



## **32899 Camas Swale Rd, Creswell, OR 97426**

49+/- acre premium hay & livestock farm with a very nice Fuqua manufactured home with 4 bedrooms and an office. Approximately 38 acres in hay crop which includes Fawn Fescue & Tetraploid Rye; yielding about 110 tons per year. This property offers a big Shop, 40x60 Hay Barn, 2 livestock barns, and a semi portable "lambing" shed. Also includes an 80x160 sand arena, chicken coop, RV pad, and perimeter & cross fencing.

**Location:** It's a quick 1 mile drive to the historic and convenient little town of Creswell with a population just over 5,000 and with many conveniences including restaurants, groceries, feed stores, golf course, churches, schools, and more. It's just 13 miles north to the University of Oregon at Eugene, and 24 miles to Eugene Airport. Creswell is in a beautiful location between the Coast Range Mountains and the Cascades.

**Acreage Description:** 49.66+/- level ground in one tax lot. Zoned for Exclusive Farm Use, with a small slough that separates a strip of about 4 acres of land along the east property line. Sellers renovated this land in 2017 and drill seeded Fawn Fescue and Tetraploid Rye Grass. They fertilize and lime annually. For large scale irrigation, water rights would need to be applied for through the State of Oregon and an irrigation well installed. Sellers are currently utilizing this land for its best use, growing feed. Approximately 2 acres along the south property line behind the livestock barn and arena were planted in chicory for sheep. The barn lot is set up well for pull through gated accesses and the middle pin of the west gates is removeable to allow for big truck access. Road base and gravel keep this big lot clean and useable in the winter months. The home sits a little close to the road but good gates and wire mesh perimeter fencing helps to create a good boundary and there's space and many options for plantings to create a privacy border. There's also smaller areas fenced off for livestock turnout.

**Home:** Beautifully renovated and updated 2005 Fuqua triple wide manufactured home, measures 1,932 square feet and offers 4 bedrooms, 2 full baths, and an office. Open floor plan with high ceilings and great natural lighting. Kitchen includes stainless steel dishwasher, propane gas range, and built-in microwave. The center island is equipped with a sink and garbage disposal. There is plenty of storage and cabinet space and there's wide plank laminate flooring throughout most of the home. The office features French doors and a closet for additional storage. The master bedroom has a private bath and walk-in closet. The exterior of the home is sided with T1-11 and has block skirting all around. There is a wheelchair accessible ramp to the back deck area where there is also a subpanel for the hot tub. Hot tub currently in place does not stay with the sale. Heated and cooled with forced air heat and a heat pump.

**Shop:** The 40x30 shop has one big bay door, a hoist/rail system, concrete floor, loft storage and is wired for 220 power. Wood shelving and ladder will stay with the sale and there is an un-certified woodstove used for heat in the past. An additional lean to offers another 20ft of exterior covered storage.

**Hay Barn** – 40x60 and 22' at the eaves, this barn was constructed in 2018 and permitted as an ag building.

**Livestock Barn 1:** 30x48 pole barn is set up for horses right now and is just south of the outdoor arena.

**Livestock Barn 2:** 20x24 livestock barn – older wooden structure NE of the home offers covered feed storage and a livestock pen.

**Outdoor Arena:** 80x160 all weather sand arena was graded for drainage to a French drain on the east side and is connected to the 30x48 Pole Barn.

Additional features on the property are a fenced chicken coop area, a semi-portable lambing shed and RV parking area next to a cement slab.

**Slough:** The slough creates a seasonal pond area with a bridge for crossing to the eastern 4 acres.

**Utilities:** Electricity is provided by Pacific Power, and Garbage service is available from Sanipac. Internet – Century-link, Propane Tank rented for \$75 a year from R&D and they also deliver the propane. Propane fuels the hot water heater, the range, and the furnace.

**Domestic Water:** The domestic well is located in the pump house between the home and shop. We have a well log #5072 registered to this address showing a 78' well installed in 1994 and estimated at 30gpm at time of installation. There is a Culligan whole house water filtration system in the pump house to filter out traces of arsenic which is common in the area. Seller required well tests have been ordered and we'll have the results on file shortly; please inquire for a copy.

**Septic:** Standard septic system tanks are located approximately 20' to the north of the manufactured home. 1000 gallon holding tank and 500 gallon pump tank with lines heading 420' north to the drain field area in the hay field. This area is not hayed.

This is a great property for Buyers that might like to continue the hay business or just enjoy the close in location and use the property for personal use for livestock and recreation.

**Items not included in sale: Hot tub, refrigerator, round pen panels, panels & stall mats in 30x48 pole barn.**

*Lisa Johnson, Principal Broker at Horsepower Real Estate represents the Seller of this property. This information is derived from sources deemed reliable but not guaranteed by the brokerage or broker and should be verified by potential Buyers. Buyers are urged to seek independent verification, thorough professional inspections and personal review of the condition of the property and the information contained herein.*