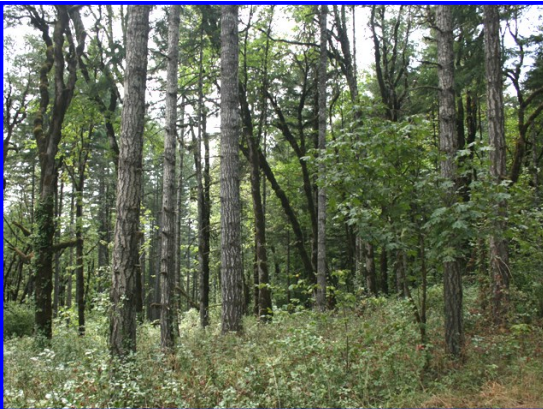


# 80 Acres with 2 Homes

## Mountain Views, Timber, Suitable for Vineyard



22400 SW Eagle Point Rd. Sheridan, Oregon 97378

**\$560,000.**

- 80.43 +/- Acres
- Timbered Property with South Slopes & Vineyard Soils
- 1200 SF Manufactured Home with Basement & Shop
- 1344 SF Manufactured Home with Shop
- Dividable into 2 legal lots of record with a home on each parcel per Yamhill County planner
- Replacement Dwelling Permits for both homes
- Beautiful Building Sites with Spectacular Views of Mt. Hood and Mt. Jefferson
- Extensive Merchantable Timber
- McMinnville Schools
- Yamhill County-TL 600, Section 31, T4S, R5W, W.M.
- Taxes are approximately \$788.85 annually
- RMLS #13283081



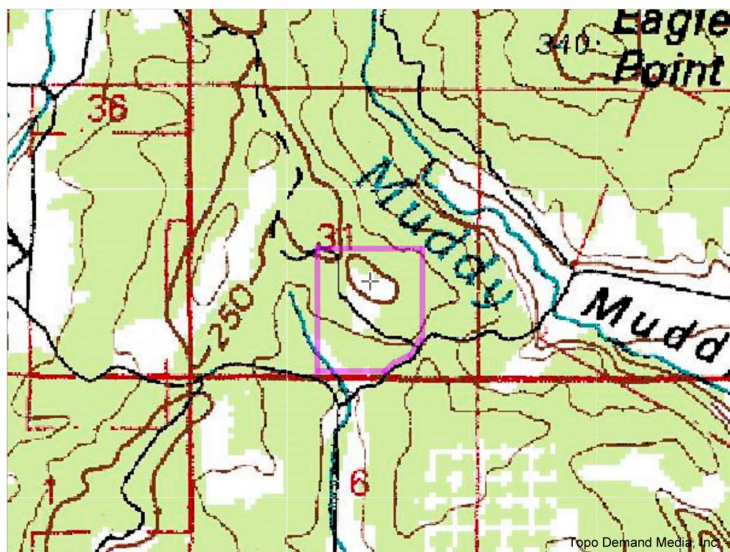
Information Contained Herein from Sources Deemed Reliable, But Not Guaranteed



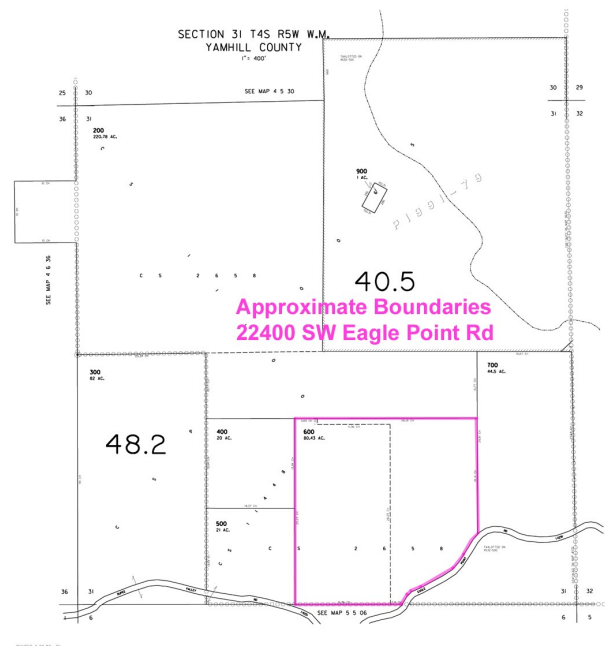
# 80 +/- Acres with 2 Homes



Approximate Boundaries  
22400 SW Eagle Point Rd.



Center: 45.1774°N 123.3486°W  
 Elevation at center: 919 feet (280 meters)  
 Quad: Yamhill River  
 Drg Name: f45123a1  
 Drg Source Scale: 1:100,000  
 Projection: NAD83/WGS84



**Eugene B. Wolf, Broker**  
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