

47 +/- Acres Timberland and Farmland



**Next to: 21855 Gooseneck Rd.
Sheridan, Oregon 97378**

\$565,000.

- 47 +/- Acres Willamette Valley Land
- Approximately 35 Acres of majestic timber
- Approximately 12 Acres cultivatable
- Zoned FF (Farm Forest)
- Likely buildable with Template Test approval (Buyer to Verify)
- Primarily Salkum Silty Loam soils (per NRCS)
- Seasonal Gooseneck creek and pond
- Mostly level, usable land slopes to creek in northwest corner of property
- Polk County Annual Taxes: \$629.66
- Tax Lot 400, Section 31, T6S, R6W, and Tax Lot 1100, Section 36, T6S, R7W, W.M.
- RMLS #17094698
-



Eugene Wolf, Principal Broker



503-682-1789 office
503-704-5262 cell
www.wolfnw.com

WOLF NW Properties, Inc.

Information Contained Herein from Sources Deemed Reliable, But Not Guaranteed

47+/- Acre Vineyard Estate Site

