

Rural Income Property: 6 Acres with 7 Homes + 2 Rented Spaces

9494– 9604 Broadacres Rd NE Hubbard, Oregon 97032



\$1,485,000.

- 6 +/- Acres with 7 Homes and 2 addn'l rented spaces
- Unique Rural Residential Income Opportunity!
- Seller lives in primary home with monthly rental income of \$6907.00 and will rent-back after closing for potential additional income
- EFU (Exclusive Farm Use) zoned property with legitimately maintained "grandfathered" residential use for 9 homes (per Marion County– Buyer to verify)
- Detached Garage built in 2007 fits 3-5 cars
- 8000SF Barn with new electrical, siding & concrete 2010
- Well for domestic water with new 3-phase pump in 2022
- New septic system for 8 homes installed 2010
- Includes 9 numbered addresses:
 - 9494 Broadacres (Primary Home),
 - 9514, 9524, 9544, 9570, 9574, 9604 (Rented Homes),
 - 9584, 9594 (Rented Manufactured Home Spaces)
- Marion County Annual Taxes: \$7371.00
- Tax Lot 500, Section 31, T4S, R1W, W.M.
- RMLS #22000087



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Information Contained Herein from Sources Deemed Reliable, But Not Guaranteed

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