

35211 Union Point Ln.,  
Brownsville, OR 97327

Beautiful farm and mountain views from this 12+ acres on a little country lane with a nice 3 bdrm, 3 bath home with spacious living areas. Great breezeway barn currently set up for Alpacas with 5 stall areas, loft, tack room, and vet room. Additional 1 bay shop/barn, and 48' x 48' hay barn with lean-to's, open on 2 sides. 4 separate pastures and 1 additional turn out in the barn yard.

Location:

2.8 miles south of Brownsville  
29 miles from downtown Albany  
29 miles from Oregon State University at Corvallis  
27 miles from University of Oregon at Eugene  
32 miles from the Eugene Airport  
77 miles from the Oregon Coast at Newport

Acreage Description:

Level and gently sloping rectangular lot. Perimeter fenced from the barn area north. The driveway to and from the barn is a little steep at the road but there looks to be options for re-aligning the accesses for better trailer access.

Home:

This is a spacious yet cozy split level home that offers beautiful views of your own farm and the Brownsville valley right from the kitchen and dining room windows, the slider in the master bedroom, and the large deck across the back of the home. The home features Andersen windows and a forced air system with a heat pump and the layout of the home flows well with additional space on the lower level for a family room and/or office with separate full bath. The steps are minimal with just 7 down to the lower level and 7 to the upper level where the bedrooms are. A couple items to note is that there is currently no dishwasher in the kitchen but there looks to be room to add one, and the master bathroom is fairly small but could potentially be connected into the hall bath to create a larger space.

Livestock Barns:

5 Stall Breezeway Barn

This barn is currently set up for Alpacas and may need some retrofitting to allow for horses. It features a tack room, and kitchenette type vet room with built in cabinets and a sink. A loft on both sides makes for great storage and when the back slider door is open you get to enjoy the view while you clean stalls!

1 Bay Shop/Barn:

This structure has an approximate 12' x 24' garage type bay with a concrete floor. The ceiling needs some work, or could perhaps be removed to open up the space up.

48'x48' Hay Barn

This measurement includes the lean to's. This building is open on the north and east sides and has natural footing.

### Fencing:

Perimeter fenced from the barn areas to the north property line with wire mesh and t-posts. 4 separate pastures and 1 turn out near the 1 Bay Shop/Barn.

### Utilities:

Electricity is provided by Consumer's Power

High Speed Internet is provided by Centurylink

Seller has used Dish Network in the past

Garbage Service is provided by Sweet Home Sanitation

Mail service is delivered to Union Point Ln resident near the first house on the left as you're entering Union Point Ln.

### Domestic Water:

The well head is located on the north side of the barn. We were unable to find a State Well log for this well. The well has provided ample water for these residents and their livestock since they took ownership in 2006 with one isolated occurrence when the neighboring property was irrigating for a late summer family reunion. Please inquire.

### Septic:

The septic tank is located in the backyard and the drain field heads north.

### Summary:

This is sure a great little property in a super sweet location. Watching your livestock roam about and the seasons happen within your view from the home will become such a welcome part of your day.