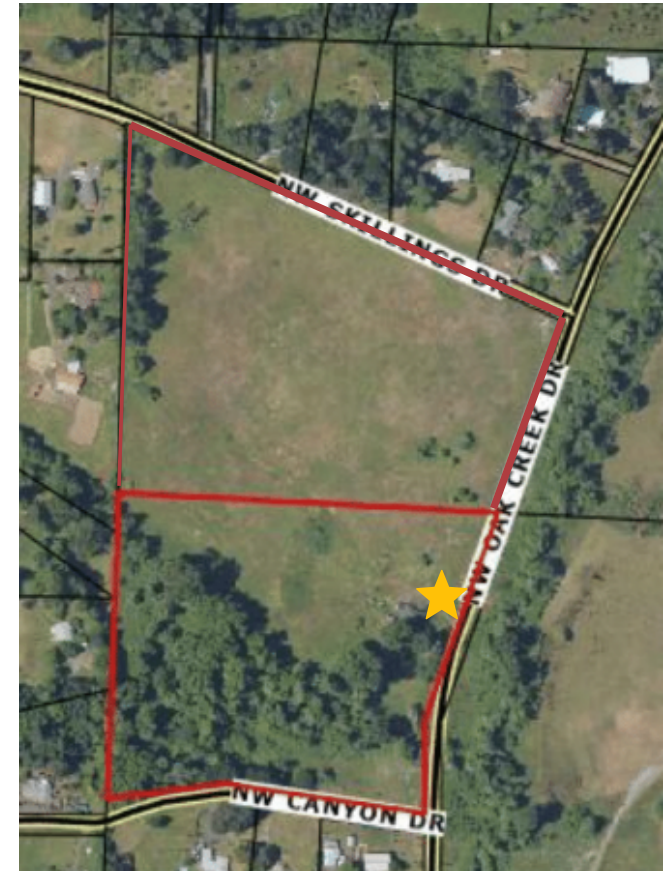


7860 NW Oak Creek Drive, Corvallis OR 97330

31.07 Acres with an Existing Residence



- Home: 3 beds, 1 bath
- EFU and Fender's Blue Zoning
- Conducive to homesite + grazing land

- MLS #842942
- Two Tax Lots
- 31.07 Total Acres





Offering Summary

Offered at:	\$1,000,000
2 Lots Total:	31.07 acres
Year Built:	~1900
Home:	~1,457 square feet
Best Use:	Farming/Grazing

