

## LAND FOR SALE

# RARE WATERFRONT DEVELOPMENT OPPORTUNITY

835 SW 20th Ave, Canby, OR 97013



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,799,999
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	176.86 Acres
<b>YEAR BUILT:</b>	1951
<b>ZONING:</b>	Exclusive Farm Use
<b>MARKET:</b>	Canby
<b>SUBMARKET:</b>	SW 20th Ave
<b>PRICE / ACRE:</b>	\$10,177.54

### PROPERTY OVERVIEW

Located in close proximity to downtown Canby and historic downtown Aurora. Canby features many of the conveniences of a larger city while retaining its small town appeal. You'll find numerous coffee shops, pubs, restaurants, and grocery stores. Additionally, you'll find two theaters and a large, modern High School. Aurora is a lovely small town renowned for its historic homes, antique stores, quaint retail shops, and bakeries.

Gorgeous land development opportunity on 176.86 acres on the Molalla River. The property contains an 80+ acre lake, 1 residential home and 1 outbuilding. The home features 4 bedrooms, 1 bath, and a fireplace. The outbuilding is 20x30 metal. Both the house and the outbuilding are currently rented. The property is locked and gated, so please contact Mike Kauffman for your private showing.

### PROPERTY HIGHLIGHTS

- Very private setting
- Near I5, S Hwy 99E and I205
- Property contains two private lakes
- Beautiful Molalla River borders south and west sides of property
- Enormous 176.86 acre lot with endless possibilities

**kw** PORTLAND  
PREMIERE  
KELLERWILLIAMS, REALTY  
16365 Boones Ferry Rd, Lake Oswego, OR 97035  
Each Office Independently Owned and Operated

**MIKE KAUFFMAN**  
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Commercial – Senior Director  
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mkauffman@kwcommercial.com

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# PROPERTY PHOTOS

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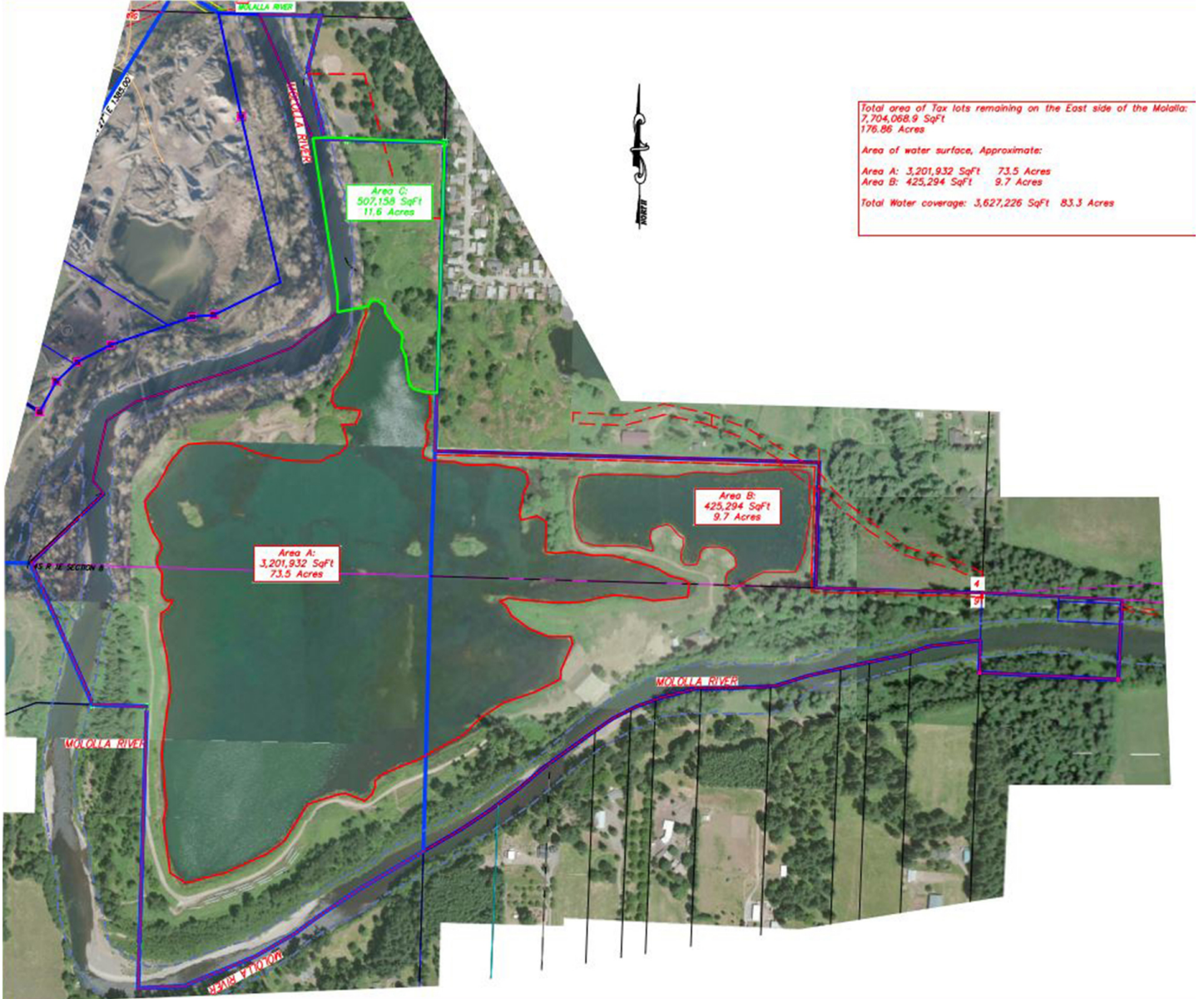
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## PROPOSED PLAT MAP

