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Bulk Sale of Four Residential Development Sites Idanha, Oregon



LOCATION: Township 10 South, Range 6 East, Section 21, Tax Lots 1100, 1200, 2501, 2504, and 2506. From Highway 22, take Church Street to Willow Street to access all four sites.

PUBLISHED RESERVE: \$65,000

LAST ASKING: First Time Offered

SIZE: 7.8± Acres

ELEVATION: 1,600± Feet

ZONING: Residential

PROPERTY INSPECTION: At Any Time

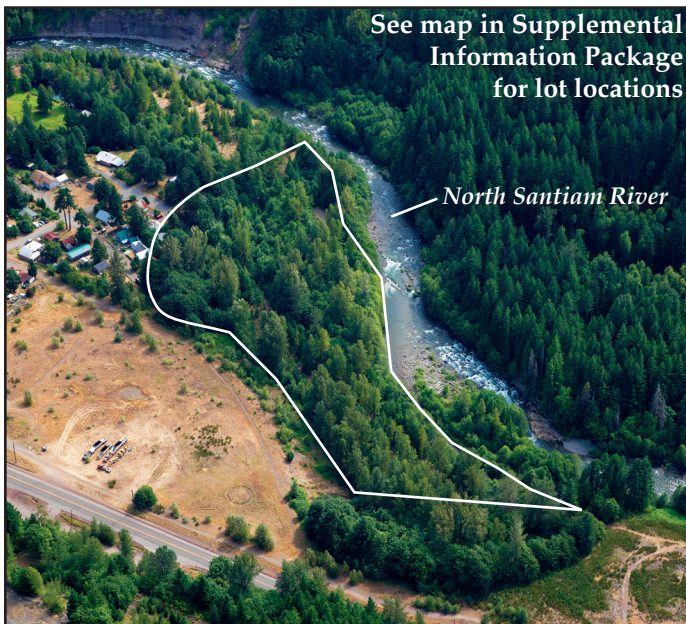
FINANCING: None – All Cash

DESCRIPTION: This offering consists of four individual residential development sites within the city of Idanha that range in size from 18,785± square feet to 5.53± acres. Two of the sites adjoin Auction Property #12, providing opportunity to assemble nearly 30± acres of property, all zoned Residential, with city water and power. On-site septic is required. (Please see Supplemental Information Package for zoning and city development fees.) Several new homes have been built near the property.

The 18,785± square foot site (tax lots 1100/1200) is located at the end of Mountain Avenue and a 1.17± acre site (tax lot 2506) is located at the corner of River Road and Mountain Avenue, near the RV Mountain View Park. The largest site is 5.53± acres (tax lot 2501) and has an irregular shape with some moderate, north-facing slope. It has frontage along Mountain Avenue and the intersection of Douglas and Blossom, with several view homesites to the North Santiam River. The city of Idanha water tank adjoins the tract. A 28,800± square foot site is contiguous (tax lot 2504) with the 5.53± acre site, and has frontage on Mt. Jefferson Street.

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Nine Lots in Undeveloped Subdivision along North Santiam River Idanha, Oregon



PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: First Time Offered

SIZE: 7,500 to 8,000 Square Feet

ELEVATION: 1,700± Feet

ZONING: Residential – Restricted Development

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: These nine lots are located in an undeveloped subdivision at the end of Riverside Drive, in the city of Idanha. Seven of the nine lots are located along the North Santiam River. There is no developed access and there is a “restricted development overlay zone” due to steep slopes and special flood hazards. (Please see Supplemental Information Package for zoning.) Potential uses may be limited to seasonal camping, with access to North Santiam River for fishing or boating.

LOCATION: Township 10 South, Range 6 East, Section 16, Tax Lots 1300, 1400, 1700, 1800, 1900, 6300, 6400, 6600, 6800. From the end of Riverside Drive, access is by foot.