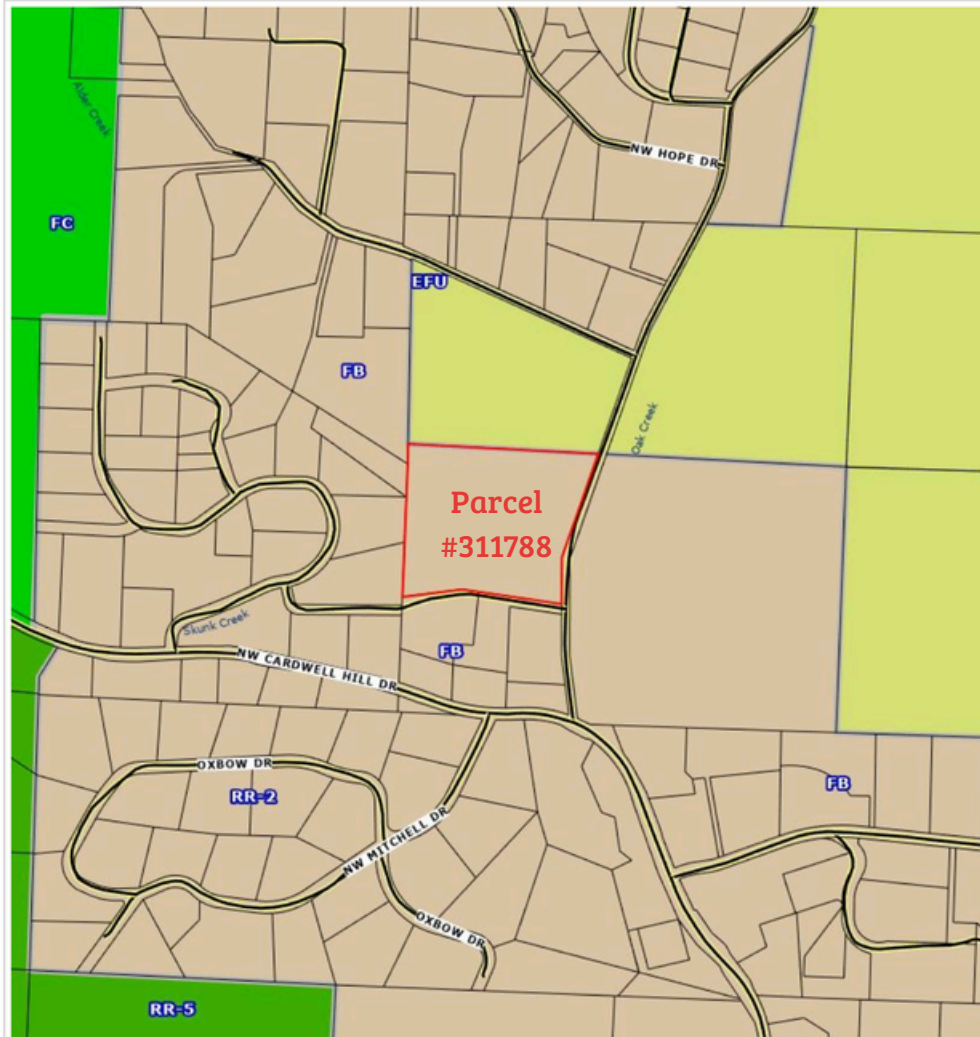
Property Summary

Rarely does a property like this come to market. Over 30 acres of open farmland just off Oak Creek Drive, minutes from hiking trails and surrounded by the natural beauty of the Willamette Valley. This land carries a rich agricultural legacy as part of Oregon State University's working farmland program; land that's been put to work for generations. This property even includes access to (seasonal) skunk creek!

A farmhouse sits on the property, offering 3 bedrooms, 1 bathroom, a functional kitchen, and an open living/dining area. This home is full of character and ready for its next chapter. Renovate to your vision or use it as a caretaker/farm residence while you work the land. Whether you're looking to farm, graze livestock, or simply own a slice of the Valley's countryside, this is a truly unique opportunity. 2