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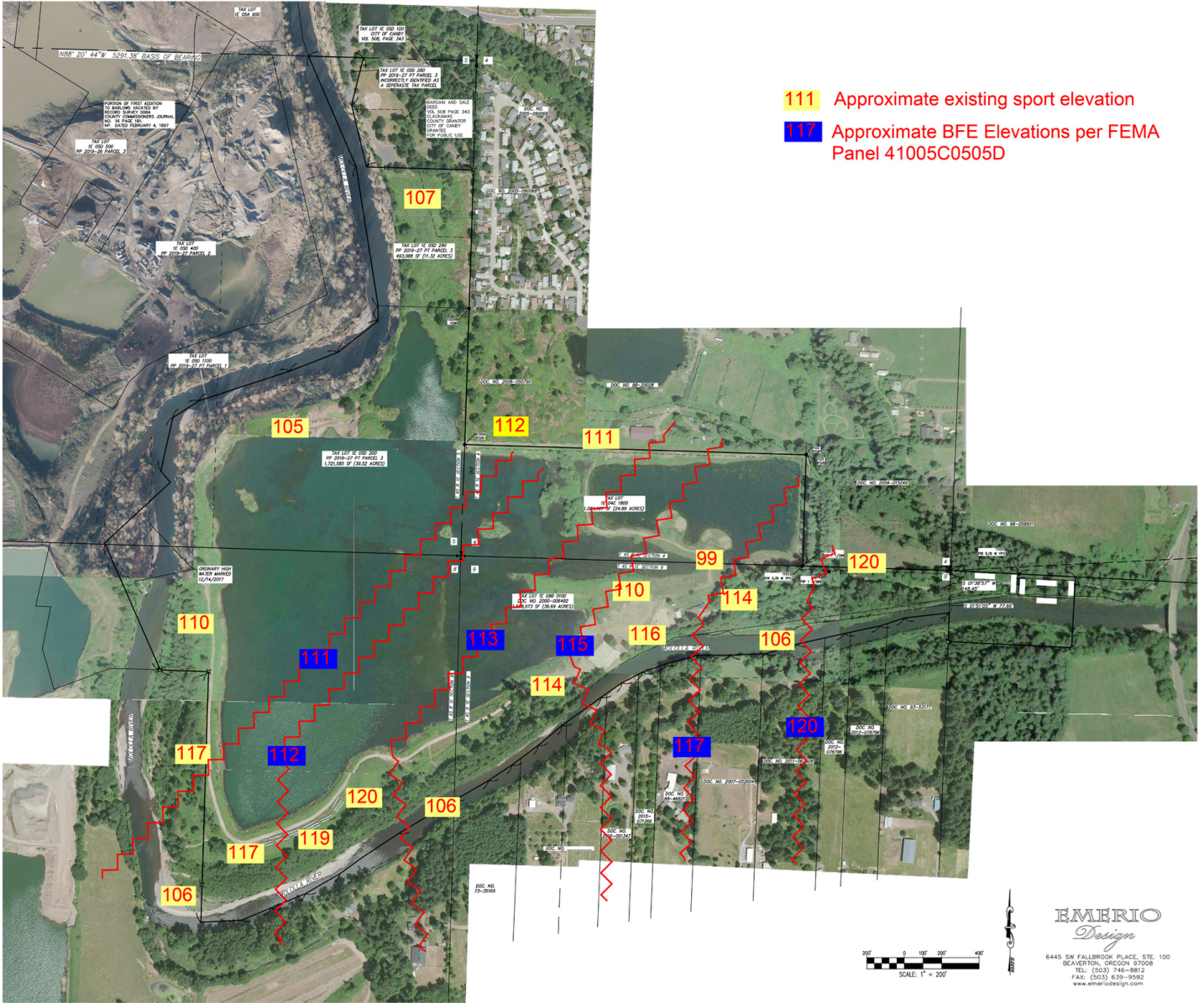
# PLAT WITH BOUNDARY SURVEY

