



SOLD · SET PRICE

0 Shibley Road

± 20 Acres | Clackamas County | Oregon | Near Beaver Creek

0 Shibley Road Tract

PRICE	PRICE / ACRE	ACREAGE
\$250,000	\$12,690	± 20

PROPERTY OVERVIEW

This property consists of ±20 acres situated in a prime location within Clackamas County. The terrain is predominantly flat with gentle slopes, making it versatile for a range of uses. The land has been reforested with Douglas fir seedlings following a fire that occurred several years ago. Since the fire, the property has been carefully replanted, ensuring that the forested area is being restored. The property offers the opportunity to serve as a long-term forest investment, thanks to the newly established Douglas fir growth. Alternatively, it may be suitable for conversion to other uses, such as cultivating Christmas trees. A template test was completed on the property to begin evaluating its potential as a buildable site. However, additional work is required to determine if residential construction is permitted. Prospective buyers are advised to conduct their own due diligence to confirm whether the property can support a homesite and to ensure it meets their intended use.

PROPERTY DETAILS

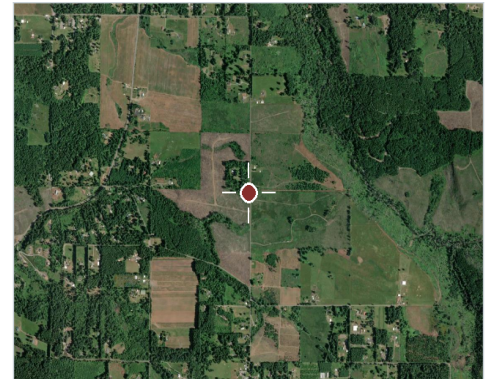
TYPE
Development (Residential)

ACCESS
Paved Road

VIEWS
Pastureland · Timber

COUNTY TAX PARCEL IDS
01063663

LOCATION



Clackamas County, Oregon



Bill Marre

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Principal Broker: Colton Jacobson (Oregon)

SCAN TO VIEW



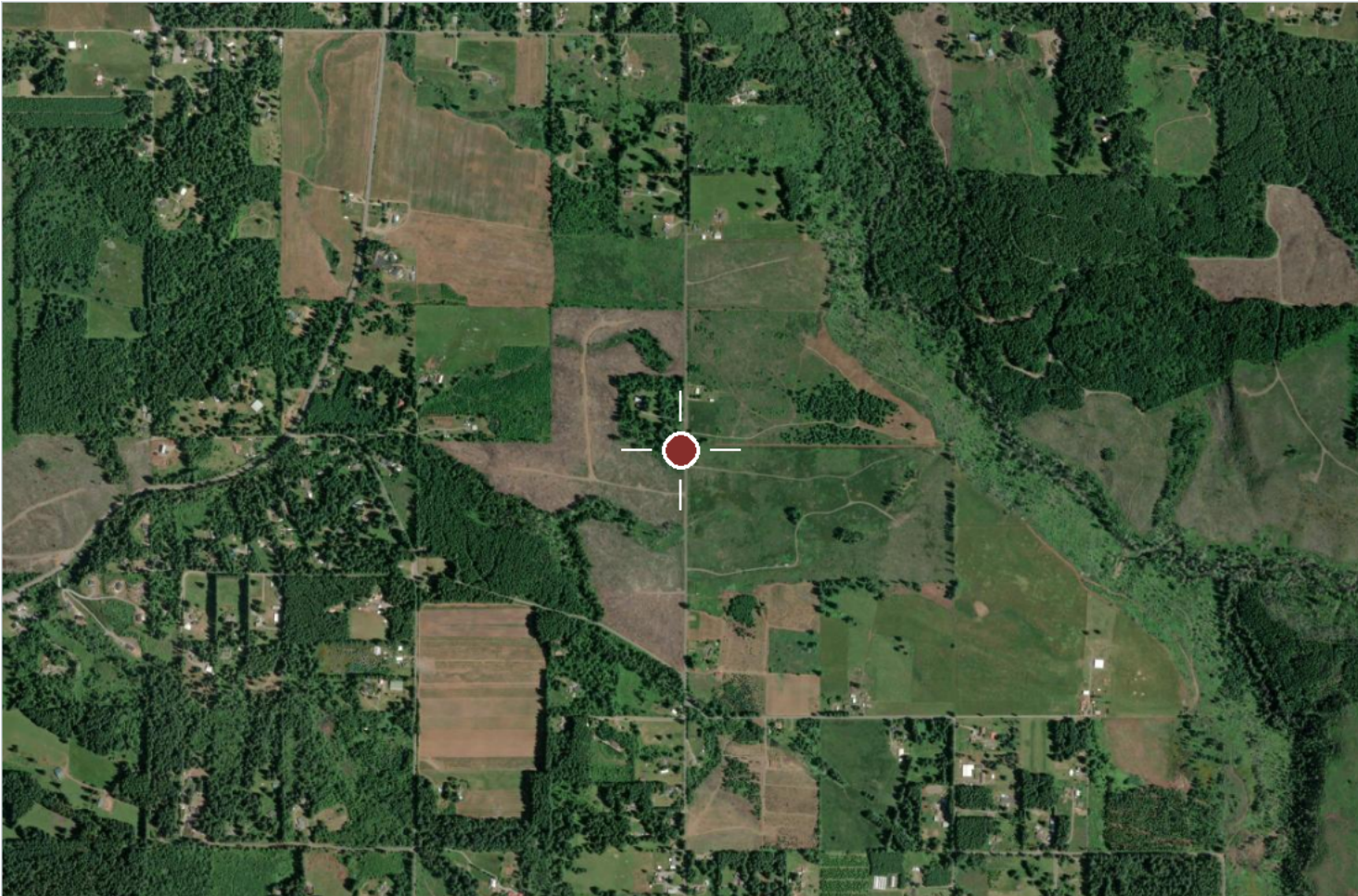
Property Photos

0 Shibley Road · Clackamas County · Oregon · Near Beaver Creek



Location & Access

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Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.

COUNTY & STATE
Clackamas County, Oregon

NEAREST CITY
Beaver Creek

APPROXIMATE CENTRE
45.20784, -122.35293

COUNTY TAX PARCEL IDS
01063663

INTERACTIVE MAP



<https://id.land/maps/36d38c40e42c226c2471bdff828d944b/share>



Regional locator