

# 40-Acre Lot With Nine Barns

23546 NE STOLLER PL AURORA, OR 97002

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FOR SALE

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# FOR SALE

23546 NE Stoller Pl, Aurora, OR 97002



## PROPERTY DESCRIPTION

Former turkey facility with approximately nine barns totaling about 110,000 square feet. The property has two wells, one for domestic use and another for irrigation.

## PROPERTY HIGHLIGHTS

- Small domestic well and large well used for irrigation located on site. Approximate 300 gallons per minute
- Electricity is provided to the site
- 40 Acres of EFU land in Clackamas County

## LOCATION DESCRIPTION

Located in Clackamas County, with close access to I-5 and the Willamette valley. The Aurora area is famous for its fertile farmland with the agricultural industry long been a staple of the local community.

## OFFERING SUMMARY

Sale Price:	\$2,450,000
Lot Size:	40 Acres
Property Taxes:	\$8,400.36

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	158	5,002	19,527
Total Population	457	11,763	49,258
Average HH Income	\$92,651	\$101,387	\$97,256



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