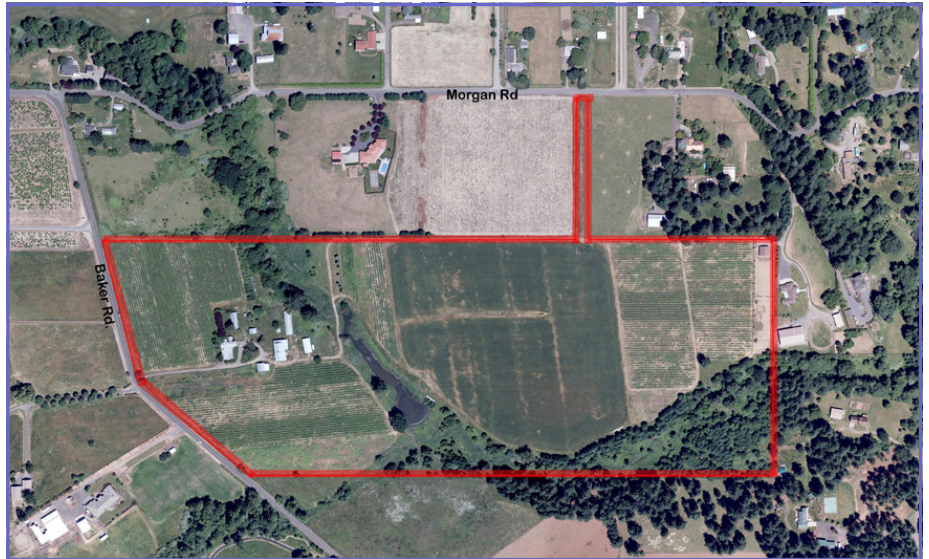


58 Acre Farm with Irrigation

25460 SW Baker Rd. Sherwood, Oregon



- **\$1,395,000.**
- 58.39 Acre Farm with Irrigation
- 17 Acres Planted in Blueberries
- 3 Bedroom, 2.5 Bath, 2700 +/- Sq. Ft. Home plus partial basement
- Barns and Outbuildings
- 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 Pond; Rock Creek flows through property
- 45.8 +/- Acres of Water Rights (Pond & 2 Irrigation Wells)
- Zoned EFU with Quality Soils
- Access from Morgan Rd. and 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
- Realtor's Multiple Listing # 10039629



