



Presented By: Bill Judd
 Challe Real Estate Inc
Client Full
FARMS & RANCHES Status: ACT 7/25/2008 9:34:51 AM
ML#: 8004084 **Area:** 237 **List Price:** \$750,000
Addr: 28388 Cox Butte RD
City: Junction City **Zip:** 97448
Map Coord: 7/B/1 **Zoning:** R-40 **PTax/Yr:** 2455
County: Lane **Tax ID:** 1640497
Elem: LAUREL **Middle:** OAKLEA
High: JUNCTION CITY **PropType:** FARM
Habitable Resid: Y
Distance from School Bus: 3 **Add Par:** /
Legal: 15-05-25-00-00202

GENERAL & RESIDENCE INFORMATION

| | | |
|---|-----------------------------|-----------------------------------|
| Lot Size: 50-99.99AC | # Acres: 50 | Lot Dimensions: |
| Waterfront: | River/Lake: | Seller Disc: EXEMPT |
| Lot Desc: LEVEL, TREES, WOODED | View: MNTAIN, VALLEY | Other Disc: partion |
| Upper: 1000 SFSrc: county | #Bedrooms: 3 | Year Built: 1983 / UNKNOWN |
| Main: 1040 TotUp/Mn: 2040 | #Levels: 2 | Style: LOG, 2STORY |
| Lower: 0 Home Wrnty: | #Garage: 2 / DETACHD | #Fireplces: / PELLSTV |
| Total: 2040 Roof: SHAKE | Exterior: LOG | Bsmt/Fnd: CRAWLSP |

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

| | | | |
|--|---------------------------------------|-------------------|--------------|
| Living: M / / WOODSTV, HI-CEIL | Mstr Bd: U / / BATH, DBL-CLO | Baths | FB/PB |
| Kitchen: M / / BLT-INS, EAT-BAR | 2nd Bd: M / / HARDWOD, DBL-CLO | Upper Lvl: | 1 |
| Dining: M / / DECK, WOODFLR | 3rd Bd: U / / DBL-CLO, WOODFLR | Main Lvl: | 1 |
| Family: U / / STORAGE, HI-CEIL | | Lower Lvl: | 0 |
| | | Total Bth: | 2 |

OTHER FEATURES

Add Dwelling: Y / older farm house
Current Irrig. Wtr Rights: N /
Electric on Prop: Y / CALL-LA
Personal Prop: N
Grazing Permits - BLM: N /AUM:
Approx # Acres - Cultivated: 5
Currently Useable: GRAIN, HORSES, PASTURE, POULTRY
Exterior: BARN, DECK, OUTBULD, SEC-LIT, SHOP, 2ND-RES, PAVEDRD
XSt/Dir: River Rd. to High Pass to R on Oaklea then left on Cox Butte.
Public: Great family property with 2 separate homes, 2 barns, great shop. Many out-buildings for equipment. Even a chicken house with chickens. School bus stop close by. 3 min. to downtown Junction , 20 min. to Corvallis, or Eugene. 28388 Cox Butte Log home and 28468 Green Ranch styleHome.

UTILITIES

Cool: CENTAIR
Water: WELL
Hot Wtr: ELECT
Sewer: SEPTIC
Heat: HT-PUMP, WOODSTV
Insul: PARTIAL, WALL
Fuel: ELECT, WOOD

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.