835 SW 20th Ave, Canby, OR 97013



**BOUNDARY SURVEY**  
 SW 1/4 SECTION 4, SE 1/4 SECTION 5,  
 NE 1/4 SECTION 8, N 1/2 SECTION 9,  
 T. 45 R. 1E, W.M., CLATSOP COUNTY OREGON  
 SEPTEMBER 10, 2019

- 111 Approximate existing sport elevation
- 117 Approximate BFE Elevations per FEMA Panel 41005C0505D



**EMERIO**  
*Design*  
 6445 SW FALLBROOK PLACE, STE 100  
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 TEL: (503) 746-8812  
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JOB: 654-001

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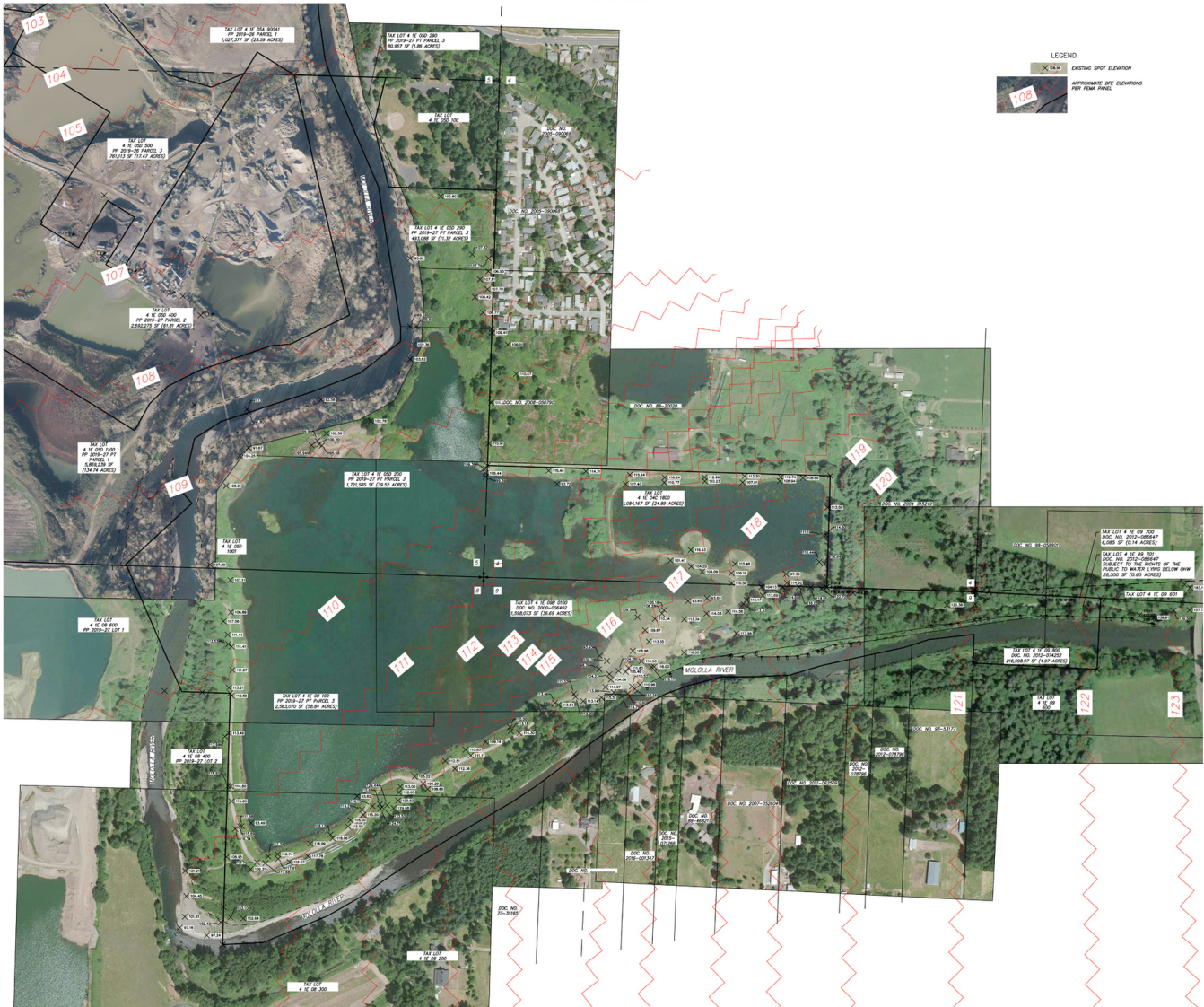
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# PLAT MAP WITH ELEVATIONS

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ELEVATION SURVEY  
SW 1/4 SECTION 4, SE 1/4 SECTION 5,  
NE 1/4 SECTION 8, W 1/2 SECTION 6,  
T. 45 R. 1E, W.M., CLACKAMAS COUNTY OREGON  
OCTOBER 1, 2019



