

## **Tangent Farm**

**LOCATION:** Property is located on the Western edge of Tangent Oregon, bordering Hwy 34 to the South and Looney Ln to the East, in Township 11S, Range 4W, Section 36, tax lot 300. There is no Physical address.

**LAND:** Property consists of 75.89 level acres and is rectangular in shape. The property is currently being leased and is planted to Ryegrass. Predominate soils include Woodburn and Dayton silt loams.

**TAXES:** \$633 for 2016/17 year.

**PRICE:** \$720,000

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**REMARKS:** This property is in an excellent location and has many potential agricultural related uses making it a great location for a straw or seed storage facility, straw press, etc. The lot features Highway 34 frontage and is minutes away from Corvallis, Albany, Lebanon and I-5. Approximately one third of the southern portion of this property is situated in the city limits of Tangent Oregon.

**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.