

ACTIVE · SET PRICE

Santiam/Pioneer Rd

± 72 Acres | Marion County | Oregon | Near Gates

Large tract home site - County Approved

PRICE \$779,000	PRICE / ACRE \$10,819	ACREAGE ± 72
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PROPERTY OVERVIEW

APPROVED HOME-SITE (CUP)! Build your new home overlooking the Santiam River Valley. It's an easy commute to Salem. Bountiful recreation opportunities await in the nearby Willamette National Forest. Buildable property this size (±72 acres) can be difficult to find. The expense and land use work has been done for you. This is an excellent timber investment property with good tree growing soils. There are 14 acres of 33 year old Douglas-fir that were skipped by the 2020 labor day fire. The rest has been site-prepped and replanted with Douglas-fir seedlings. Listed by AFM Real Estate - PNW

PROPERTY DETAILS

TYPE
Recreation (ATV-UTV) · Timberland
(Douglas Fir Plantation)

ACCESS
ATV · Gravel Road

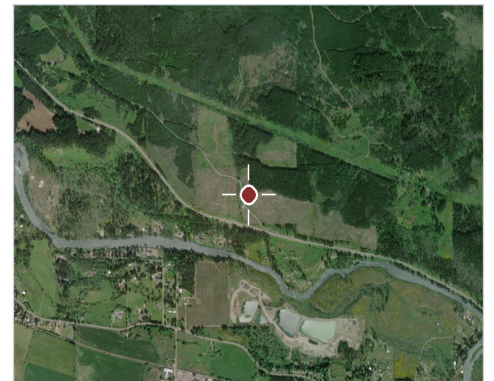
VIEWS
Timber · Mountains

IMPROVEMENTS
Roads · Gate

COUNTY TAX PARCEL IDS
092E22D00400 092E22D00100

DOCUMENTS INCLUDED
Santiam_Inventory.pdf · Combined_Maps.pdf · Santiam_Site_Index_Report.pdf

LOCATION



Marion County, Oregon



Jim Bunker
Real Estate Salesperson, WA, OR
C: 503.551.1735
jim.bunker@afmforest.com
Principal Broker: Colton Jacobson (Oregon)

