

## MILLERSBURG TRANSITION FARM

**LOCATION:** Property is located in the City of Millersburg, Oregon, approximately one mile west of Interstate 5, and exit 238, in Township 10 South, 3 West, Section 17, and Tax Lot 400, in Linn County, Oregon. There is no physical address, but the property is bounded by Woods Rd to the East and Millersburg Drive is the nearest cross Street to the North.

**LAND:** Property consists of 28.97 tax roll acres and is in the City of Millersburg. The Property is currently being leased and is planted to Rye Grass.

The soils are 67% Amity silt loam 12% Concord silt loam and 21% Dayton silt loam, all are 0 to 2% slopes.

**Zoning:** RR 10UC Urban Conversion. The parcel can be divided into 10,000 sq. ft. lots with sewer, power and water to Property. These components already exist on Millersburg Drive approximately 311 feet from the North East corner of the property. Potential buyers are urged to do their due diligence with City of Millersburg.

**IMPROVEMENTS:** There are no improvements on the property. The seller revealed there is an abandoned well on the property.

**WATER RIGHTS:** A search of the Oregon Water Resource Departments website disclosed there are no water rights

**TAXES:** \$ 316.10 for 2014-2015

**PRICE:** \$ 1,704,950.

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**REMARKS:** This property is right in the path of progress being adjacent to the Becker Ridge subdivision in the City of Millersburg. The property lies well, being very level. It also is a very nice country setting, yet it is just over one mile to Interstate Five. All potential buyers are urged to consult with the City of Millersburg about zoning and development.

**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.