

Sunset Farms Sanctuary

Property Description: Everything you need in this private 10-acre farm with water rights and primarily class I & II soils . Property features 2 light DEP grade greenhouses, 2,880 SQFT Shop/Apartment, 2 barns, multiple sheds, well-kept 3 bedroom 2 bath home with a solar array and a 1900's house, in poor condition. Lots of power, gravel roads, and fully fenced and cross fenced ! This property has endless opportunities to make this your perfect homestead!

Location: Sunset Farms is located in the South Willamette Valley and is conveniently close to I-5 and the Salem/ Eugene area. The property is in short proximity to Brownsville and is corner to Hwy 228 and Sunset Lane; a private road that is home to only 4 other residences. Just a hop over the highway is the Calapooia River.

Acreage Description: The property sits on 10 acres of level fields that back up the hills behind it. It is completely fenced with multiple fenced pasture areas. Throughout the grounds are fruit trees including kiwi, cherry, pear, apple and plum. Aside from trees there is a fenced garden area that is perfect for all kinds of vegetables and fruits. If you are looking to grow on a larger scale the property is zoned for Exclusive Farm Use and is grandfathered into Hemp and/or Cannabis production.

Homes: There are two main residences on the property. One home is a triple wide manufactured that was built in approximately 1992 and 1,820 square feet. It is supplied by well water and is on a septic tank. It is wired with 200 AMPS and features solar panels to help keep utility costs low! The 1820 square foot home has 3 bedrooms and 2 baths. The master bedroom is large with tall ceilings and a sliding door to the outside. Attached is a master bath with a soaking tub and double sinks. There is another full bath and two good sized bedrooms. The kitchen has ample space for storage including a full sized pantry. It is connected to a formal dining room with large windows allowing for lots of natural light. The home also has a large living room and other rooms including a den and utility room. Off of the house is a covered back deck giving you a space to unwind and relax.

Off to the side of the main house stands a 1793 SQFT home that was built in the early 1900s (1912). It has its own legal address that is separate from the farm which is rare in Oregon! While it is in poor condition it is functioning with electricity and well and septic. It is also 3 bedrooms and 2 baths!

Outbuilding: The property has a variety of outbuildings all with varying uses. On the back end of the property stands two greenhouses both at 2,400 SQFT and equipped with humidity control and high end lights running on 400 amps. There are two large shops both with electricity and water. The slightly smaller shop is approximately 2,880 SQFT while the largest shop which stands at the front of the property is approximately 1,600 SQFT. The large shop has concrete flooring throughout and has been partially converted into an apartment with a bathroom, heat, and air conditioning. The shop is powered by 220 AMP/110 Volt power. Adjacent to the shop is a tractor shed that also has electricity! Heading towards the other side of the property stands

two barns both with electricity and lights. The taller of the barns is 1,536 SQFT and the shorter but longer barn is 1,680 SQFT.

Fencing: The property has a 1150 amp electric X fence as well as a variety of other wire, wood and metal combination fences throughout the grounds.

Utilities: The home's water is sourced from well and runs on a septic tank system. The home has forced air and a heat pump and is powered by electricity.

Domestic Water: The property has two wells and water rights which are sourced in the Calapooia River Basin.

Irrigation: The property has sprinklers to assist in irrigation as well as water rights and great access to help maintain bigger projects!

Features: When you purchase the property it comes with a John Deere Tractor. The property is equipped with a full security system and reliable phone and internet service. The main driveway is paved and the other gravel roads are in good condition.