

Richardson Gap Farm

LOCATION: Physical address is 38480 Richardson Gap Rd approximately 2.5 miles East of Scio Oregon in Township 10 S, Range 1 W, Section 16, tax lot 500, Linn County.

LAND: Consists of 73.22 level acres. Approximately 60 tillable acres with 12 acres fenced and cross fenced that can be pastured or hayed. The balance is farmstead, Irrigation ditch and other non- tillable farm acres. The Soils are approximately 72% Class III Clackamas gravelly silt loam, 9% Class III Conser silty clay loam, 15% Class IV Courtney gravelly silty clay loam and 4% Class IV Awbrig silty clay loam.

IMPROVEMENTS: There is a 3 bedroom, 2 bath home built in 1976 that is 1883 sq. ft., 425 sq. ft. storage building and a 24x44 Shop. The home has been well cared for with toilets and faucets replaced in 2015. All newer appliances that stay, furnace and heat pump new in 2013, submersible pump new in February of 2016 and a newer pellet stove. RV pad with power and separate septic.

WATER RIGHTS: Water rights are certified through Scio Water Improvement District to use waters from Thomas Creek for 56.7 acres in the name of Kimmel. There is a priority date of 1953.

TAXES: \$2,552.84 for tax year 2016/17

PRICE: \$525,000

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REMARKS: This farms currently in Bent grass under lease until 10/31/18. The lease can be terminated when the 2017 crop is off, or keep the lease for extra income. The 12-acre pastured area is set up for livestock and would also make a nice Horse property. The property is situated in a nice country setting with very well maintained home. Owner will pay up to \$5,000 in BCC. Call Broker for showing.

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.