

178 +/- Acres on the Calapooia River



33767 SW Oakville Road, Albany OR 97321

\$850,000.

- 178± Acres Willamette Valley Farm
- River frontage on the Calapooia River
- 74± acres of water rights from the Calapooia River
- 115± acres tillable cropland
- Beautifully restored 3-BR/3-BA Farmhouse
- 4200SF± shop with partial cement flooring
- Two charming classic barns
- Minutes to Oregon State University, Hwy 34 and I-5
- Two wells
- Zoned Exclusive Farm Use (EFU)
- Primarily Class II soils
- Historically used for grass seed production
- Annual Taxes: approx. \$3,609.61
- Linn County, TL 1000, Sec. 3, T12S, R4W, W.M.
- RMLS #16367172



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WOLF NW Properties, Inc.

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