

0 South Moehnke court Beaver creek, Oregon 97004



\$ 299,000

A Fresh Palette for your Planning needs here..... A buildable lot ready for your home construction. Seller has completed the approval process for building. A copy of the Forest Dwelling Approval letter is available upon request. Build site is near road. reducing costs of power to home. Roads cut in by recent logging. Easy to hike the property. Mt. Hood view as well as a view of the Cascades from the back of the property. The property has some fencing and flags marking the property lines... Please note the back line markers (neighbor also had some timber removed). Per county: Elevation: 998.00 ft+/-, Soils:45B - Jory Silty Clay Loam, 2 To 8 Percent Slopes,78D - Saum Silt Loam, 15 To 30 Percent Slopes,24B - Cottrell Silty Clay Loam, 2 To 8 Percent Slope. Lots of great Terrain includes hills and valleys decorated with Fir and Cascara trees. Swagger creek runs through the property. Cool, Refreshing, shady areas around creek would make for great picnic areas. Swagger creek is a fish bearing creek. Located within the Colton School District and within...



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