



PUBLISHED RESERVE: \$225,000

LAST ASKING: \$325,000

SIZE: 32± Acres

ZONING: FF – Farm Forest

PROPERTY INSPECTION: At Any Time

FINANCING: Subject to Seller's approval of Purchaser's credit: A 25% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 3 years.

DESCRIPTION: This 32± acre parcel is located 2± miles outside Dallas, Oregon along Pioneer Road, and is adjacent to a vineyard. The property has 10± acres of residual oak and fir, and 16± acres of 15-year-old Douglas-fir reproduction. The property has a well, and has Site Approval from Polk County for a forest dwelling. The Site Approval expires in July 2016, but may be extended. Please see Supplemental Information Package for copy of Site Approval. There is a view of Mt. Hood from the property, and potential for development of a small vineyard, plus area for a horse barn and corral. Salem and I-5 are a twenty-minute drive east of the property.



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.

LOCATION: Township 37 South, Range 5 West, Section 30, Tax Lots 1300 and 1303, Polk County, Oregon. From Dallas, take Ellendale Road west 1.5± miles to Pioneer Road. Turn right and proceed .5± mile to the property, which will be on the right.