SCAN TO VIEW



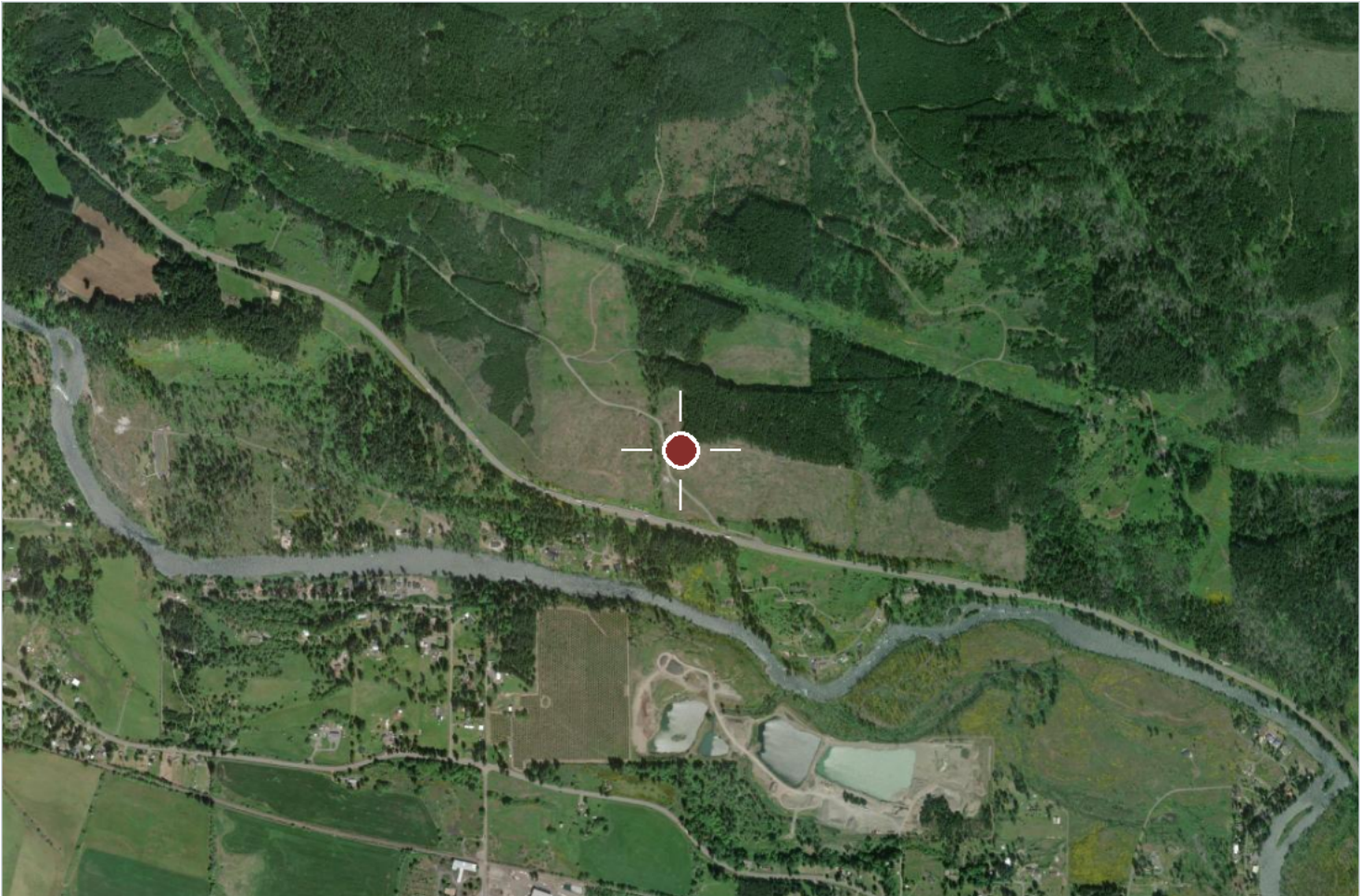
Property Photos

Santiam/Pioneer Rd · Marion County · Oregon · Near Gates



Location & Access

Santiam/Pioneer Rd · Marion County · Oregon · Near Gates



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



Regional locator

COUNTY & STATE
Marion County, Oregon

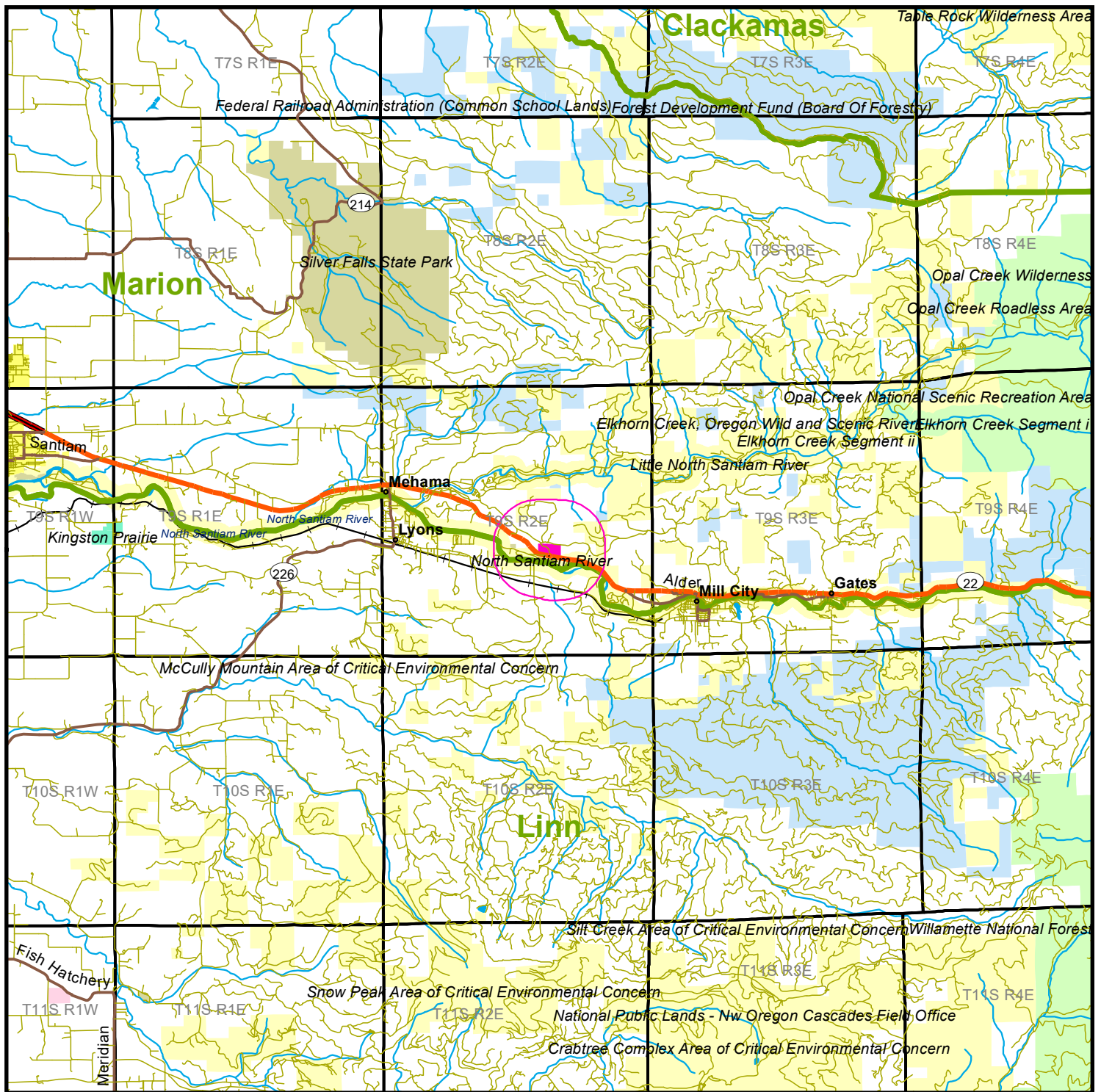
NEAREST CITY
Gates

APPROXIMATE CENTRE
44.7712, -122.5449

COUNTY TAX PARCEL IDS
092E22D00400 092E22D00100