Zoning

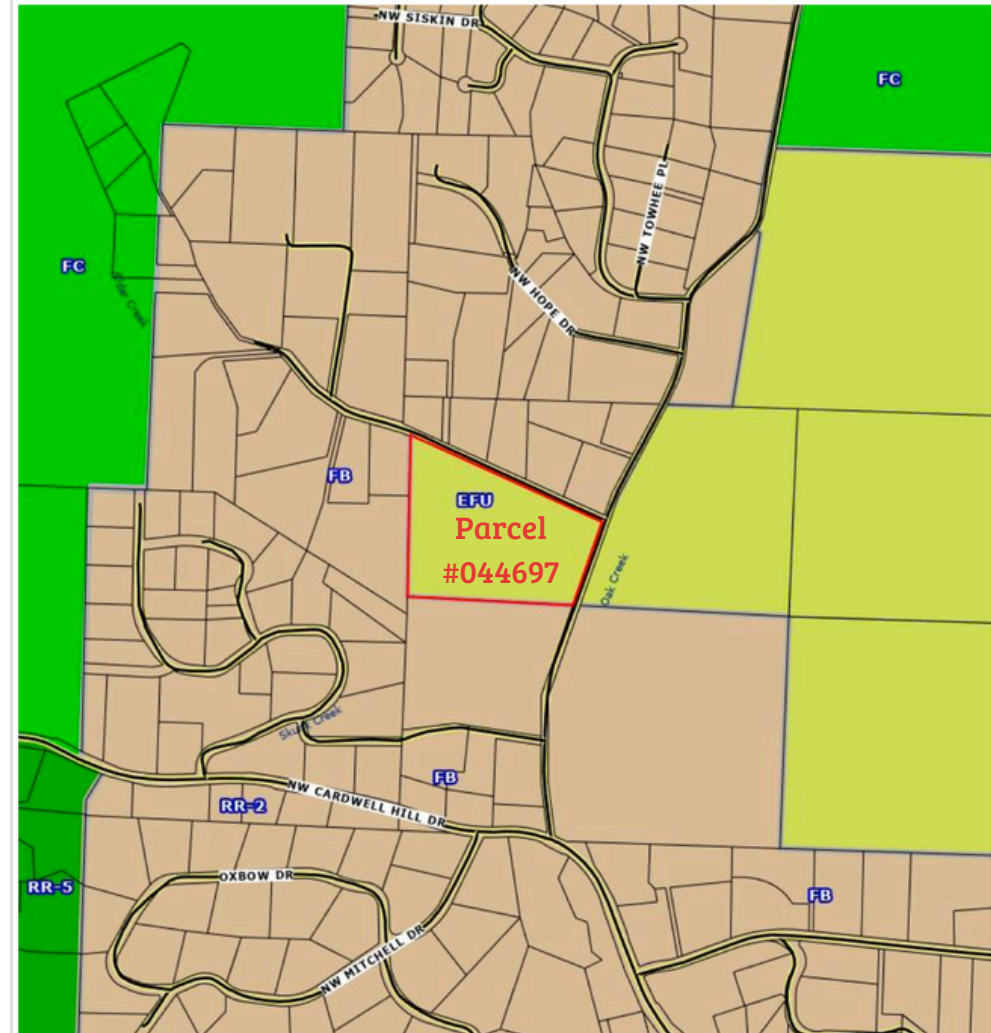
Zoning Map



Parcel ID: 311788

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Zoning Map



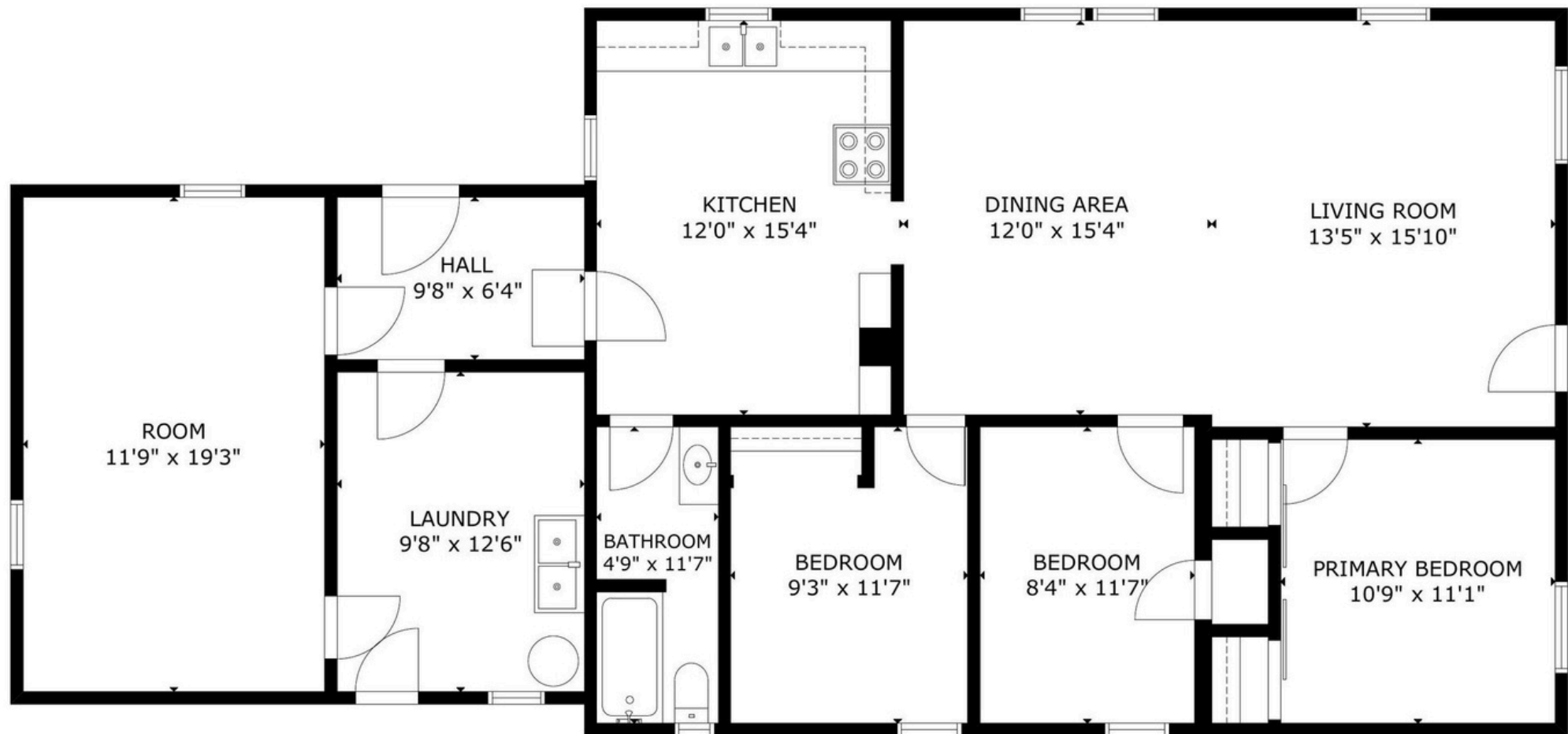
Parcel ID: 044697

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GROSS INTERNAL AREA

TOTAL: 1,457 sq ft

FLOOR 1: 1,457 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

The Story

The property is owned by Oregon State University and was a sheep farm as part of the university's sheep center program. The residence was the sheep center's caretaker's quarters. Records on the structure are very minimal. The house was apparently an old schoolhouse that was moved onto this site. The tax assessor's best guess is that the structure is from approximately 1900 and was moved to this property from Adair.

What About Property Taxes?

The property is owned by the public university, therefore there is no figure on record for what past property tax amounts have been. Buyer to do due diligence on what the property taxes will be upon purchase.

