



PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: First Time Offered

SIZE: 1± Acre

ELEVATION: 4,300± Feet

ZONING: R – 2 -- Rural Residential

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 1± acre home site is located at Sun Forest Estates, one of the larger subdivisions in the La Pine area, and is located 3± miles southeast of La Pine off of Highway 31, and is within a 20-minute drive of Sun River Resort, and 35-minute drive of Bend, Oregon. The home site is level and is located on Cedarwood Drive between Greenwood and Birchwood Roads. The lot has 125± feet of frontage on Cedarwood Drive, and a depth of 353± feet. There are homes on both sides of the lot. Power is available to the property, and on-site well, and septic, are required.

Sun Forest Estates was developed in the early 1970s and there are CC&Rs. 2013-2014 taxes were \$65.00. Other 1± acre home sites in Sun Forest Estates are listed for sale, ranging from a starting price of \$22,000.

LOCATION: Cedarwood Drive -- Lot 5 in Block 4 of Sun Forest Estates. NW 1/4 Section 36, Township 23 South, Range 10 East, Tax Lot 11900. From La Pine, take Highway 31 south to Sun Forest Drive. Turn right on Greenwood, and then left on Cedarwood.