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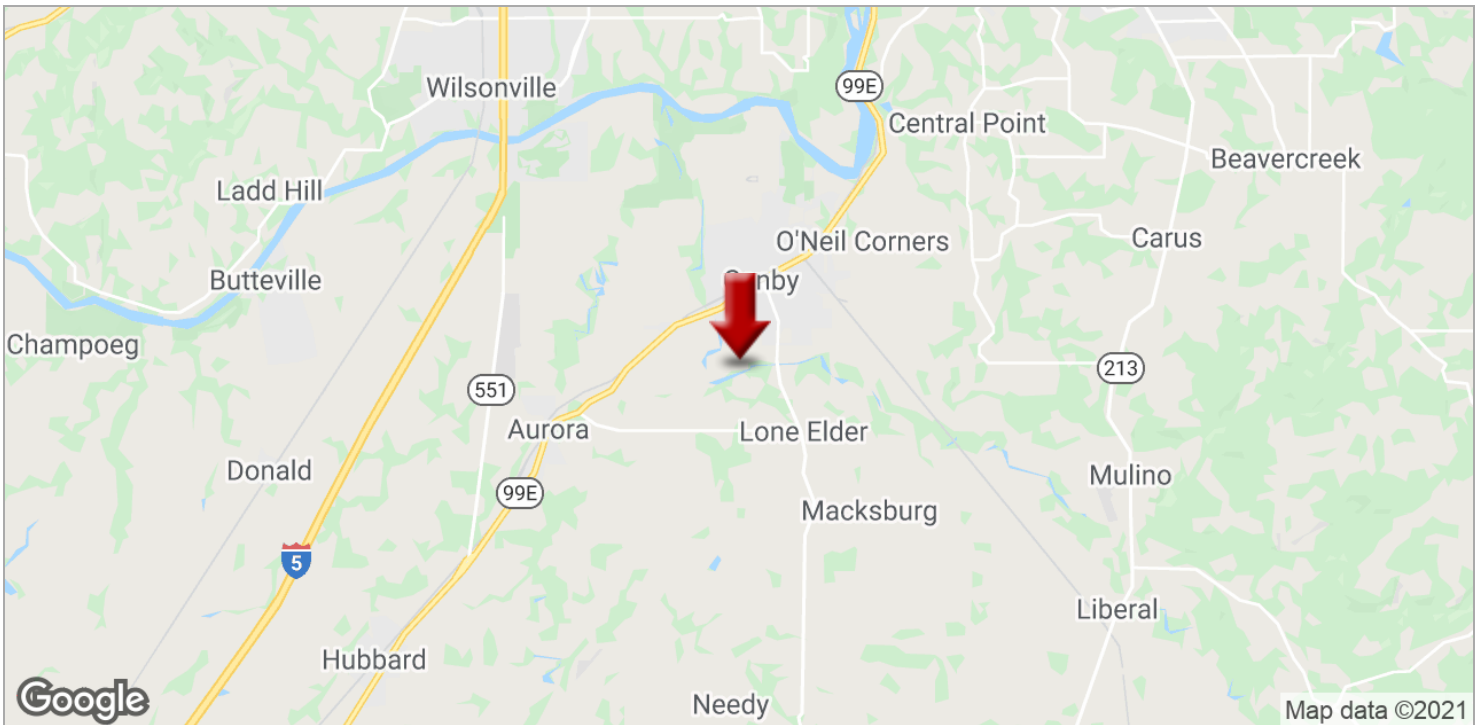
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<b>Property Details for 835 SW 20th Ave, Canby, OR 97013</b>					
<b>Ownership page</b>	<b>Lot #</b>	<b>Tax ID</b>	<b>Acreage</b>	<b>address</b>	<b>Taxes 2019</b>
Canby Sand & Gravel	1	1004264	6.90	none	\$ 1,017.00
Canby Sand & Gravel	2	1004255	45.61	none	\$ 5,523.01
Canby Sand & Gravel	3	1002257	25.02	750 SW 20th Ave	\$ 7,458.08
Canby Sand & Gravel	4	1005691	56.26	none	\$ 5,753.85
Canby Sand & Gravel	5	1006235	35.12	835 SW 20th Ave	\$ 11,534.06
Parker NW Paving Co	6	1006011	5.00	none	\$ 380.36
Canby Sand & Gravel	7	1006002	0.46	none	\$ 34.37
		<b>Prior</b>	<b>174.37</b>	<b>TOTAL TAXES:</b>	<b>\$ 31,700.73</b>
	<b>PROPOSED</b>	<b>PLAT</b>	<b>176.86</b>		
<b>Lakes:</b>					
Area A - 3,201.932 SF or 73.5 Acres					
Area B - 425.294 SF or 9.7 Acres					
Total Water coverage:					
2 Lakes = 3,627,226 SF or 83.3 Acres					
<b>House:</b>					
Built in 1951					
One Story					
2,044 SF					
4 bedrooms					
1 full bath					
Living room					
Family room					
Kitchen					
Separate Dining room					
Utility room					
Woodburning fireplace					
Electricity					
Well					
Septic - last pumped Sept 2019					
Exterior - Wood					
Roof - Composition and Tile					
<b>Outbuilding</b>					
Size: 20 x 30 feet					
Siding: T111					
Roof: Metal					
2 barn doors & a man door					
Electricity					
Outside light					