Is This House Financeable?

Most likely.

The home is in a deferred state of maintenance. A tree had fallen onto the roof and caused a leak, and the roof has been repaired.

The same fallen tree hit the septic tank and the tank collapsed in on itself. The seller has a bid for replacing the entire system. This **can be completed** as part of the sale for a buyer that plans to use the existing residence.

The home has been vacant for an extended period and there will be other work that needs to be done. The seller will do what they can to work with a buyer on barriers to financing the purchase.

Background Image Credit:

<https://oregondigital.org/concern/images/5d86p2197>



<https://oregondigital.org/concern/images/gq67js92r>



<https://oregondigital.org/concern/images/qb98mj28j>

All information is being provided in good faith and is accurate to the best of our ability, but buyer is to conduct their own due diligence on every aspect of the listing.

Fender's Blue Butterfly

This property sits within a habitat area supporting the Fender's blue butterfly, a native Willamette Valley species whose recovery has been one of Oregon's great conservation success stories. Fender's Blue was removed from the endangered list and reclassified as threatened in 2023 thanks to decades of habitat stewardship.

The land's upland prairie and oak savanna character, home to the butterfly's host plant, Kincaid's lupine, offers a rare opportunity for a buyer to steward not only Oregon State University's agricultural legacy but also Oregon's conservation legacy. Current federal guidelines support compatible land management practices, including well-timed grazing, that align with habitat health.

A full habitat survey has not yet been conducted on this site, and future survey findings could affect which uses are ultimately compatible with the property's habitat status. Buyers are to conduct their own due diligence on all aspects of this listing, and are encouraged to consult with the US Fish & Wildlife Service early in their planning process to determine the full range of compatible uses and shape a management plan suited to their own specific vision for the property.

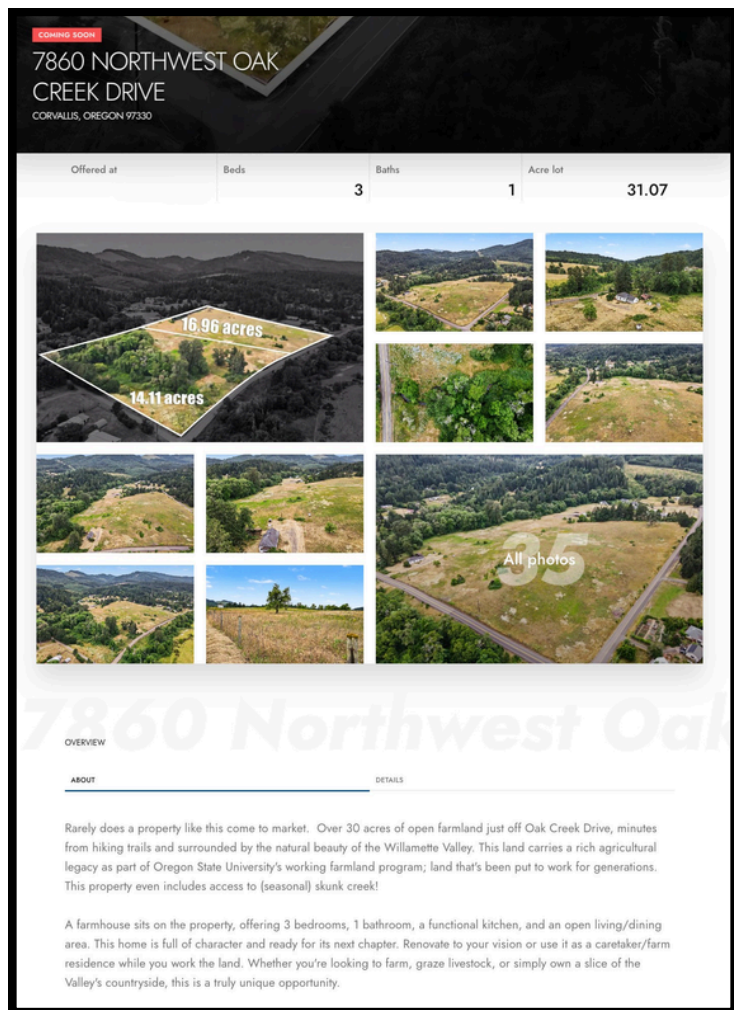


Image Credit:s

<https://www.nature.org/en-us/about-us/where-we-work/united-states/oregon/stories-in-oregon/endangered-butterfly-pollinator-wildflower-relationship/>

<https://www.rewildingmag.com/the-butterfly-that-saved-an-ecosystem/>

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Don't Miss The Full Property Website



More Pictures



All information is deemed reliable but not guaranteed.

Buyer relies solely upon it's own independent investigations regarding all aspects or conditions of the property, zoning, & any other matters in determining suitability of property for buyer's intended use.

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