



**PUBLISHED RESERVE:** \$28,250

**LAST ASKING:** \$52,500

**SIZE:** 11,661± Square Feet

**ZONING:** R-1 (Single Family Residential)

**PROPERTY INSPECTION:** At Any Time

**FINANCING:** Subject to Seller's approval of Purchaser's credit: A 25% down payment with the balance secured by a first deed of trust, amortized over 20 years at 6.5% interest, calling for monthly payments of principal and interest; all due and payable at the end of three years.

**DESCRIPTION:** This home site is located in one of Cottage Grove's most desirable new neighborhoods, overlooking the Hidden Valley Golf Course, a historic ten-hole course established in 1929. The city of Cottage Grove is a 35-minute drive south of Eugene.

The lot is located at the intersection of Holly Avenue and Larae Drive, at the base of Mt. David. There are underground utilities to the lot and CC&Rs. (See Supplemental Information Package for details.) The schools are Bohemia Elementary, Lincoln Middle and Cottage Grove High for residents who live at Hidden Valley Estates.

**LOCATION:** Lot 39 Hidden Valley Estates (Tax Lot 7900). From Exit 174 at I-5, take Cottage Grove connector west to Highway 99 North and then left and south to Woodson Place. Cross river to River Road and then left and right on Holly Road and west to lot at Larae/Holly Avenue.