StandNumber	State	County	Parcel Acres	Age	Site Index	Cover Type	Origin	RMZ	TotalTPA	TotalBA	Total MBF/ac	MBF/ac- DF	MBF/ac- WW	MBF/ac
58	OR	Marion	2.88	109	129	Fire Kill	Natural/Seeded	Y	60.37	157.4	19.6	16.8	1.5	
25	OR	Marion	53.28	1	128	Doug Fir Plantation	Planted	Y	166	0	0	0	0	
3	OR	Marion	1.39	33	130	Doug Fir Plantation	Planted	Y	267.27	148.3	16.7	16	0	
124	OR	Marion	14.01	33	130	Doug Fir Plantation	Planted		111.45	137.49	17.7	17.7	0	

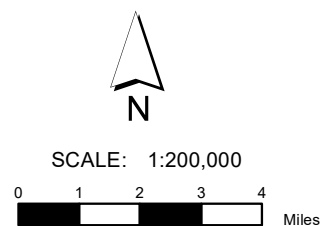
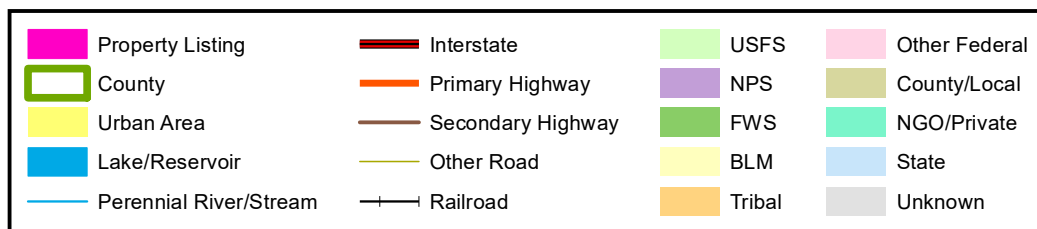
71.55



