

**Monroe Horse Property**  
24875 Orchard Tract Rd  
Monroe, OR 97456

**\$450,000**  
2± Acres  
Benton County



**MORE INFO ONLINE:**

**<https://www.landleader.com/brokerage-and-wildlife-llc>**



**Monroe Horse Property**  
**Monroe, OR / Benton County**

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**SUMMARY**

**Address**

24875 Orchard Tract Rd

**City, State Zip**

Monroe, OR 97456

**County**

Benton County

**Type**

Residential Property, Horse Property

**Latitude / Longitude**

44.31282 / -123.321039

**Taxes (Annually)**

2255

**Dwelling Square Feet**

1440

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

2

**Price**

\$450,000

**Property Website**

<https://www.landleader.com/property/monroe-horse-property-benton-oregon/37652>



## **PROPERTY DESCRIPTION**

\*\*Bumpable Buyer: Accepted offer with Contingencies. \*\*

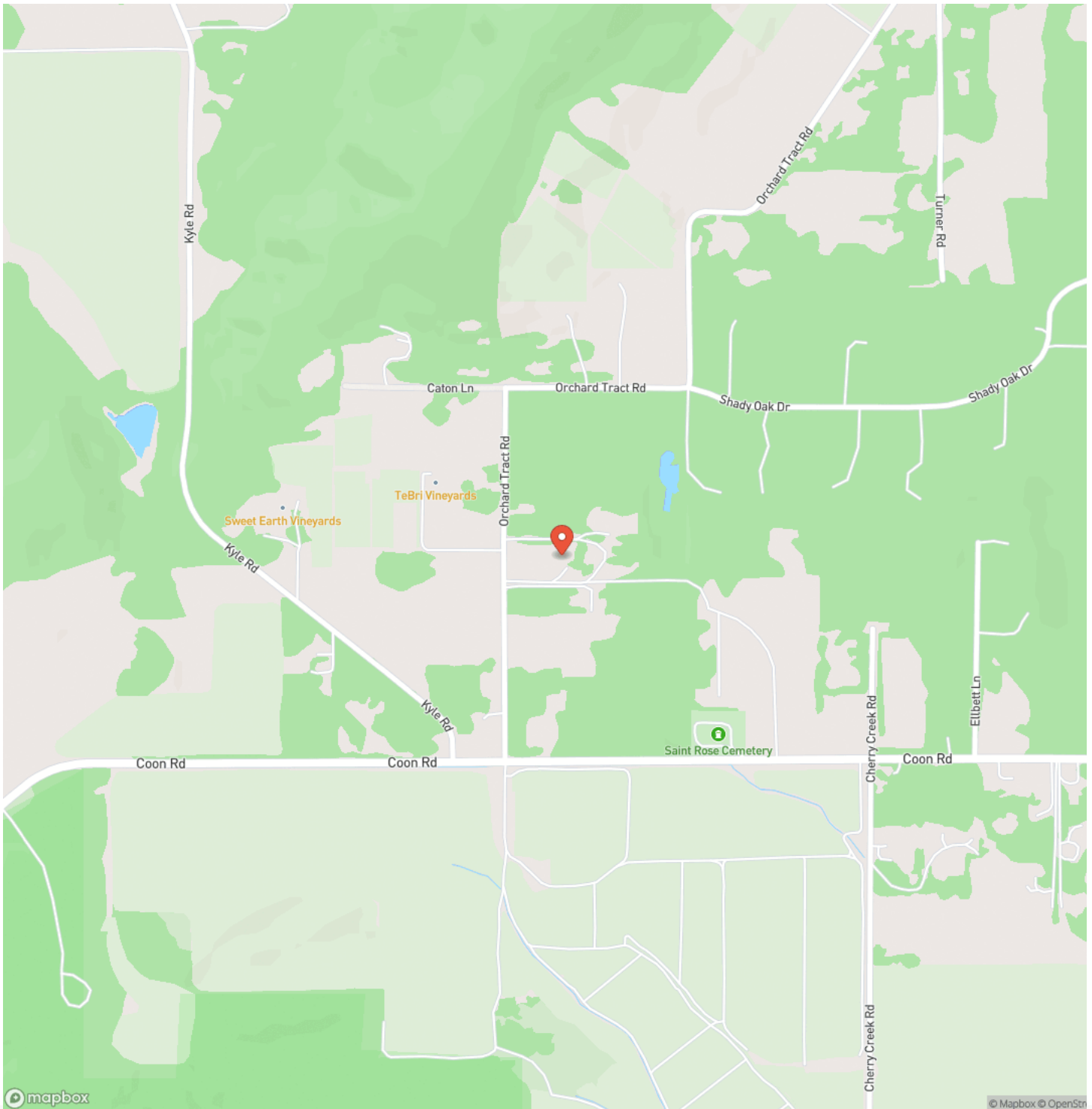
Beautiful & Flat 2 acre Horse Property located in the charming town of Monroe! This well taken care of home sits secluded among the trees yet close to town. You can take off on horseback from your property and ride for hours. This property features a 2 stall horse barn with paddocks, a heated tack room with power and 6 tons of hay storage. The property is already fenced and cross fenced for field turn out including one with an open stall for a 3rd horse if desired. A shed for shavings storage sits just outside the barn as well as outside hot and cold water taps for your own wash rack and the hitching post. Additional features include a carport with an enclosed workshop and an area for firewood storage. Come check out this beautiful affordable horse property today!





