

# Three Property Land Portfolio For Sale!

## Property may be purchased together or individually

Croisan Quarry 28.19 acres 3 tax lots \$575,000 Salem, Oregon

Vitae Springs 21.07 acres \$685,000 Salem, Oregon

Sisters West End .86 acres \$385,000 Sisters, Oregon

***Total Portfolio Price: \$1,637,500 for 50.12 acres***

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1<sup>st</sup> Premier Properties LLC

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## Attention Developers 3 prime sites Located in South Salem and Central Oregon!

1<sup>st</sup>  
**Premier  
Properties**

4675 S Croisan Creek Road 28.19 acres 3 tax lots

**Development Opportunity**

- ▶ Property is an Assemblage of 3 parcels. Former Quarry Hills site 19.17 acres The total assemblage is 28.19 acres
- ▶ Parcel 1: Croisan Quarry 19.17 acres total property size (former quarry area 17.60 acres) Zoning UT5 Parcel ID: R31724 Tax Lot: 083W08C02800
- ▶ Parcel 2: Well located on this site Former Manufactured Homesite Parcel ID: R31736 Tax Lot: 083W08C0200 7.98 acres
- ▶ Zoning UT5
- ▶ Parcel 3 Former Home Site Parcel ID: R731725 Tax Lot: 083W08C002100 1.04 acres Zoning UT5 Well located on this site



21.09 acres Vitae Springs marketable timber on-site, the headwaters of Vitae Springs starts on this property. The property may be subdivided down to 2 acre lots. Located in desirable area of South Salem.





