

215 Acres Clackamas County Timberland on Butte Creek

11525 S. Butte Creek Rd. Scotts Mills, Oregon 97375



\$699,000.

- 215 +/- Acres in Rural Clackamas County
- Old Cabin (no value)
- Hillside Spring was original water source for cabin
- Plateau with perhaps as much as 30-35 acres of flatter to gently rolling topography, potentially suitable for a magnificent potential building site with live water, spring and pond
- Frontage on Butte Creek along southern boundary (Butte Creek Rd separates majority of property from Butte Creek)
- 90 +/- acres logged & replanted in 2015 needs restocked
- Significant 35 +/- year old timber remains.
- 15 +/- acres with relatively flat to rolling topography along Butte Creek Rd.
- 2 Gated entrances with access roads and trails
- Privacy and Wildlife!
- Annual Taxes: \$2587.66—Zoned TBR (Timber)
- Tax Lot 600, Section 24, T6S, R1E, W.M.
- RMLS #21311282



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WOLF NW Properties, Inc.

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