

## **Shindler Bridge Farm**

**LOCATION:** Approximately eight miles East of Scio with a physical address of 41354 Shindler Bridge Dr. Scio Oregon 97374. Township 10S, Range 1W, Section 12, tax lot 700 in Linn County.

**LAND:** The property consists of 78.45 acres with year around creek running east to west through the middle of the property. Thomas Creek borders the North property line with approximately 50 level acres. The South end of the property gradually slopes uphill with approximately twenty-eight acres of timbered ground on the hillside. The entire farm is fenced and cross fenced with numerous separate pastures

**IMPROVEMENTS:** Home is 2,404 sq. ft. built in 1925, home has been remodeled and updated: 60x110 riding arena, 34x50 shop, 30x40 shop, 40x70 8 bay equipment/hay storage building, 24x40 4 stall barn, 5 loafing sheds in different areas of the pastures with dimensions of 20x36, 16x24, 10x16, 10x14, 8x10.

**WATER RIGHTS:** The Oregon Water Resources Department indicates there are water rights for 15 acres, Certificate 36393 with a priority date of April 19, 1965.

**TAXES:** \$2,592 Annual Taxes

**PRICE:** \$695,000

**AGENT:** Steve Helms

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**REMARKS:** This is a very nice farm with the remodeled home and Thomas Creek frontage, secluded on a quiet dead end drive and everything is in place to make it a turnkey livestock or horse property. There are numerous buildings, plenty of pasture with water rights for irrigation of the hay crop, and/or to water the pastured ground if needed. Irrigation equipment is included.

**DISCLAIMER:** Information is from sources deemed reliable but not guaranteed by the broker. Buyers are urged to seek independent verification, through professional inspections and personal review, of the condition of the property and the facts contained herein. Property is subject to prior sale, price change, correction or withdrawal.