



FOR SALE



## 43.92 ACRE TIMBER INVESTMENT OPPORTUNITY

### Investment Property/Recreational Use

43.92 Acres | \$575,000

### 0000 S Buckner Creek Rd, Molalla, OR

Timbered property with early-growth fir trees. Good investment property or for recreational use. The property consists of two tax lots.

- Parcel I - 39.70 Acres
- Parcel II - 4.22 Acres
- Zoned: TBR

### GEORGE GRABENHORST

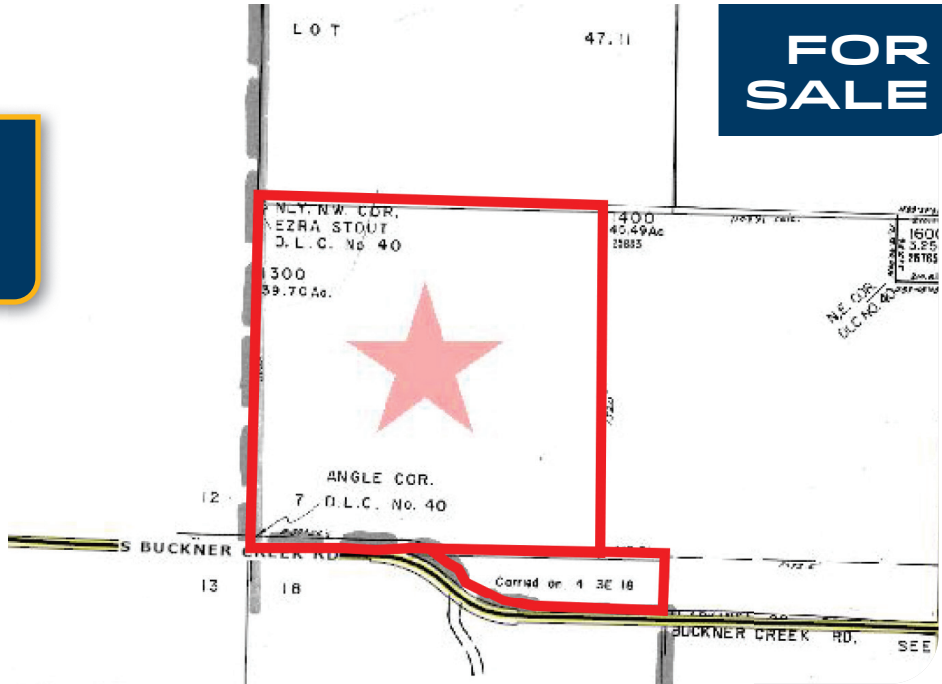
Senior Associate Broker | Licensed in OR

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# PROPERTY SUMMARY



## OFFERING SUMMARY

Address	0000 S Buckner Creek Rd, Molalla, OR
Sale Price	\$575,000
Lot Size	43.92 Acres
Price / Acre	\$13,092
Zoning	TBR - Timber
Market	Portland
Submarket	Salem
APN	01046111 & 01050329

