







PROPERTY FEATURES

- ±334.41-ac Private Property
- 2 homes:
 - o 1,680 SF farmhouse (3bd, 1.5ba) blt 1937;
 - o 1,967 SF triple wide (3bd, 2ba) blt 2008
- 3,072 SF Shop w/full bath, heated tack room, finished upper level
- Steel Frame GP Buildings, Machine Shed, and Various Barns and Sheds

CALL FOR DETAILS

- Cropland with class 2 & 3 soils
- Fenced, cross-fenced pastures w/water plumbed to each pasture
- Scenic timberland
- Views overlooking the foothills & farmland

VIDEO TOUR LINK

https://vimeo.com/819648148



Find us on (f) Instagram

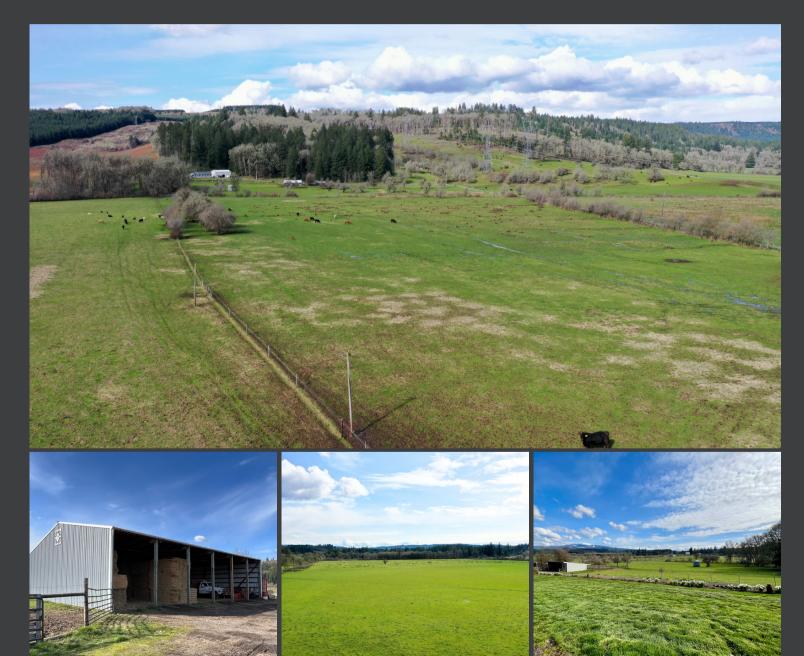
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39483 & 39489 KINGSTON JORDAN RD, SCIO

Private setting amongst 334+ acres of farmland, pasture, and timberland with views overlooking the foothills. Enjoy the seclusion and wildlife just 30 minutes from Salem and Albany, and 10 minutes from Stayton. Nicely landscaped with seasonal streams. Two homes, 1,680 SF farmhouse (3 bedrooms, 1 1/2 bathrooms) and a beautifully updated 1,967 SF 2008 triple-wide manufactured home (3 bedrooms +office/2 bathrooms). 2-story shop with heated tack room, finished storage rooms, and woodstove; 3-GP buildings; machine shed; 4-stall horse barn with paddocks; plus various barns and sheds. Fenced and cross-fenced pastures with water plumbed to each.

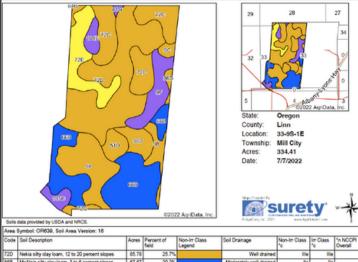




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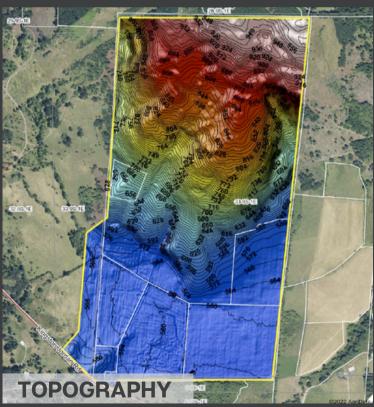
MAPS & INFORMATION





