



## **25001 Larson Rd., Monroe, OR**

Spectacular views from this hilltop home with a gentle slope that works great for livestock. 2,850 square foot home includes a large, unfinished basement that's use-able and offers a great amount of additional space for crafting or exercise equipment, etc. Bosch geo-thermal heat pump, cozy woodstove insert, fully remodeled kitchen, and incredible deck for watching the weather go by. The big garden is fully planted and includes berries and fruit trees. Great property! Gorgeous views! Nice big house!

**Location:** Just 4.5 miles to the growing little town of Monroe with its beautiful new Long Timber Brewing Company and locally famous Benny's Pizza Joint. Other great offerings in Monroe include Diamond Woods Golf Course and Linn/Benton Winery. If you need bigger shopping than Dollar General and the Dari Mart, Junction City is just 14 miles down Hwy 99 with most conveniences a person needs. Its 20 miles to OSU at Corvallis, 23 miles to the Eugene Airport, and 31 miles to University of Oregon at Eugene.

**Acreage Description:** Level areas at the top and gently slopes down to the north end of the property so you can view your livestock right from your dining room table and deck. The home and barns are right off the street at the top of the hill and there's ample parking and circular driveway for getting trailers in and out. The property is fenced and cross fenced and is zoned Exclusive Farm Use.

**Home:** Nicely updated home with 3 bedrooms and 3 Baths. The home is situated on the main level with a nice, clean daylight basement downstairs with interior and exterior access. Skylights, certified woodstove insert, and granite counter tops in the updated kitchen all help make this a really nice home. The geothermal heat pump is approximately 9 years old and is very efficient for heating and cooling, sometimes bringing the summer electricity bill down to less than \$100. The Timber Tech deck was installed approximately 5 years ago and provides amazing views of the forest and mountain ranges including Mary's Peak.

**Livestock Barn:** 22' x 48' Barn with open hay loft and drop down feeding. Nice interior chicken coop with concrete floors and automatic door. (Chickens and the goat could stay with property if Buyer desires) This structure features a 30 amp outlet for an RV.

### **16' x 48' Loafing shed**

**Garden Area:** Fully planted already this year and fruits include berries, apples, plums, and pears.

**Shop:** 12 x 16 tool shed adjacent to the barn with workbench, concrete floor, and wired for 220.

**Tree house:** Stays with sale unless Buyers have no need for it.

**Utilities:**

Internet Provider – Peak DSL

Electrical Provider – CPI Consumer Power

Landline – Pioneer/Peak

Garbage – Republic

**Domestic Water:** The original well for the property needed replacing so Sellers had Mid Valley Well Drilling install a new well in 2019. The well is located in the NE corner of property and piping runs up the eastern fence-line to a 1500 gallon cement holding tank. The well produces approximately 2 gallons per minute and is on a controlled flow system to fill the holding tank with use. Sellers have the system dialed in and managed to provide ample water for the home, the garden, and the livestock. We have a Benton County well log on file for the current well for Buyers review as well as 3 other well logs where a different well driller was unsuccessful locating water.

**Septic:** The tank is located approximately 20' north of the home and the drain-field heads north.

Summary: The Sellers have loved this neighborhood and the incredible views and evening breezes. The views from this site become part of your day and your life and offer peace and tranquility.

*Horsepower Real Estate represents the Seller of this property. This information is derived from sources deemed reliable but not guaranteed by the brokerage or broker and should be verified by potential Buyers. Buyers are urged to seek independent verification, thorough professional inspections and personal review of the condition of the property and the information contained herein.*