



TL#1500 SE Bracken Terrace, South Beach, OR 97366		24-818 Land-Residential Active \$349,000	
 <p><i>Provided as a courtesy of</i> Samantha McClain Realty One Group At The Beach, Newport 316 NW Coast St. Newport, OR 97365 Direct - (503) 318-3020 samantha@rogatb.com https://samanthamcclain.myrealtyonegroup.com/ License #: 201235872</p>			
BA Comm: 2.50	BA Comm Type: %	Listing Type: Exclusive Right To Sell	3rd Party Approval: No
Bank/Lender Owned?: No	Short Sale: No		
Land Sub-Type: Land	Major Area: Newport/South Beach	Minor Area: South Beach	
Frontage: None	Primary View: Ocean	Frontage/View Remarks: White water ocean views	
Secondary View: None	Lot Dimensions:	Lot SqFt:	
# of Acres: 3	Association: No	CC&Rs: Yes	
County: Lincoln	Property Tax ID #: R525034	Additional Tax ID #s:	
Parcel Nbr: 121107B-1500-00	Additional Parcels Description:	Tax Map Number: 121107B	
Tax Lot: 1500	Taxes\$: 1,357.64	Tax Year: 2023	
Tax Remarks:	Tax District: 151	Specially Assessed: No	
Zoning: RR-2 Rural 2 acre	Neighborhood Code: SBNB	Subdivision: Cabot Run	
Additional Subdv Info:	Subdv Phase/Addition:	Subdv Block:	
Subdv Parcel/Lot:	Hwy 101: East Side	Cross Street: 130th	
<p>Directions: From Hwy 101 south of Newport, turn left on SE 130th. Turn Right on SE Bracken Dr, then Right on Bracken Terrace to property on the left. Public Remarks: This pristine 3-acre parcel of land in South Beach presents a unique opportunity to build your dream home in a scenic coastal setting. HOUSE PLANS INCLUDED!!! Situated in a newer upscale neighborhood, the property offers breathtaking white water ocean views with Lost Creek right in your backyard. This providing a tranquil and picturesque environment. The lot has septic approval, and utilities right at the street, streamlining the development process for prospective buyers. It is conveniently located just a short drive from town, offering both privacy and accessibility. Cabot Run features paved streets and underground utilities, enhancing the quality and convenience of this premier piece of property.</p>			
<p>Miscellaneous: Corner Stakes: Partial; Survey: No; Grade: On; Manufactured Allowed: No; Sign Topography: Level Street Surface: Paved</p>		<p>Water: At Street; City Electric: At Street Gas: None</p>	
		<p>Sewer: Septic Septic: Septic Approval Sellers Terms: Cash; Conventional; FHA; VA; Escrow Preference: Western Anji; Forms Preference: OREF</p>	
List Price:	349,000		

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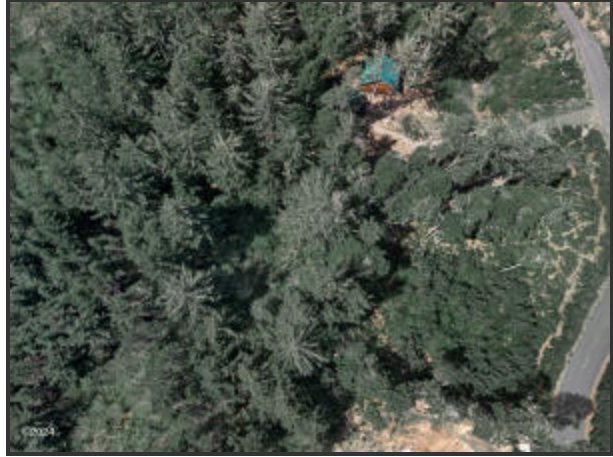
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