Santiam - Location Map

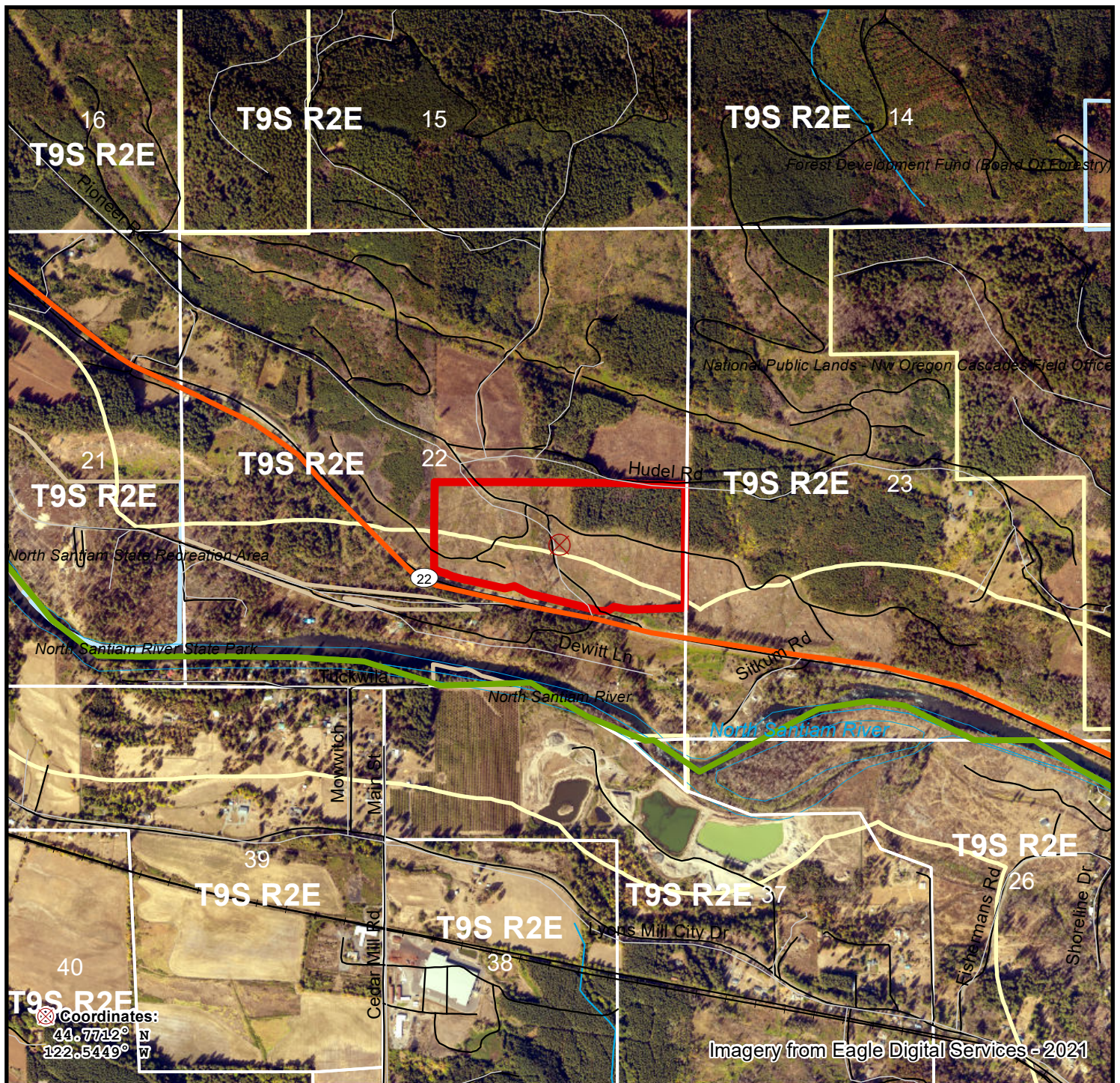
Parcel # 41047Hb0007

Marion County, OR - approx. 72.0 acres +/-



The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability.

