



PUBLISHED RESERVE: \$45,000

LAST ASKING: \$92,000

SIZE: 2.94± Acres

ZONING: FF-10 (Farm Forest)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This level residential parcel is located just south of the town of Molalla, and fronts on Molalla Avenue, a main arterial leading into town. New Beginnings Four Square Church is just south of the property. Soils are half Clackamas silt loam, used for berries, small grains, corn pasture and grass seed, hay, and half Dayton silt loam, used for small grains, grass seed, hay and pasture. Power, phone and gas are available at the street. On-site well and septic will be required.

LOCATION: 32272 S Molalla Avenue, Molalla, Oregon, APN 01107420