



**PUBLISHED RESERVE:** \$265,000

**LAST ASKING:** First Time Offered

**SIZE:** 1.02± Acres

**ZONING:** R10 – Urban Low-Density Residential

**PROPERTY INSPECTION:** Please Do Not Disturb Resident

Date	Time
Saturday, October 19	10 a.m. to 12 p.m.
Saturday, November 2	12 p.m. to 2 p.m.
Sunday, November 17	12 p.m. to 2 p.m.

**FINANCING:** None – All Cash

**DESCRIPTION:** This 1.02± acre site contains a 2,500± square foot occupied three bedroom, one bathroom home. Also, there is a 1,600± square foot section which is the original 1938 home that the Seller had planned to renovate. The property is located in unincorporated Clackamas County above Kellogg Creek, and has potential to be developed, due to R10 zoning 10,000± square foot minimum lot size, with up to two additional home sites that would be clustered by the existing home, and would not be impacted by the HCAD (Habitat Conservation Area) overlay that is along Kellogg Creek.



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