# LOCATION MAPS

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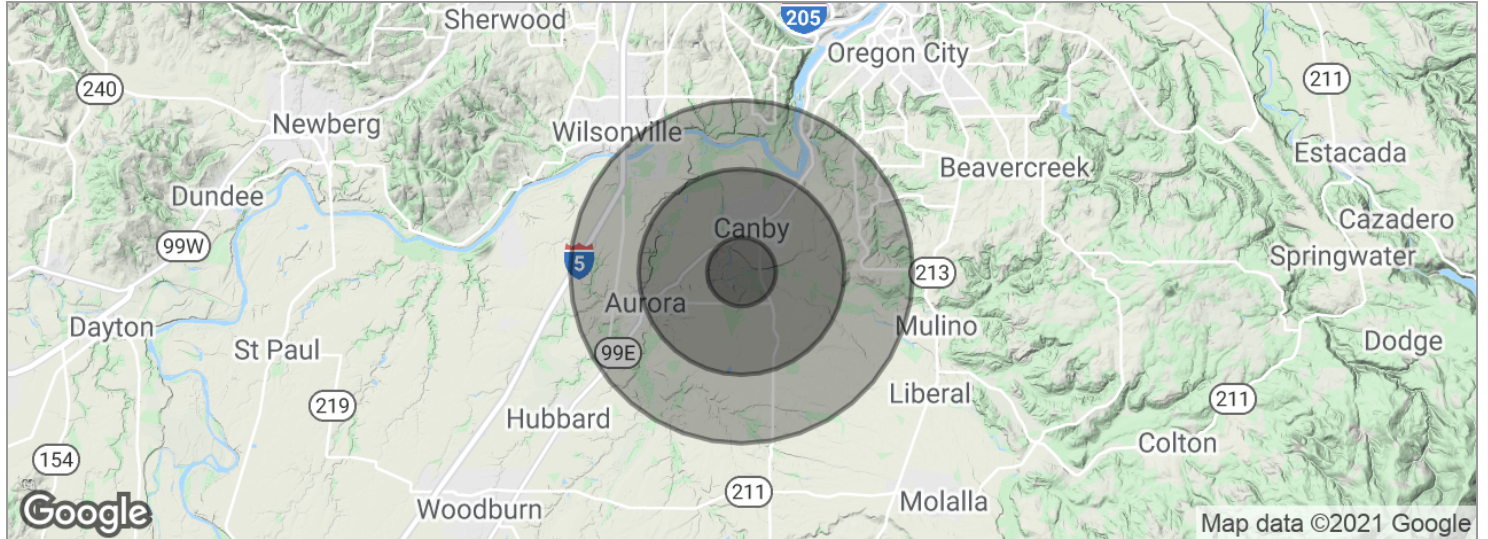
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# DEMOGRAPHICS

835 SW 20th Ave, Canby, OR 97013



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	3,842	21,600	34,979
Median age	43.6	38.2	39.9
Median age (male)	40.5	37.1	38.9
Median age (Female)	46.4	39.2	41.0

