

## 6502 Little Rd, Turner, Oregon

Beautiful 36 acre income producing Equestrian Facility with 19+ stalls, 72'x168' covered arena, and a 160' diameter outdoor round arena, both with sand mixture footing. Sellers have cut hay on up to 20 acres in the past. The 2,300 sf home is very nice and sits in a private setting with tasteful upgrades and a beautiful deck in the backyard for entertaining. Shop, covered RV parking, apple orchard, and year round creek.

**Location:** This is a wonderful location in a nice neighborhood down a quiet country road but still easily accessible and just 5 miles from I-5 at the Turner/Sunnyside exit #248. The Portland Airport is 69 miles away and its just 12 miles to downtown Salem.

**Acreage Description:** Level, useable, and well draining farm ground with gravelly, silt loam soils, great for livestock. Perimeter and cross fenced with woven and hot wire and all hot wire is electrified with 4 charging stations. A branch of Mill Creek runs along the south property line and most years it runs all year. The improvements are settled in the middle of the property for easy turning out of horses, plenty of privacy, and great views in every direction. Sellers have harvested hay on up to 20 acres in the past usually yielding an average of 2 tons per acre with no fertilizer or other inputs. The property also features 17 apple trees, and 8 Espalier trees which include red and yellow apples. Underground electrical is also a nice attribute of this property.

**Home:** The 2,300sf home, (square footage per past appraisal) was remodeled in 1984. The home sits 750 feet off Little Road, under a canopy of beautiful trees and tidy landscape. It features 4 bedrooms with the master on the main level and 3 full bathrooms. Upgrades include new kitchen counters and backsplashes & new stainless steel kitchen appliances. The kitchen is open to an eating area and to the family room with open fireplace with heatilator. This area of the home has a slider to a huge, partially covered deck that looks out at pastures and the apple orchard.

The formal living and dining rooms are very open and spacious with picture windows overlooking pastures and the barn to the west. The mudroom area has an entire wall of cabinetry, laundry hook-ups, and a full bath.

Portions of the home feature hardwood floors that were refinished in 2017 and there are newer bamboo floors in the family room & master bedroom and new tile in the front entry.

The home has a forced air heating system and is fueled by oil which is delivered by Wilco. Sellers say the average winter bill for the oil heat has been approximately \$175 per month. The tank is above ground and located on the east side of the home off the garage. The home is well insulated, features beautiful Andersen wood windows and Sellers say it stays nice and cool in the summer. There is an incredible amount of storage in this home!

**Covered Arena Barn:** The arena barn was constructed in 1996 and has 21 matted, 12 x 12 stalls, with a bucket watering system with lines into each stall for super easy monitoring and filling. Two of the stalls are currently being used as tack rooms and one is being used for a feed room. The 14' breezeway between the stalls is packed natural footing and the Sellers currently keep fresh shavings spread here for easy transfer into the stalls each day. Brilliant! The lighted arena is 72'x168' with a dirt and sand mixture footing. Sellers have heated the office with portable heaters and the land line phone lines are there but not currently active. Phone jacks in the office, near the arena, and near the kitchen. Currently there are 3 tack rooms, shavings bin, "kitchenette area", and an interior wash rack with hot & cold water.

The roof of the facility covers 134X168 which also includes a 24X168 area that is used for hay storage and equipment on the south side. On the west side of the arena building is a 48X30 addition with six panel stalls, along with cattle working pens, etc.

**Hot Walker:** This unit is in working condition and will stay with the property. The hotwalker has one speed and is wired to a switch on the side of the barn.

**Outdoor Arena:** 160' diameter round arena handy just outside the barn with sand and dirt combination footing. Panels for this arena will stay with the property.

**Shop:** The 48X30 shop has a gravel floor with an attached 24X30 bay on the east side, an attached covered 16X30 RV parking area on the south side with a handy water spigot and 30 amp RV receptacle, and a second covered 24X48 area on the north side for equipment storage.

**Rental & Lease Agreements:** Currently this full care only boarding facility is near full capacity. Monthly board is \$395, includes hay, shavings, stall cleaning, and turn out services.

**Farm Equipment:** Please inquire for equipment list negotiable outside of escrow.

**Utilities:** Electricity is provided by PGE and DSL internet service is provided by Frontier. Fiber-optic internet can be installed by Vicer Internet with an installation fee. Garbage Service is provided by Pacific Sanitation. Wilco delivers oil for the furnace.

**Domestic Water:** We have a well log on file #L13890, that we believe to be associated with this property. The well head is located in the pump house between the house and the barn. A jet pump at this well head serves the home and barn. Submersible pump in the same well serves the yard sprinklers and all the hose bibs.

**Septic:** The septic tank is located in the back yard and the drain field heads east. The cleanout is located under the deck.

**Wildlife:** Sellers have enjoyed seeing deer, fox, skunks, raccoons, Canadian Geese, Herring and a lot of different birds on the property.

**Great Place to Hang Your Hat and Park Your Boots:** This facility provides a lot of discipline options, previously a cutting horse training facility set up to handle cattle, but has also been used for sorting and dressage events. The facility is well managed, and the land, home, and structures are nicely maintained. The location is delightful and the grounds and home are beautiful which is not always easy to find. Beautiful views and peaceful living. Come have a look and you'll see how nice it feels to be in this place.