

## For Sale By Owner

36899 Hwy 26 Seaside, Oregon

\$649,000

May be seen by appointment only

503.738.2380 or e-mail [twobay@teleport.com](mailto:twobay@teleport.com)

Two Bay Ranch is located on the beautiful North Oregon Coast, just a few miles inland and sits at the foot of Saddle Mountain. It is an easy 90 minute drive to the Portland International Airport and only 15 minutes away from the popular resort towns of Cannon Beach and Seaside.

There is a home, two horse barns, work shop and a third barn that is presently being used as a storage / garden shop. Most of the land is pasture with some timber. Completely fenced and all of the land is high and dry. Excellent well water: top of the line pump and filtration system. Total property is over 17 acres and is zoned RA5 allowing the potential for three separate 5 acre home sites.

The cute, cottage style home is 1,344 sq feet and has been remodeled from top to bottom. It has a big kitchen that is open and spacious with new appliances, oak cabinets, new counter tops and a ceramic tile floor. The living room has a charming wood stove backed with natural stone. A dining room, two bedrooms, one bathroom, utility closet and a small office area complete the cozy living space. Step from the living room to a large deck for your summer entertaining and cookouts. With the remodeling complete; it leaves you with nothing to do but enjoy this little piece of paradise. The large yard is completely fenced and pet safe.

There are four large pastures and a 60 foot riding pen. The main barn is 60 x 40 and has five 12' x 14' stalls, a heated office / tack room, hot water bathing stall and lots of room for hay storage.

Just north of the Two Bay Ranch boundary line is a 50 acre parcel owned by the North Coast Land Conservancy. The NCLC is an Oregon Land Trust that will serve as a resource for Northwest Oregon communities and landowners to conserve and protect land in perpetuity for its ecological, passive recreational and cultural values.

*(You won't find a better neighbor)*

This beautiful property is perfect for the horse enthusiast, casual farmer or anyone that loves the country life. Room to roam on your own ranch, yet only minutes to the beach

Visit [www.twobayranch.com](http://www.twobayranch.com) to see pictures of the property, barns and home.

*Note to agents or other interested parties: Buyer must provide a letter of pre approval from their bank before any offer will be considered.*

**\*\*\* Offering a 2% fee to buyer's agent \*\*\***