

**35460 S. Ellis road** Molalla, Oregon 97038



**\$ 1,665,000**

The beauty of buying lots in a subdivision, they have an active HOA and you know the value of your real estate is always growing.... Simply put....17 of the 80 existing lots in this subdivision are currently owned by the same seller who wants to retire their ownership. Air photo overview: <https://tours.abeautifuldominion.com/public/vtour/display/11>  
Excellent rental income with Long term tenants (some at 20+/- years) AND If you tire of having tenants, you can simply sell the lots individually. All are individual and legal lots of record. Fully Surveyed and non contiguous. All have full services. All have level topography. Many have views. Most are 6,000 square foot lots, some are much larger measuring nearly a quarter acre in size. Rents have not increased in many, many years. There appears to be no barriers to increasing rents. Set in a nearly isolated rural and wooded setting, these lots are highly desirable and sought after. Buy the whole 17 parcel collection. Currently offered for sale for one price. A full set of individual maps and dimensions can be found at...



**Aimee Davis**

CELL  
**(503) 468-5388**



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