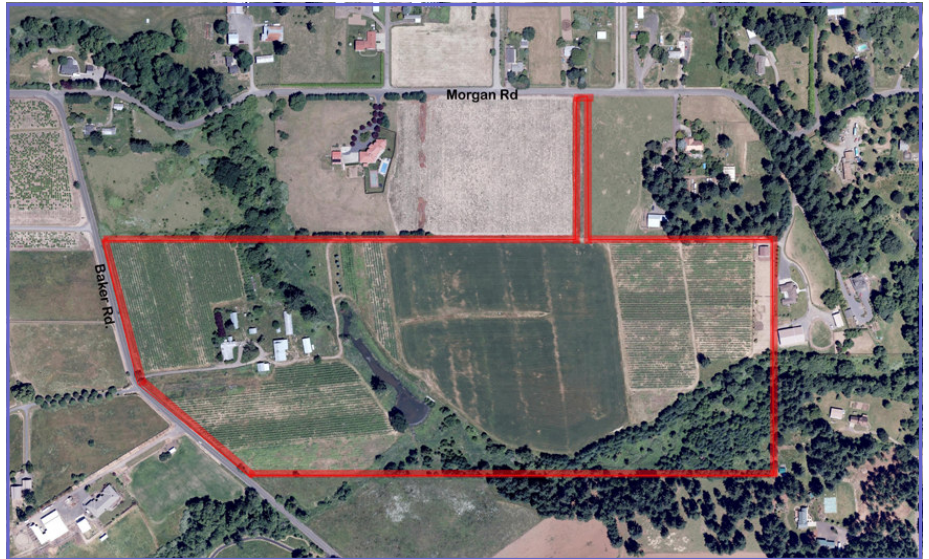


58 Acre Farm with Irrigation

25460 SW Baker Rd. Sherwood, Oregon



- **\$1,495,000.**

- 58.39 Acre Farm with Irrigation
- 17 Acres Planted in Blueberries
- 3 Bedroom, 2.5 Bath, 3579+/- Sq. Ft. Home & Barns
- Close-in location between Sherwood & Wilsonville
- Spectacular Mt. Hood View
- Includes Measure 49 approval to partition two 2-acre building lots from property within 10 years of purchase
- Large Fish Pond; Rock Creek flows through property
- 32 +/- Acres of Water Rights with Irrigation Wells
- Zoned EFU with Excellent Soils
- Access from Morgan Rd. or Baker Rd.
- Annual Taxes: approx. \$4027.74 (Clackamas County)
- Tax Lots 1000 & 1203, Section 4, T3S, R1W, W.M.
- 1 acre on east boundary subject to long-term lease option
- 16 acres subject to year-to-year lease