1/15/2022



Santiam - Photo Map **Parcel # 41047Hb0007** Marion County, OR - approx. 72.0 acres +/-

Property Listing	Interstate	USFS	Other Federal
County	Primary Highway	NPS	County/Local
Lake/Reservoir	Secondary Highway	FWS	NGO/Private
Perennial River/Stream	Other Road (ESRI)	BLM	State
Intermittent Stream	Other Road (WY)	Tribal	Unknown
	Railroad		

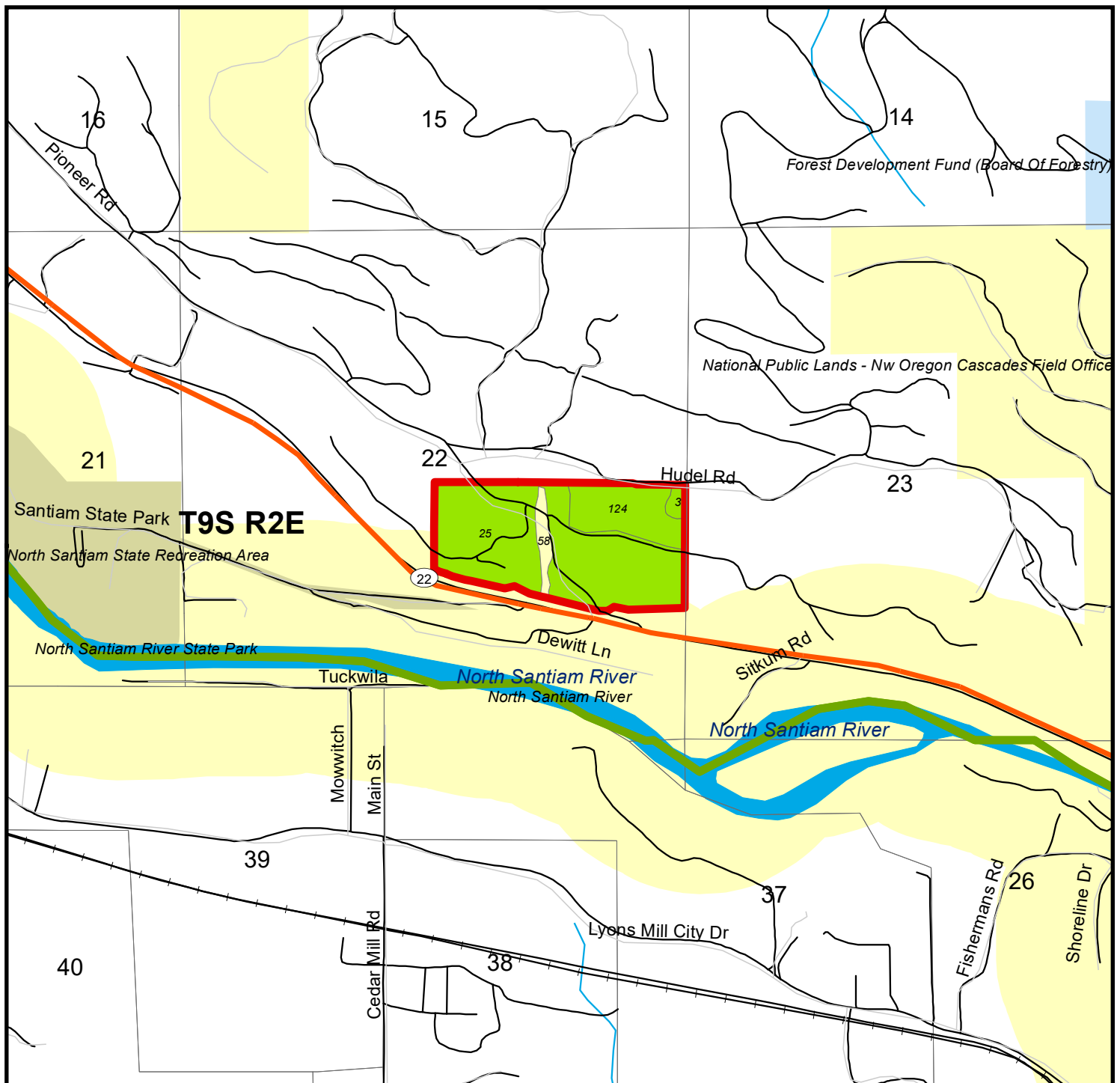


SCALE: 1 Inch = 1,500 Feet

0 600 1,200 1,800 Feet

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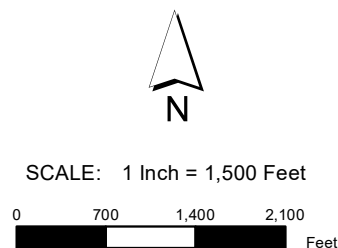
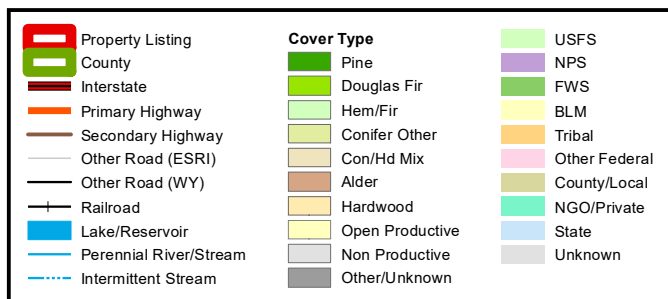