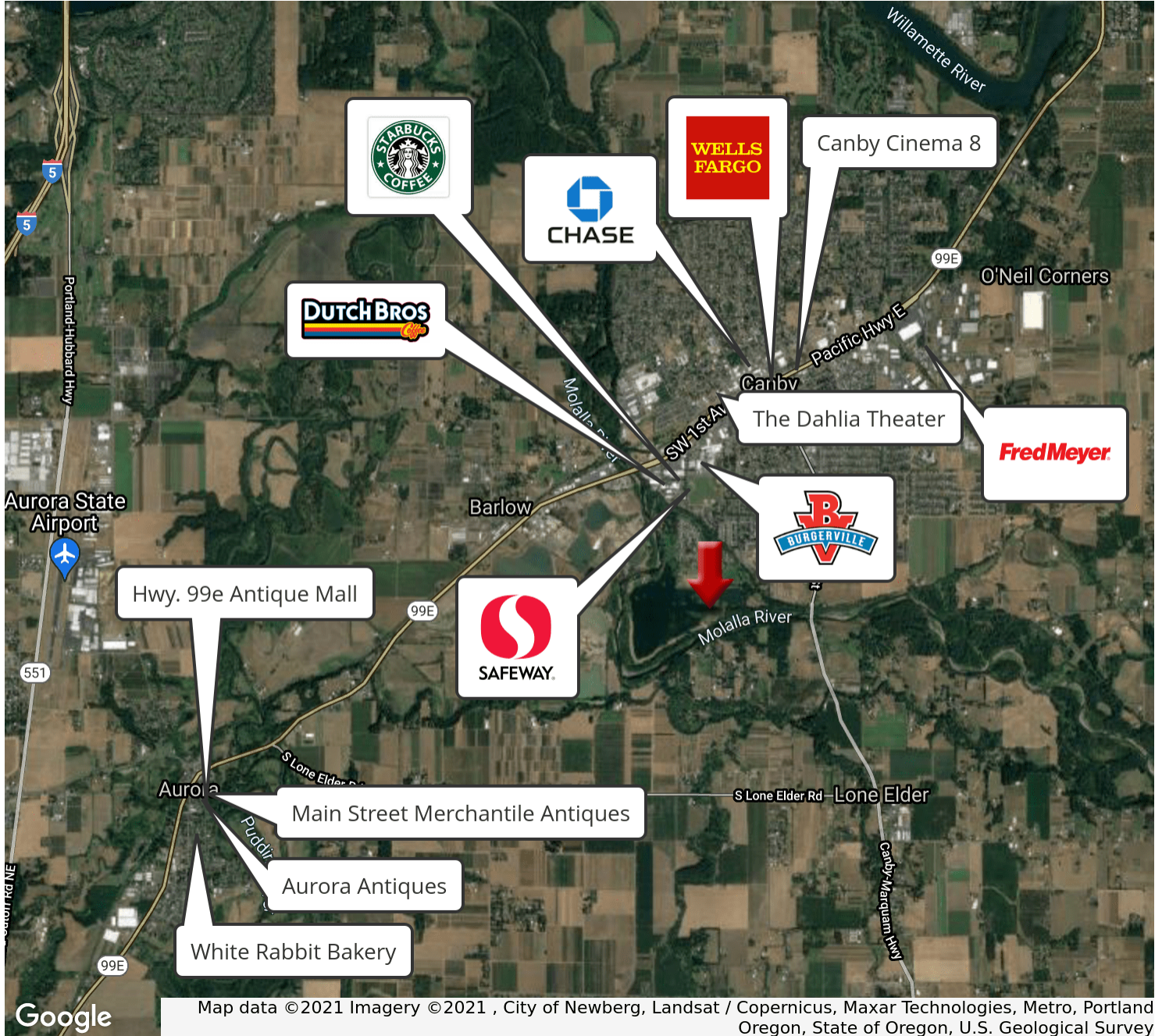
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,512	7,672	12,668
# of persons per HH	2.5	2.8	2.8
Average HH income	\$55,589	\$68,247	\$78,797
Average house value	\$435,098	\$393,014	\$424,090

\* Demographic data derived from 2010 US Census

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## RETAILER MAP

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CANBY, OR

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*PRESENTED BY:*

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