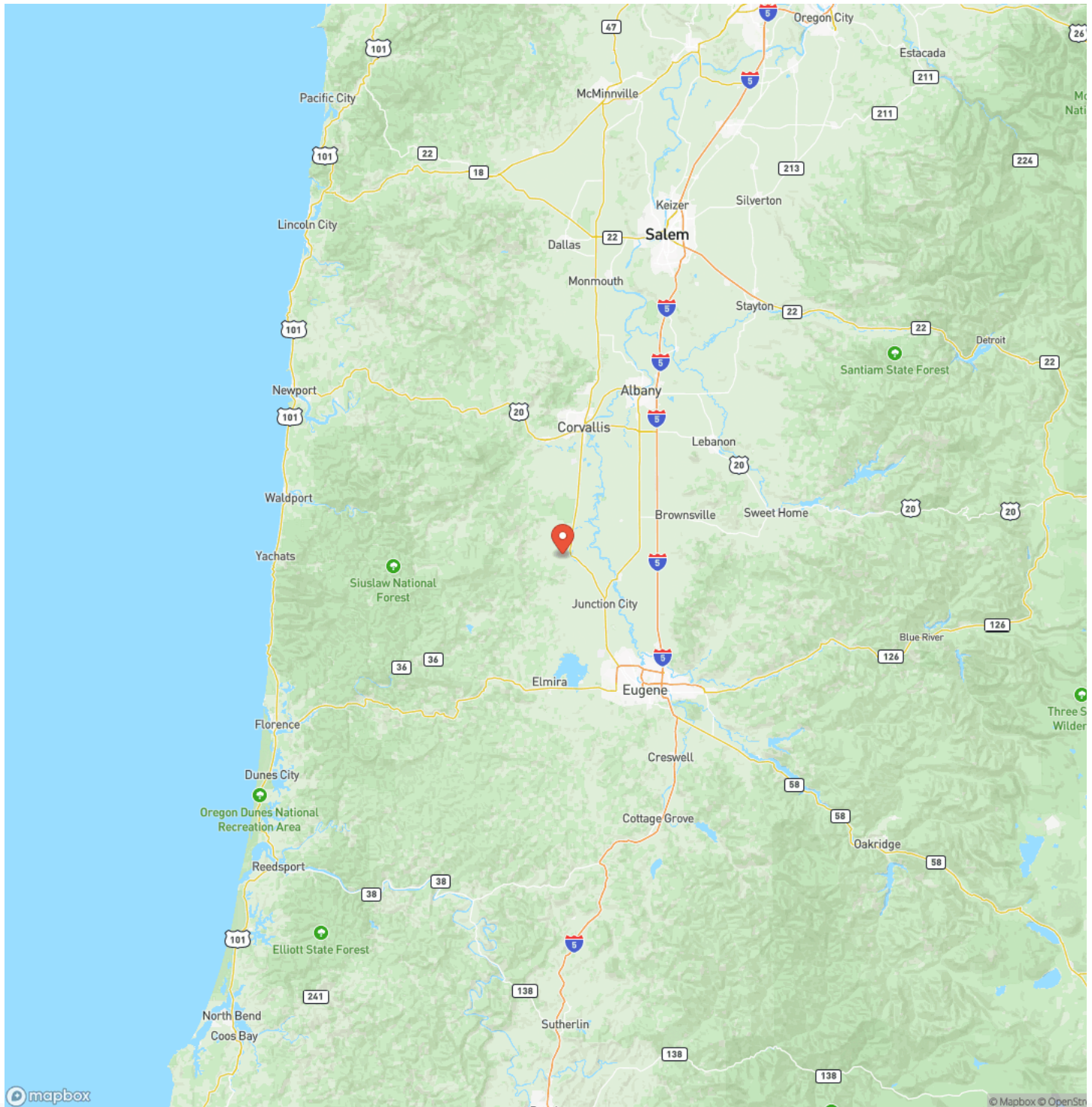


## Locator Map





## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

For more information contact:



### Representative

Jenny Hitner

### Mobile

(541) 260-8703

### Email

jenny@landandwildlife.com

### Address

### City / State / Zip

Monroe, OR 97456

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## NOTES

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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