Stand Map

Santiam

Parcel # 41047Hb0007

Marion County, OR - approx. 72.0 acres +/-

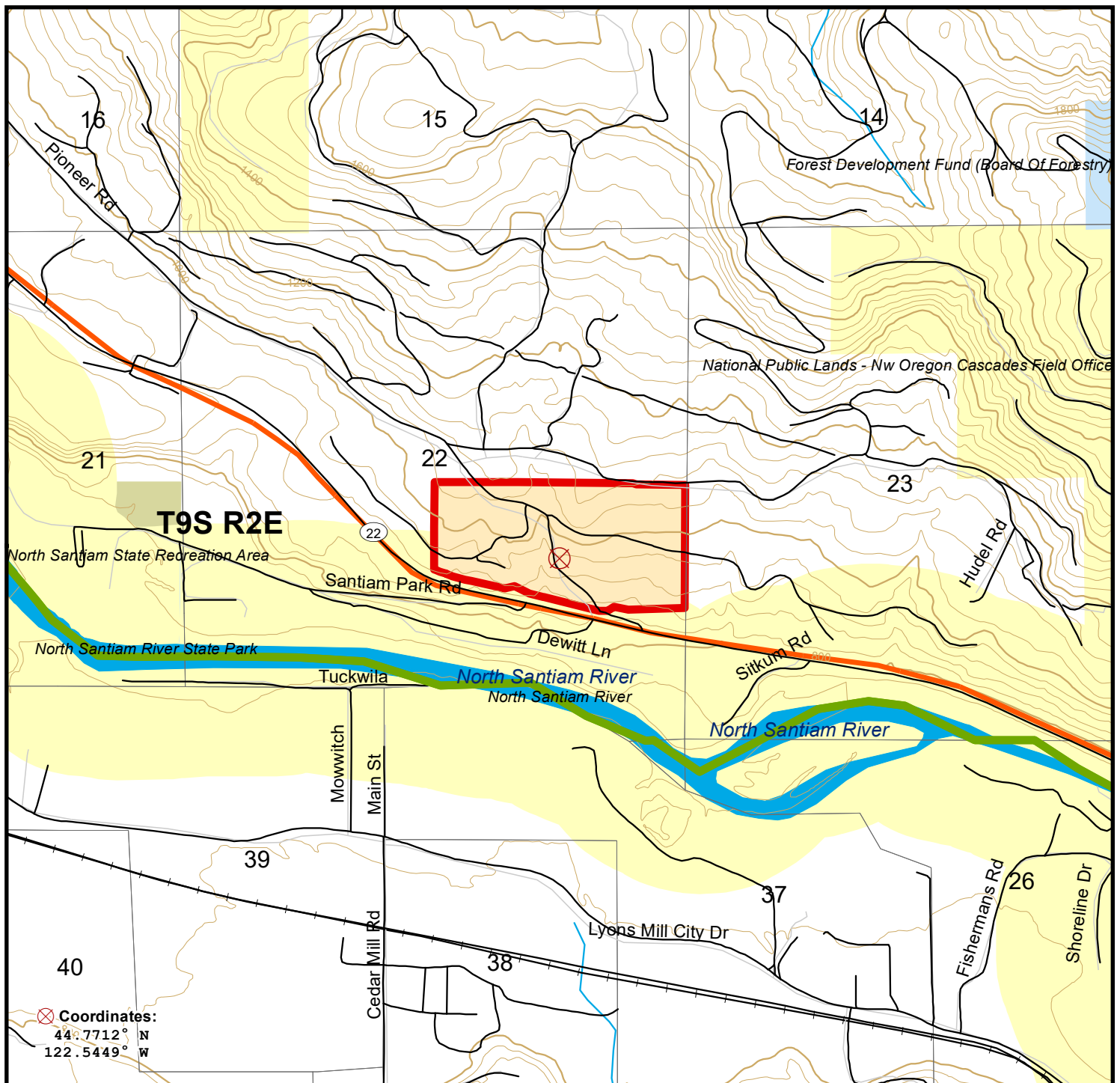


Stand #	Cover Type	Age	Acres
3	Douglas Fir	33	1.4
25	Douglas Fir	1	53.3
58	Open	109	2.9
124	Douglas Fir	33	14.0

Smaller stands have been excluded to fit in the allowable space

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1/15/2022



Santiam - Parcel Map
Parcel # 41047Hb0007
