

65 Acres of Farmland/Industrial Land

APN: 156491 & 311759, BENTON COUNTY, OR 97333

**SIGNIFICANT PRICE
REDUCTION**

FOR SALE

Zach Reichle
503.972.7297
zach@macadamforbes.com
Licensed in OR

Kevin VandenBrink
503.972.7289
kevinv@macadamforbes.com
Licensed in OR

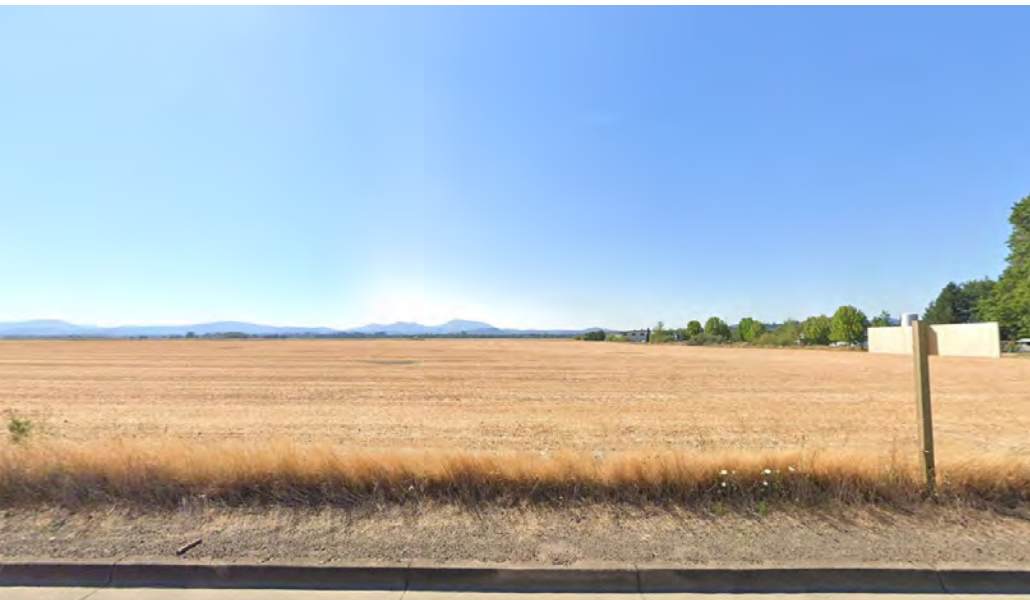
2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

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PROPERTY DESCRIPTION

The subject property is ~65 acres of industrial land located in Benton County, boarding the limits of Corvallis, with Highway 99 frontage. Currently, the property is being farmed and is farm deferral, but has the opportunity to be annexed into the City of Corvallis with the General Industrial (GI) Zoning Designation. This is a great opportunity for a farmer to get their hands on a large site and continue to farm, or an industrial user who needs land for development.

PROPERTY HIGHLIGHTS

- Flat Topography
- Historical farm use, which can be continued
- Upside in value with favorable zoning if annexed, and is in the path of growth, as the City of Corvallis continues to expand south
- Easy access up and down Highway 99 and only minutes from downtown Corvallis
- [Link to comp plan](#)

OFFERING SUMMARY

Sale Price:	\$990,000
Lot Size:	65.4 Acres

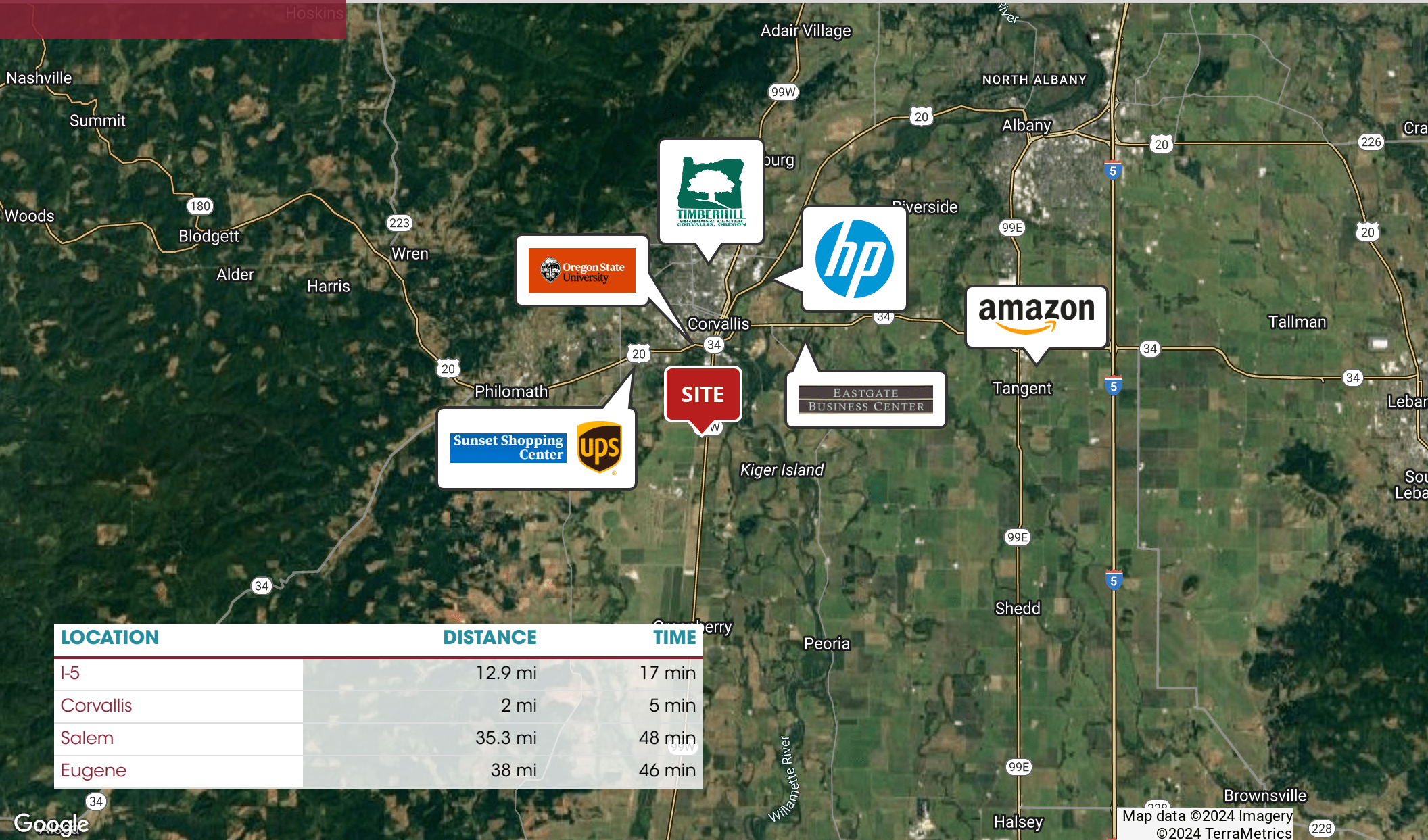


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