

# Island Springs Hatchery

6.9 Acres with Beautiful Home and 10 Spectacular Ponds



17225 NW Lucy Reeder Rd. Portland, Oregon

**\$1,795,000.**

- 6.9 Acres on Fabulous Sauvie Island in the Columbia River
- Beautiful 2900+ SF Home overlooking 10 Ponds
  - 3 Bedroom, 3 Bath plus Family Room, Workshop & Deck
  - Spacious Kitchen with Oak Cabinets & Tile Counters
  - Great Room with Vaulted Ceilings and Hardwood Floors
- Quality Fish Hatchery Business providing “stocker fish” for lakes and ponds throughout Oregon & Washington
- 10 vinyl-lined Ponds with elaborate fresh water circulation and aeration system (fish not included)
- 4 wells and water rights; Perimeter fencing
- 40 X 48 Shop with Diesel Generator and 14 X 26 lean-to
- 24 X 18 Hatchery House with Tanks; 10 X 20 Mechanical Bldg
- Meticulous landscaping and fruit trees
- Room for expansion with infrastructure stubbed-in for additional ponds
- Hatchery business equipment and 5500 GMC Duramax delivery truck included (Equipment List Available)
- Multnomah County– Tax Lot 900, Section 6, T2N, R1W, WM
- Annual Taxes– approximately \$3480.00 (tax deferral)
- Realtors Multiple Listing System # 9050425
- Shown by Appointment Only! Please contact Listing Broker



Information Contained Herein from Sources Deemed Reliable, But Not Guaranteed



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