 Marion County, OR - approx. 72.0 acres +/-

Property Listing	Interstate	200' Contour	USFS	Other Federal
County	Primary Highway	40' Contour	NPS	County/Local
Lake/Reservoir	Secondary Highway	Railroad	FWS	NGO/Private
Perennial River/Stream	Other Road (ESRI)		BLM	State
Intermittent Stream	Other Road (WY)		Tribal	Unknown



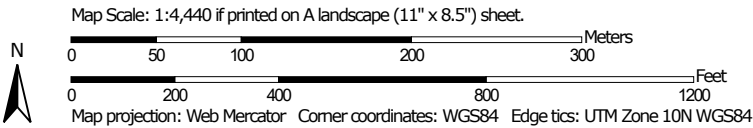
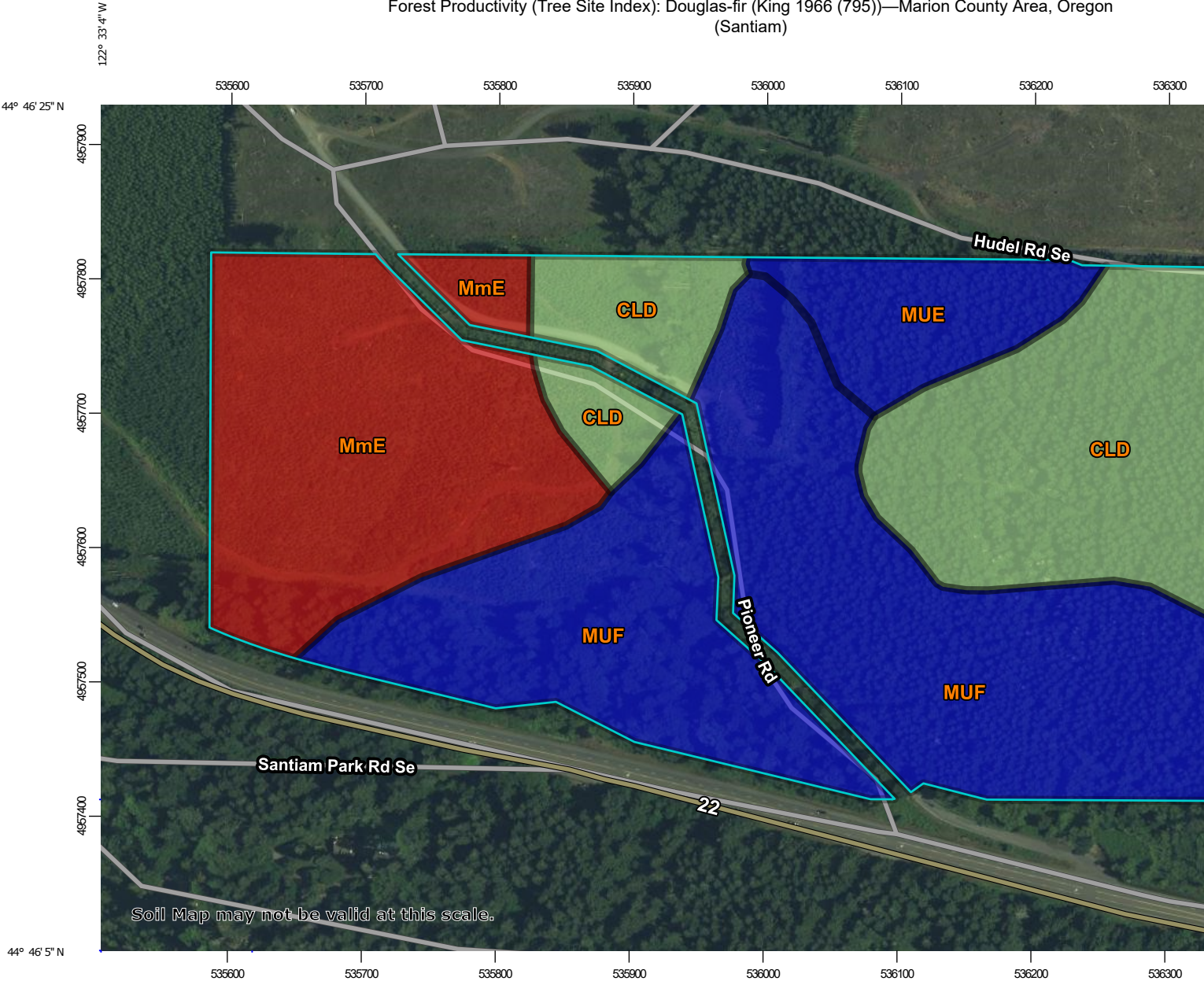
SCALE: 1 Inch = 1,500 Feet

