

Diverse 63 Acre Yamhill County Farm

22331 SW Gopher Valley Rd. Sheridan, Oregon 97378



\$649,000.

- 63.2 +/- acres in Oregon's fertile Willamette Valley
- Extraordinary lifestyle acreage with 4-bedroom home, diversity, and potential for many uses
- Convenient location at corner on Hwy 18 to the coast, between McMinnville & Sheridan
- Farmstand potential with high traffic count
- Primarily Class I & II Woodburn & Amity Soils
- Privacy provided by timbered areas with a variety of fir and pine species planted 20 years ago
- Located in the McMinnville AVA
- Pine duff below tree canopy provides Oregon White Truffle habitat
- Beautiful majestic trees are protected by Carbon-offset Agreement until 2062
- Awesome horse property with riding trails through timbered areas, cultivated hay ground, pasture, open areas suitable for indoor or outdoor arenas, and easy access from Hwy 18
- Deer Creek frontage, Barn & Shop
- Tax Lot 1600, Sec. 30 & 31, T5S, R5W, W.M.
- RMLS # 19486610



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WOLF NW Properties, Inc.

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