




# HAZELNUT PROPERTY WITH WASH/DRY & TWO HOMES

7505 Windsor Island Rd, Salem

 \$2,200,000  53+/- Acres  2 Homes



## THE PROPERTY

53± ac turnkey hazelnut, receiving, drying & processing operation. 1506 SF main home w/ good bones, 1000 SF separate guest house & plenty of outbuildings. The processing operation sits inside a 100'x90' clear-span building w/ an attached 50'x100' covered work area. The receiving/drying operation has produced up to 300,000 lbs in a season. This farm has 53 acres Cloquato & Newberg Silt Loam w/ water rights perfect for a new hazelnut orchard. Buyer to do due diligence. 3 Tax lots. incl. R19599, R19602, R19597

## KEY FACTS

- 1506 Sq Ft Main Home
- 1000 Sq Ft Guest Home
- Multiple Outbuildings
- 100x90 ft Clear Span Building
- Wash/Dry Operation Equipment
- Perfect for Hazelnut Orchard
- Water Rights

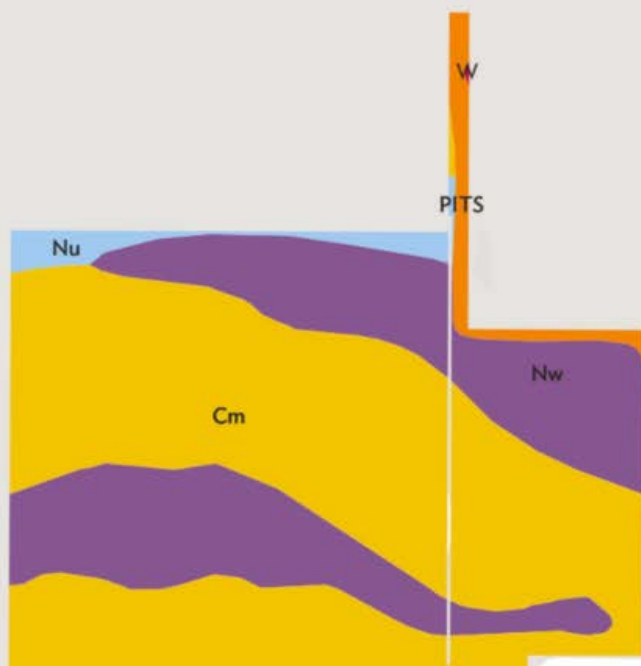


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# SOIL REPORT

3 fields, 55 acres in Marion County, OR

TOWNSHIP/SECTION 6S 3W – 21, 28



AVG NCCPI

N/A

COUNTY AVG

68.5



QUALITY 43

87

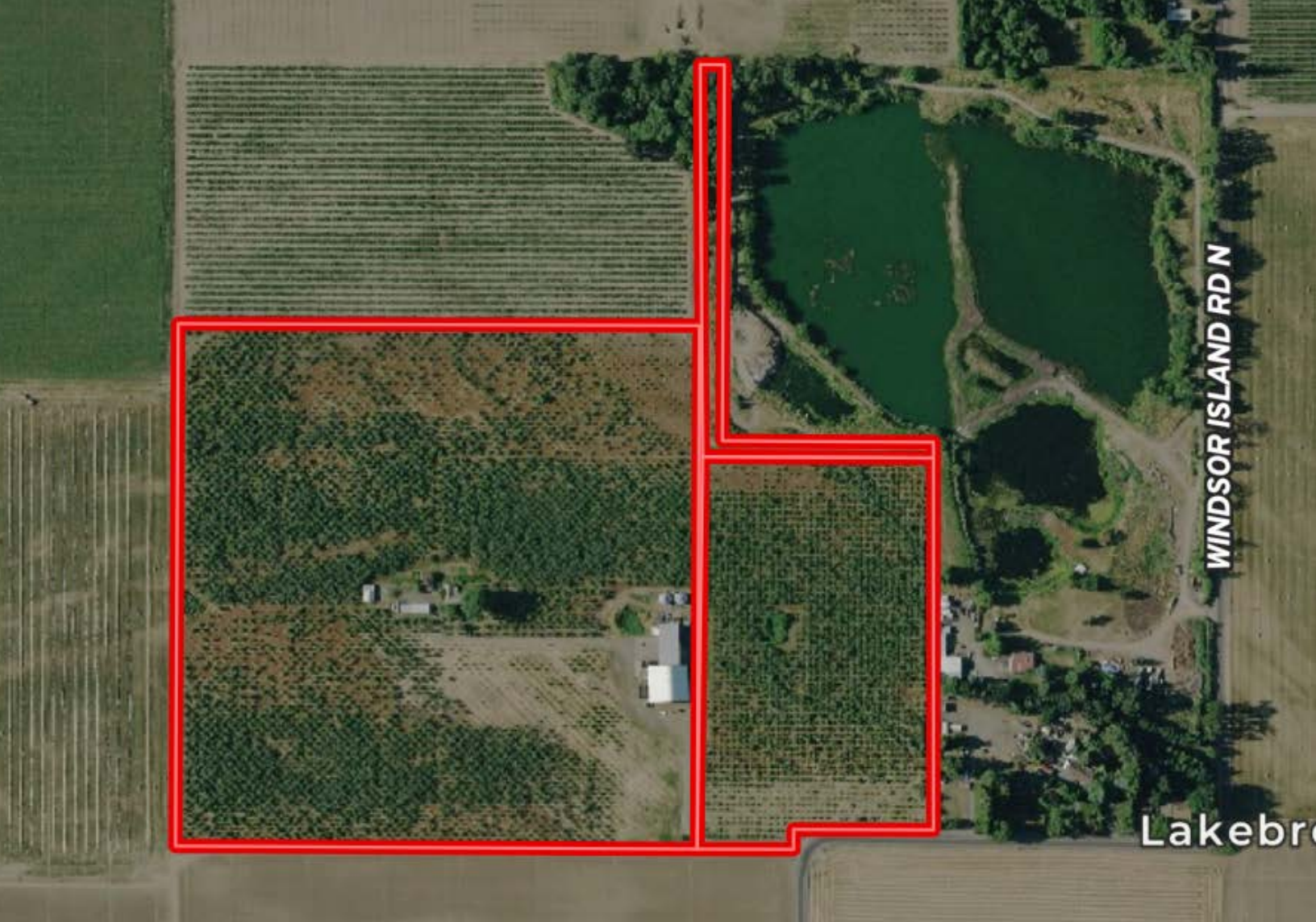
## All fields

Source: NRCS Soil Survey

55 ac

| SOIL CODE | SOIL DESCRIPTION        | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI |
|-----------|-------------------------|-------|---------------------|------------|-------|
| Cm        | Cloquato silt loam      | 32.76 | 59.9%               | 2          | 82.3  |
| Nw        | Newberg silt loam       | 18.75 | 34.3%               | 2          | 78.7  |
| PITS      | Pits                    | 1.60  | 2.9%                | 8          | N/A   |
| Nu        | Newberg fine sandy loam | 1.59  | 2.9%                | 2          | 70.7  |
| W         | Water                   | 0.01  | 0.0%                |            | N/A   |

N/A



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