

23562 S Hunter road Colton, Oregon 97017



\$ 420,000

78.85+/- acres to build your Dream Home on is now for sale!!!! Located within the Colton School District, this lovely property with fairly level topography. Completed with a long driveway into the property and a spring-fed pond. Several outbuildings for storage. Existing home of very little value. Do not enter. Well and Septic at property. Well log states that at time of drilling, the well flowed at 7 gallons/minute.

Borders Port Blakely land. Two tax lots. Long private driveway. Stunning property. Timber deferral. Lots of recreational opportunities for FUN! The county reports: The property is located at 764.00 ft elevation and has the following soil types and :2B - Alspaugh Clay Loam, 2 To 8 Percent Slopes,47C - Kinney Cobbly Loam, 3 To 20 Percent Slopes,47E - Kinney Cobbly Loam, 20 To 50 Percent Slopes. Online Home book at:

https://issuu.com/famis/docs/23562_s_hunter_road_home_book?e=11075613/65250943 Seller will look at all offers. Drive by's welcome. Appointments necessary to walk the property. Call your Agent today!



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