

TL5509 E Alsea Riviera Drive, Tidewater, OR 97390

24-1436 Land-Residential Active \$125,000



Provided as a courtesy of

Samantha McClain

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License #: 201235872



BA Comm: 3	BA Comm Type: %	Listing Type:	Exclusive Right To Sell
Bank/Lender Owned?: No	Short Sale: No	3rd Party Approval:	No
Land Sub-Type: Land	Major Area: Waldport/Seal Rock	Minor Area:	Tidewater
Frontage: None	Primary View: River	Frontage/View	
Secondary View: Forest	Lot Dimensions:	Remarks:	
# of Acres: 0.94	Association: No	Lot SqFt:	
CC&Rs: No	STR/VR: Buyer Due Diligence	Senior Community	No
CC&Rs:		YN:	
County: Lincoln	Property Tax ID #: R506093	Additional Tax ID #s:	
Parcel Nbr: 131027CB-5509-00	Additional Parcels	Tax Map Number:	131027CB
Tax Lot: 5509	Description:	Tax Year:	2023
Tax Remarks:	Taxes\$: 292.17	Specially Assessed:	No
Zoning: R-1 Residential, Single Family	Tax District: 331	Subdivision:	N/A
Additional Subdv Info:	Neighborhood Code: RANB	Subdv Block:	
Subdv Parcel/Lot:	Subdv Phase/Addition:	Cross Street:	Pioneer
CC & R: No	Hwy 101: East Side		
Directions: East on Hwy 34 to East Alsea Riviera Dr. Follow to the bottom of the hill to Pioneer St. Right on Pioneer to property.			
Public Remarks: Dreaming of the tranquil, serene beauty of the Alsea River? This picturesque park-like setting, with a community boat dock and ramp, provides easy access to the stunning Alsea River. Perfect for boating and soaking in the scenic surroundings, imagine hopping into your boat and heading down the river for fresh crab. River life awaits you on nearly an acre of land (0.94 acres) with views of the forest and Alsea River. With a newly added driveway and fencing, and no CC&Rs or HOA to worry about, plus septic approval and utilities at the street, this is the perfect opportunity to embrace the peaceful river lifestyle.			
Miscellaneous: Corner Stakes: No; Survey: No; Grade: Above Grade; Manufactured Allowed: Yes	Water: At Street; Community	Sewer: Septic	
Topography: Level; Sloped	Electric: At Street	Septic: Septic Approval	
Street Surface: Paved	Gas: None	Sellers Terms: 1031; Cash; Conventional; FHA; Escrow Preference: Western Anji; Forms Preference: OREF	
List Price:	125,000		

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