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1/15/2022

Forest Productivity (Tree Site Index): Douglas-fir (King 1966 (795))—Marion County Area, Oregon
(Santiam)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

MAP INFORMATION

Area of Interest (AOI)

 Area of Interest (AOI)

Background

 Aerial Photography

Soils

Soil Rating Polygons



<= 112



> 112 and <= 113



> 113 and <= 118



Not rated or not available

Soil Rating Lines



<= 112



> 112 and <= 113



> 113 and <= 118



Not rated or not available

Soil Rating Points



<= 112



> 112 and <= 113



> 113 and <= 118



Not rated or not available

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

The soil surveys that comprise your AOI are at a scale of 1:20,000.

Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale may lead to a misunderstanding of the detail of mapping and line placement. The maps do not show contrasting soils that could have been shown at a smaller scale.

Please rely on the bar scale on each map for distance measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: [https://websoilsurvey.sc.egov.usda.gov](#)
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used for accurate calculations of distance or area.

This product is generated from the USDA National Cooperative Soil Survey of the version date(s) listed below.

Soil Survey Area: Marion County Area
Survey Area Data: Version 19, Oct 27, 2019

Soil map units are labeled (as space allows) at a scale of 1:50,000 or larger.

Date(s) aerial images were photographed: 2019, 2020

The orthophoto or other base map on which this map is compiled and digitized probably differs from the aerial imagery displayed on these maps. As a result, shifting of map unit boundaries may be observed.



Forest Productivity (Tree Site Index): Douglas-fir (King 1966 (795))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
CLD	Cumley silty clay loam, 2 to 20 percent slopes	113	20.1	28.3%
MmE	McCully very stony clay loam, 2 to 30 percent slopes	112	15.9	22.4%
MUE	McCully clay loam, 2 to 30 percent slopes	118	4.4	6.2%
MUF	McCully clay loam, 30 to 50 percent slopes	118	30.5	43.1%
Totals for Area of Interest			70.9	100.0%

Description

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Rating Options

Units of Measure: feet

Tree: Douglas-fir

Site Index Base: King 1966 (795)

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Interpret Nulls as Zero: No