

# 155 Acre Country Estate Site with View

Rock Hill Rd. Lebanon, Oregon 97355



**\$450,000.**

## ***Opportunity for Large Acreage within 3 miles of a City!***

- 155.6 +/- Acre Country Estate Site with preliminary approval to build a residence– Please contact Broker for details
- Large Picturesque Acreage in the I-5 Corridor
- Beautiful Willamette Valley Views
- Terrain: Rolling with Level Areas, Open pasture & treed areas
- Pasture, Trees, and Barn; Fenced for Cattle
- Extensive 20-yr old reprod timber:  
approximately 20,000 trees planted in 1993
- Convenient Location approximately:  
2.3 miles from Lebanon's City Limits  
3 miles from Super Walmart and other retail  
11 miles from I-5 at Hwy 34 Exit #228  
24 miles SE of Oregon State University in Corvallis  
40 miles South of the Oregon State Capitol in Salem  
40 miles North of the University of Oregon in Eugene  
98 miles South of Portland International Airport
- Views and Privacy
- Linn County; Annual Taxes: Approx. \$600.17
- Tax Lot 300, Section 33, T12S, R2W, W.M
- Realtors Multiple Listing System #13175318



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