Soil Description						Area Symbol: O'House, Soil Area Version: 10							
	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class to	Im Class 'c	*n NCCPI Overall						
Nekia silty day loam, 12 to 20 percent slopes	85.78	25.7%		Well drained	lle	Ille	58						
MoAlpin silty clay loam, 3 to 6 percent slopes	67.67	20.2%		Moderately well drained	lie.	lle	76						
Nekia silty day loam, 2 to 12 percent slopes	48.91	14,6%		Well drained	Ille	Ille	63						
Waldo silty clay loam	44.10	13.2%		Poorly drained	Ilw	Illw	61						
Nekia silty day loam, 20 to 30 percent slopes	28.20	8.4%		Well drained	IVe		45						
Bellpine silty clay loam, 30 to 50 percent slopes	19.78	5.9%		Well drained	Vie		15						
Dupee silt loam, 3 to 20 percent slopes	14.99	4.5%		Somewhat poorly drained	llie		77						
Jory silty day loam, 12 to 20 percent slopes	8.92	2.7%		Well drained	llie	Ille	75						
Witzel variant very cobbly silt loam, 0 to 12 percent slopes	6.02	1.8%		Well drained	VIs		39						
Witzel very cobbly loam, 3 to 30 percent slopes	5.97	1.8%		Well drained	Vis		31						
Bellpine silty clay loam, 3 to 12 percent slopes	3.05	0.9%		Well drained	lle		69						
Rither cobbly silty clay loam, 30 to 60 percent slopes	0.98	0.3%		Well drained	VIIs		14						
	MoAlpin silly clay loam, 3 to 6 percent slopes Nekla silly clay loam, 2 to 12 percent slopes Nekla silly clay loam Nekla silly clay loam Nekla silly clay loam, 20 to 30 percent slopes Bellipine silly clay loam, 20 to 50 percent slopes Dupes sill toam, 3 to 20 percent slopes Jory silly clay loam, 12 to 20 percent slopes Witzel varient very cobbly sill loam, 0 to 12 percent slopes Witzel varient very cobbly sill loam, 0 to 12 Witzel very cobbly loam, 3 to 30 percent slopes Bellipine silly clay loam, 3 to 12 percent slopes Bellipine silly clay loam, 3 to 12 percent slopes Reference obbly silly clay loam, 3 to 90 percent	MoAlpin silly clay loam, 3 to 6 percent slopes MoAlpin silly clay loam, 2 to 12 percent slopes 48.91 Molico silly clay loam, 2 to 12 percent slopes 48.91 Melia silly clay loam, 20 to 30 percent slopes Belipine silly clay loam, 30 to 50 percent slopes 10.78 Dopes sill loan, 30 to 50 percent slopes 10.78 Lopes sill loan, 30 to 50 percent slopes 14.99 Jory silly clay loam, 12 to 20 percent slopes Mizzel varant very ootbily sill loam, 0 to 12 percent slopes Wizzel varant very ootbily sill loam, 0 to 12 Belipine silly clay loam, 3 to 30 percent slopes 3.05 Riffer codbily silly loam, 3 to 30 percent slopes 3.05 Riffer codbily silly loam, 3 to 90 percent 3.05 Riffer codbily silly loam, 3 to 90 percent 3.05	MoAlpin sitly clay loam, 3 to 6 percent slopes 67.67 20.2%. Nekta sity clay loam, 2 to 12 percent slopes 48.91 14.6%. Waldoo Sity Coly Joan 44.16 13.2%. Nekta sity otay loam, 20 to 30 percent slopes 28.00 8.4%. Nekta sity clay loam, 20 to 30 percent slopes 10.78 5.6%. Deep sity clay loam, 30 to 50 percent slopes 10.78 5.6%. Jory sity clay loam, 30 to 50 percent slopes 48.00 4.5%. Witzel variet very ocbbly sit loam, 0 to 12 percent slopes 10.00 11.6%. Witzel variet very ocbbly sit loam, 0 to 12 percent slopes 10.00 11.6%. Witzel variet very ocbbly sit loam, 0 to 12 percent slopes 5.07 1.6%. Beligine sity clay loam, 3 to 30 percent slopes 5.07 1.6%. Beligine sity clay loam, 3 to 12 percent slopes 5.07 1.6%. Beligine sity clay loam, 3 to 20 percent slopes 5.07 0.0%. Reference obbly sity clay loam 30 to 10 percent slopes 5.00 0.0%. Beligine sity clay loam, 3 to 30 percent slopes 5.00 0.0%. Beligine sity clay loam, 3 to 50 percent slopes 5.00 0.0%. Beligine sity clay loam, 3 to 50 percent slopes 5.00 0.0%. Beligine sity clay loam, 3 to 50 percent slopes 5.00 0.0%. Beligine sity clay loam, 3 to 50 percent slopes 5.00 0.00%.	