

Christmas Tree Farm

LOCATION: Property is located in Township 8S, Range 3W, Section 26, tax lot 1700 and Section 35, tax lot 300 Marion County, Oregon. It is on the Southern outskirts of Salem, which is Oregon's Capitol, and has a physical address of 7898 Jackson Hill Rd. SE Salem, Oregon, 97306 and is less than a mile from Salem.

LAND: The Land consists of 80.7 tax roll acres, of which approximately 49 acres are being farmed in Christmas trees, the ground would also be suitable for wine Grapes. The balance consists of Douglas fir timber with cruise available. Year round Reynolds Creek runs through property.

IMPROVEMENTS: The only improvements are a pump house and older utility building with lean - to attach which is located near old Home site.

WATER RIGHTS: A review of Oregon Water Resource Department's records shows there are no water right filings on property.

DOMESTIC WELL: There is a hand dug well at old home site where pump house is located.

SOILS: Soils are a mixture of approximately 12% Class II Jory silty clay loams (2-12% slopes) McAlpin silty clay loam (0-3% slopes) and Salkum silty clay loam (basin 0-6% slopes), 68% Class III Nekia silty clay loams (2-20%) and 19% Class IV Nekia silty clay loam (20-30% slopes)

TAXES: Marion County property taxes for year 2013-2014 were \$610.39. Accounts are R33435, R33436, R33054 and R33055.

PRICE: \$675,000

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REMARKS: This property is unique being just outside the city limits of Salem and less than two miles from I-5. Some of the adjacent properties in area are planted to wine Grapes and close to two major wineries, Willamette Valley and Duck Pond Vineyards. This property has some very nice views of the valley as well a view of Salem.

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.