

1902 Jory Hill Rd S

Asking Price : \$920,000

Status: ACTIVE

MLS #: 774621

Salem

97306-9126

Zoning

SA

Acres: 80.860

Location Information

Area: **50 SOUTH SALEM**
 County: **Marion**
 Elem School:
 Middle School:
 High School:
 Lot: **0** Block:
 Subdivision:
 Cross Street:
 Directions to Property:
**2132 Jory Hill Rd, south of Salem
 between Liberty Rd S and Skyline Rd
 S**
 Map/Parcel:
 Click for Map or Assoc Docs: [M](#) [D](#)

Financial / General Information

Asking Price: **\$920,000**
 Price per Acre: **\$11,377.69**
 Original Price: **\$920,000**
 Tax Info:
 Tax Acct #: **R32517**
 Tax Amount: **\$768**
 Tax Years: **2020**
 Property Class: **Bare Land**
 Property Type: **Land (1+ Acre)**
 Suitable for: **Agricultural/Farm**



Land Information

Acres: **80.860**
 Approx Lot SqFt: **35,222,622**
 Appr Lot Dimensions:
 Apprvd for Mfd Home: **No**
 Deferral: **Farm**
 Easement:
 Frontage Feet:
 Inclusions:
 Exclusions: **None**

Seller to 1031:
 Soil Type: **Jory/Nekia**
 Sp. Assessments or Liens: **No**
 Water Rights: **No**
 Wtr Rts
 Source:

Virtual **Virtual Tour**
Tour:

This is a unique 80+ acres of exceptional land located just outside the city limits in the S Salem rolling hills, in the heart of the Willamette Valley & less than 3 miles from I-5. Ideal for a vineyard/winery w/ elevations from 580'-720'. Primary Jory & Nekia soils. Situated on top of the hill, overlooking the valley, breathtaking & panoramic views of mountains and Vineyards. This property offers exceptional air drainage & S/SE aspects. Seller working on possible water rights for vineyard establishment.

Private Remarks:

APPT ONLY DO NOT DRIVE ONTO THE PROPERTY. CALL/TEXT Matilda @ 541.740.7752 for showings. Email all offers to pterjy@kw.com. Please see ASSOC DOCS for more info. Address based on seller's driveway permit.

Features

ACCESS	Paved, County Road
CORNERS	Flagged
ELECTRICITY	Available
FENCED	Partial
FLOOD PLAIN	No
HIGH SPEED COMMUNICATIONS	Unknown
LOT TYPE	Irregular
REPORTS AVAILABLE	Yes
SEPTIC INSTALLED	No
SURVEYED	Yes
TIMBER	No
VIEW	Mountain, Territorial
WATER	Possible

Listing / MLS Information

List Broker **OREGON FARM & HOME BROKERS**
 License#: **960900133**
 Phone: **Paul: 503-999-6777**
 E-mail: **pterjy@kw.com**
 List Office: **KELLER WILLIAMS REALTY -ALBANY**
 Office ID: **201110079**
 Office Ph: **OFFICE: 541-704-2737**
 Fax: **FAX: 541-704-2738**
 Co-List: **STEVE HELMS - 541-979-0118**
 Owner: **Lipscomb**
 Owner Ph:
 Owner Address:
 Showing: **Appt Nec, Refer to Pvt Rmks**
 Agency Type: **Exclusive Right to Sell**
 Selling Office Commission: **2.5**
 Dual/Variable Commission: **No**
 Differing Coop Offer: **No**
 Escrow At: **Fidelity**
 Possession:
 Seller Terms: **CSH, CNV**
 Other Stat:
 Listing Date: **2/22/2021** DOM: **24**
 For Sale Sign: **Yes** Lockbox: **No**
 Prop Address Internet Display: **Yes**

Sold Information

Closing Date: Sold Price:
 How Sold:
 Sold by:
 Buyer:

Closing Notes