MoAlpin sitly clay loam, 3 to 6 percent slopes 67.67 20.2% Nekta sity clay loam, 2 to 12 percent slopes 48.91 14.6% Waldoo sitly clay loam 44.10 13.2% Nekta sity clay loam 20 to 30 percent slopes 22.00 8.4% Belipine sity clay loam, 30 to 50 percent slopes 10.78 5.6% Doppes sit loam, 30 to 50 percent slopes 10.78 5.6% Doppes sit loam, 30 to 50 percent slopes 4.6% 4.5% Jory sitly clay loam, 12 to 20 percent slopes 8.82 2.7% Witzel variet very cobbity sit loam, 0 to 12 percent slopes 10.78 1.6% Witzel variet very cobbity sit loam, 0 to 12 percent slopes 1.6% Witzel variet very cobbity sit loam, 0 to 12 percent slopes 5.67 1.6% Belipine sity clay loam, 3 to 30 percent slopes 5.67 1.6% Belipine sity clay loam, 3 to 12 percent slopes 3.05 0.5% Reference bits yet logical post and 30 to 50 percent slopes 3.05 0.5% Belipine sity clay loam, 3 to 30 percent slopes 3.05 0.5% Dopped State Cobbit yet loam, 3 to 30 percent slopes 3.05 0.5% Dopped State Cobbit yet loam, 3 to 30 percent slopes 3.05 0.5% Dopped State Cobbit yet loam, 3 to 30 percent slopes 3.05 0.5% Dopped State Cobbit yet loam, 3 to 30 percent slopes 3.05 0.5% Dopped State Cobbit yet loam, 3 to 30 percent slopes 3.05 0.5% Dopped State Cobbit yet loam, 3 to 30 percent slopes 3.05 0.5% Dopped State Cobbit yet loam, 3 to 30 percent slopes 3.05 0.5% Dopped State Cobbit yet loam, 3 to 30 percent slopes 3.05 0.5% Dopped State Cobbit yet loam, 3 to 30 percent slopes 3.05 0.5% Dopped State Cobbit yet loam, 3 to 30 percent slopes 3.05 0.5% Dopped State Cobbit yet loam, 3 to 30 percent slopes 3.05 0.5% Dopped State Cobbit yet loam, 3 to 30 percent slopes 3.05 0.5% Dopped State Cobbit yet loam, 3 to 30 percent slopes 3.05 0.5% Dopped State Cobbit yet loam, 3 to 30 percent slopes 3.05 0.5% Dopped State Cobbit yet loam, 3 to 30 percent slopes 3.05 0.5% Dopped State Cobbit yet loam, 3 to 30 percent slopes 3.05 0.5% Dopped State Cobbit yet loam, 3 to 30 percent slopes 3.05 0.5% Dopped State Cobbit yet loam, 3 to 30 percent slopes 3.05 0.5% Dop	MoAlpin silly clay loam, 3 to 6 percent slopes	MoAlpin silly clay loam, 3 to 6 percent slopes 67.67 20.2% Moderately well drained life	MoAlpin silly clay loam, 3 to 6 percent slopes 67.67 20.2% Moderately well drained Ille Ille						

SOILS







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EXLUDED ITEMS

- Panels around the horse barn
- Silo
- Portable Stalls
- Flower pots
- Milk jugs
- Washer and dryer units (including in the shop)
- All freezers in the shop
- Shipping container
- Feeders located on the rock and by the Red barn
- Squeeze chute
- Pallet racking in Blue barn
- Pile of large boulders by Red barn
- Gates or panels that are not attached

RECENT IMPROVEMENTS

- New roof and plywood sheathing on the shop
- New roof and plywood sheathing on the Blue barn
- New overhead doors on the barn
- New lighting in the barn

