

## **Crabtree Farm**

**LOCATION:** Property is located directly South of the City of Crabtree and Hwy 226 in Township 11S, Range 2W, Section 11, tax lot 300 Linn County Oregon. The property has no physical address with access via Hwy 226 and is centrally located to Albany, Lebanon and Scio.

**LAND:** The farm consists of 31.28 tax roll acres, all tillable and very level with no waste ground. The Linn County Soil Survey shows that there are approximately 78% Class II McBee silty clay loam and 22% Class II Chehalis silty clay loam. Both of these soils are suitable for Hazelnuts. The farm is currently in Tall Fescue.

**IMPROVEMENTS:** There are no improvements.

**WATER RIGHTS:** There are no water rights for the property at this time.

**TAXES:** \$372.92 for 2016/17 tax year

**PRICE:** \$247,000

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**REMARKS:** This farm has very good soils suitable for Hazelnuts with excellent Hwy 226 access. The property is level with no wasted ground with all acres being tillable and just minutes to the Cities of Albany, Lebanon or Scio. Buyers could take possession in early August.

**DISCLAIMER:** Information is from sources deemed reliable but not guaranteed by the broker. Buyers are urged to seek independent verification, through professional inspections and personal review, of the condition of the property and the facts contained herein. Property is subject to prior sale, price change, correction or withdrawal.