

GORGEOUS ACREAGE SWEET HOME

26825 Old Holley Rd, Sweet Home



\$515,000



34.63



2 Bed



1 Bath

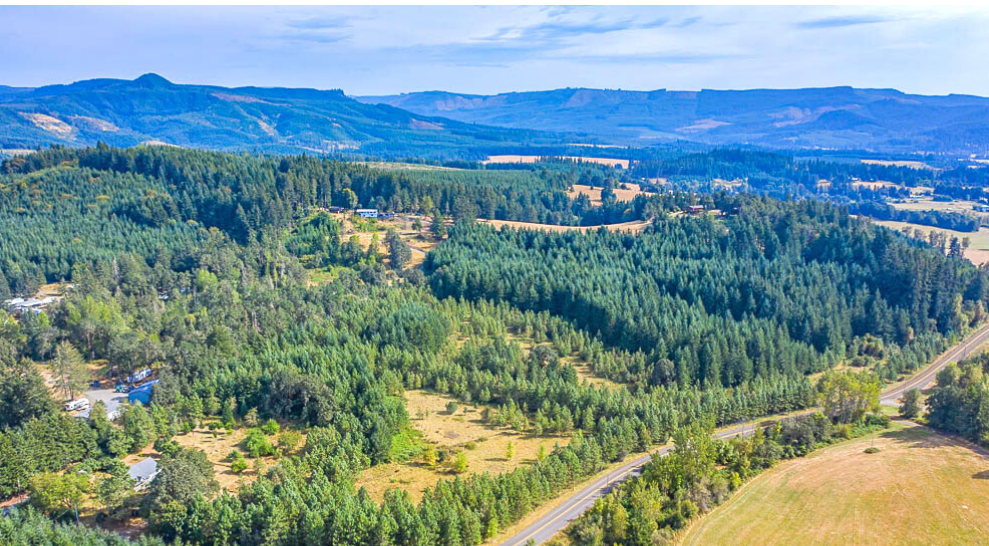


KEY FACTS

- ✓ Over 10 Varieties of trees
- ✓ 2 Bed, 1 Bath, 978 Sq. Ft Home
- ✓ 34.63 Acres

PROPERTY DETAILS

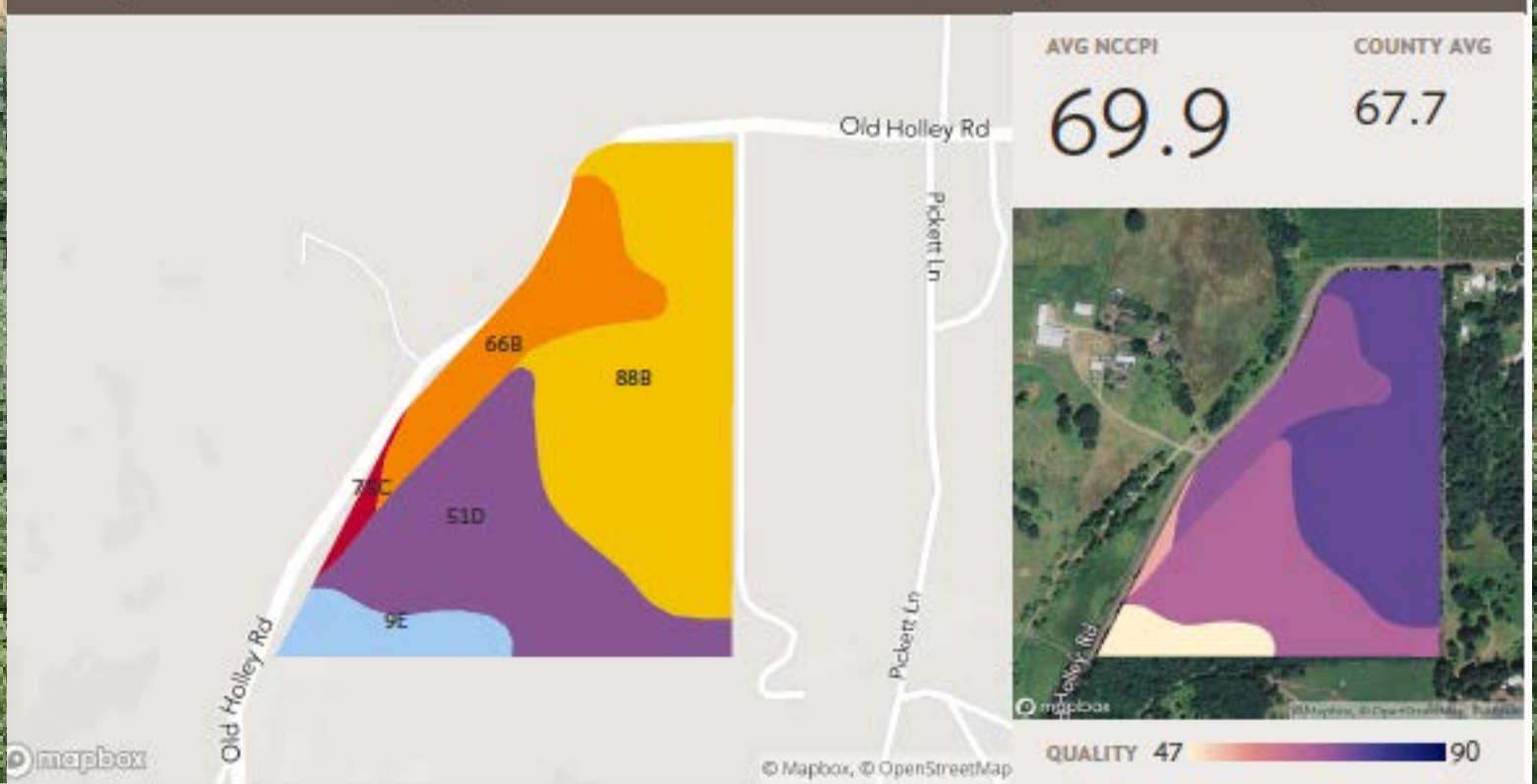
Gorgeous acreage with a rich history of farming, ranching and forestry. The acreage is covered in a variety of mature trees including Douglas fir, Willamette Valley Ponderosa pine. The original fruit orchard still exists and has 6 varieties of apples and two varieties of pears. Meticulously maintained single story home with 2 BD/1BA with attached extra deep garage and the landscaping surrounding the home includes a large variety of native, non-native trees, perennial plants and large oaks providing late afternoon shade . Great location just a few miles outside of town yet still the private, quiet, out of town feeling you have longed for! 34.63 acres of property with road access to explore the animal life, pasture, beautifully wooded grounds, timber, and a view to take your breath away!



SOIL REPORT

1 field, 36 acres in Linn County, OR

TOWNSHIP/SECTION 14S 1E - 6, 14S 1W - 1



All fields

Source: NRCS Soil Survey

36 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI	
88B	Salkum silty clay loam, 2 to 8 percent slopes	15.37	43.3%	2	75.7	
51D	Jory silty clay loam, 12 to 20 percent slopes	11.28	31.7%	3	67.6	
66B	McAlpin silty clay loam, 3 to 6 percent slopes	5.88	16.6%	2	71.1	
9E	Bellpine silty clay loam, 20 to 30 percent slopes	2.16	6.1%	4	43.8	
75C	Panther silty clay loam, 2 to 12 percent slopes	0.84	2.4%	6	54.2	
					35.53	69.9



34.63 Acres



Oregon
Farm
*** BROKERS ***

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