### Property Overview

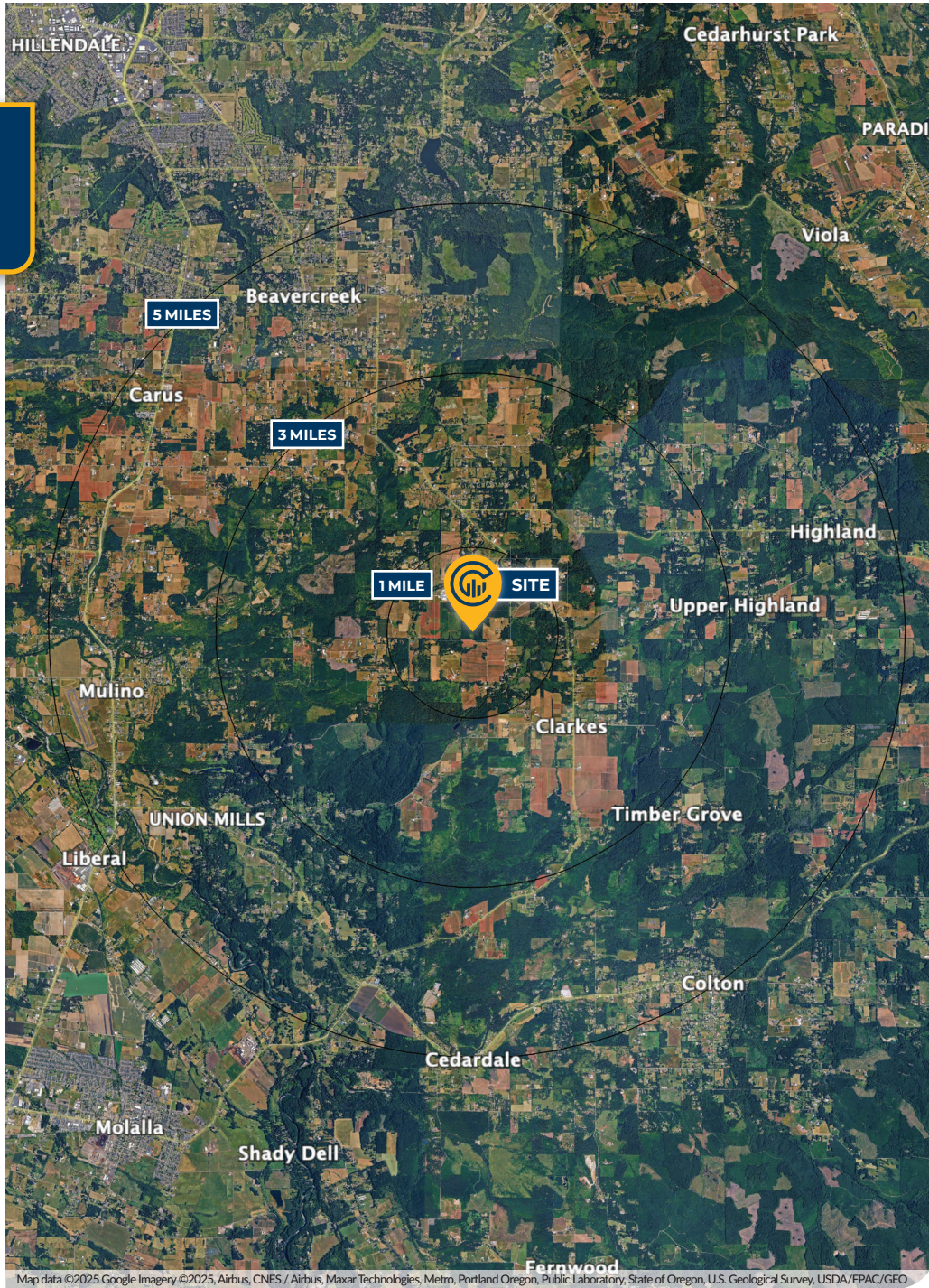
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### Property Highlights

- Parcel I - 39.70 Acres
- Parcel II - 4.22 Acres
- Zoned: TBR



# DEMOGRAPHICS MAP & REPORT



Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

AREA DEMOGRAPHICS			
Population	1 Mile	3 Miles	5 Mile
Total Population	443	3,746	13,025
Average Age	38.5	42.1	41.9
Average Age (Male)	40.4	43.2	42.3
Average Age (Female)	36.2	41.5	42.0
Households & Income			
Total Households	156	1,388	4,880
# of Persons Per HH	2.8	2.7	2.7
Average HH Income	\$87,677	\$504,904	\$479,369
Average House Value	\$472,168	\$504,904	\$479,369

Demographics data derived from AlphaMap

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**0000 S BUCKNER CREEK RD,  
 MOLALLA, OR**