



FOR SALE



VALLEY HILL RANCH

Special Ag Zoned Property with Home

96.91 Acres | \$2,000,000

6525 Battle Creek Rd SE, Salem, OR 97317

- 1,368 SF 2 BDRM 2 BATH home
- One unit
- Built in 1987
- Zoned SA (Special Ag)
- Located in the Salem area

GEORGE GRABENHORST

Vice President | Licensed in OR

503-559-9397

george.grabenhorst@capacitycommercial.com



PROPERTY SUMMARY



PROPERTY DETAILS

Address	6525 Battle Creek Rd SE, Salem, OR
Sale Price	\$2,000,000
Year Built	1987
Property Type	Land
Lot Size	96.91 Acres
Home Size	1,368 SF
Zone	Special Ag

Property Description

Discover a captivating investment opportunity in the Salem area with a 1,368 SF home nestled on a Special Ag-zoned parcel. Built in 1987, this property offers a prime location for land and residential life, looking to capitalize on its potential. With one spacious unit, this investment presents a versatile canvas for development in the thriving Salem market. This property's ideal zoning and ample space provide a foundation for various residential or agricultural endeavors, making it an enticing prospect for those seeking a strategic investment in a coveted location. Don't miss out on the potential that this property holds for your next venture in the Salem area.

Location Description

Southeast Salem. South on Battle Creek Rd SE from Kuebler Blvd 1.6 mile. Property on the right side of the Road (West).



INTERIOR PHOTOS





LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo



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