



**Oregon
Farm & Home**

★ B R O K E R S ★

0 DUCK CLUB CT

SCAPPOOSE

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY

INTRODUCTION

Exclusive Opportunity - Duck Club Investment in Prime Oregon Waterfowl Habitat

Rare chance to acquire an ownership stake in a premier duck club and recreational property in Columbia County, Oregon. This 12.5% membership interest in Round Lake II, LLC provides access to a private 127 +/- acre waterfowl refuge and hunting grounds.

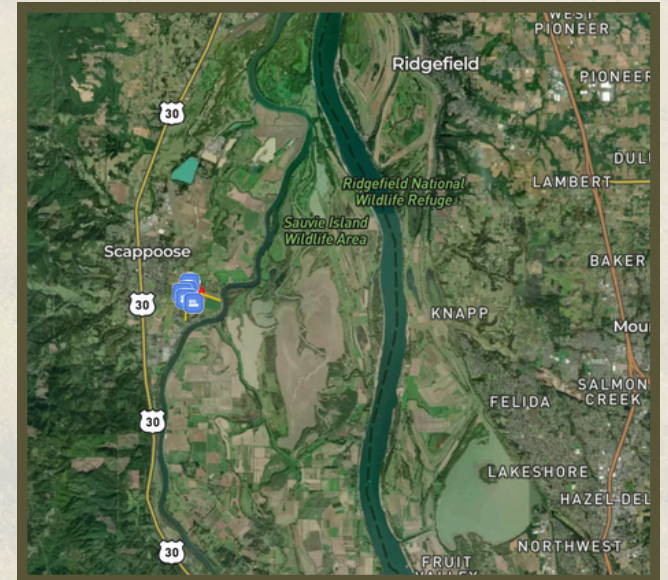
Key features:

- Turnkey duck club operation with established membership and management
- Ownership of undeveloped land in prime Oregon waterfowl migration flyway
- Diverse habitat including wetlands, marshes, and uplands
- Excellent waterfowl hunting with exclusive access for members
- Low-maintenance investment - LLC handles all property management
- Opportunity to join an exclusive group of owner-members

This is an unparalleled chance to own a piece of one of Oregon's top duck hunting destinations

LOCATION

Right outside of Scappoose, this duck hunting club offers a prime location just minutes from the Multnomah Channel. Set at the end of a long, private driveway, the property is surrounded by open farm ground, creating a peaceful, secluded setting ideal for waterfowl hunting. Its proximity to key flyways and natural habitat makes it a sought-after spot for hunters seeking both convenience and exceptional opportunity in the field.



ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

OPPORTUNITY

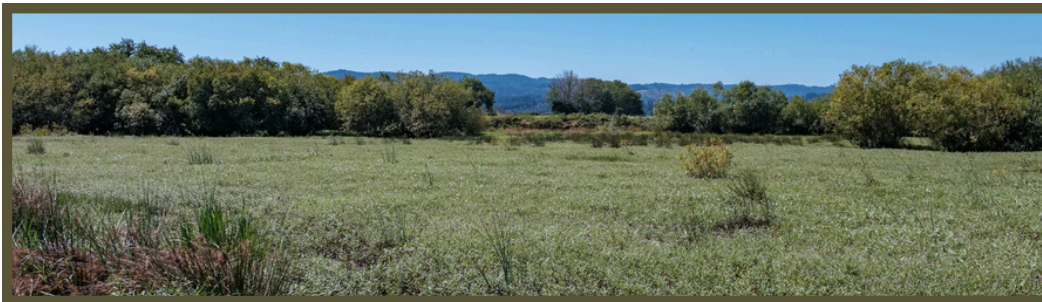
This is a rare opportunity to secure a 12.5% ownership stake in one of Columbia County's premier duck clubs, Round Lake II, LLC. As a member, you'll enjoy access to a private 127± acre waterfowl refuge set in the heart of Oregon's prime migration flyway. The property's diverse habitat of wetlands, marshes, and uplands offers exceptional hunting conditions throughout the season, with exclusive access reserved for owner-members. Whether you're an avid sportsman or a conservation-minded investor, this stake provides both recreation and long-term value.

With a turnkey operation and an established, well-managed membership structure, you can step right into a low-maintenance investment where the LLC handles all property management. You'll be part of a small, tight-knit community of owners who share a passion for waterfowl hunting and habitat stewardship. Beyond the hunting blinds, this is an invitation to join an exclusive tradition, one that blends sport, camaraderie, and the pride of owning a share in Oregon's finest waterfowl country.



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LAND



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LAND

127.14 +/- Acres

- **Zoned Exclusive Farm Use**
- **One Parcel ID 5332**
 - **Columbia Country**
- **Diverse Landscape**
 - **Wetlands, Marshes, Uplands**
- **Undeveloped Land**
- **Gravel Road**
 - **One via Easement Off Dike Road**
- **6 Duck Blinds**

SYSTEMS

Dewatering Pump Station

- **Regulates Water Levels During Hunting Season**

Power on Property

- **Connected at Pump Station**

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SELLER PREFERRED TERMS

OREF FORMS

24 HOURS FOR SHOWINGS

5 CALENDAR DAYS MINIMUM RESPONSE TIME FOR OFFERS

FIRST RIGHT OF REFUSAL FOR 30 DAYS FOR MEMBERS UPON RECEIVING AN OFFER

FIDELITY NATIONAL TITLE

OPERATING AGREEMENT AVAILABLE UPON REQUEST

PROPERTY MAPS

MAPS PROVIDED VIA LANDID

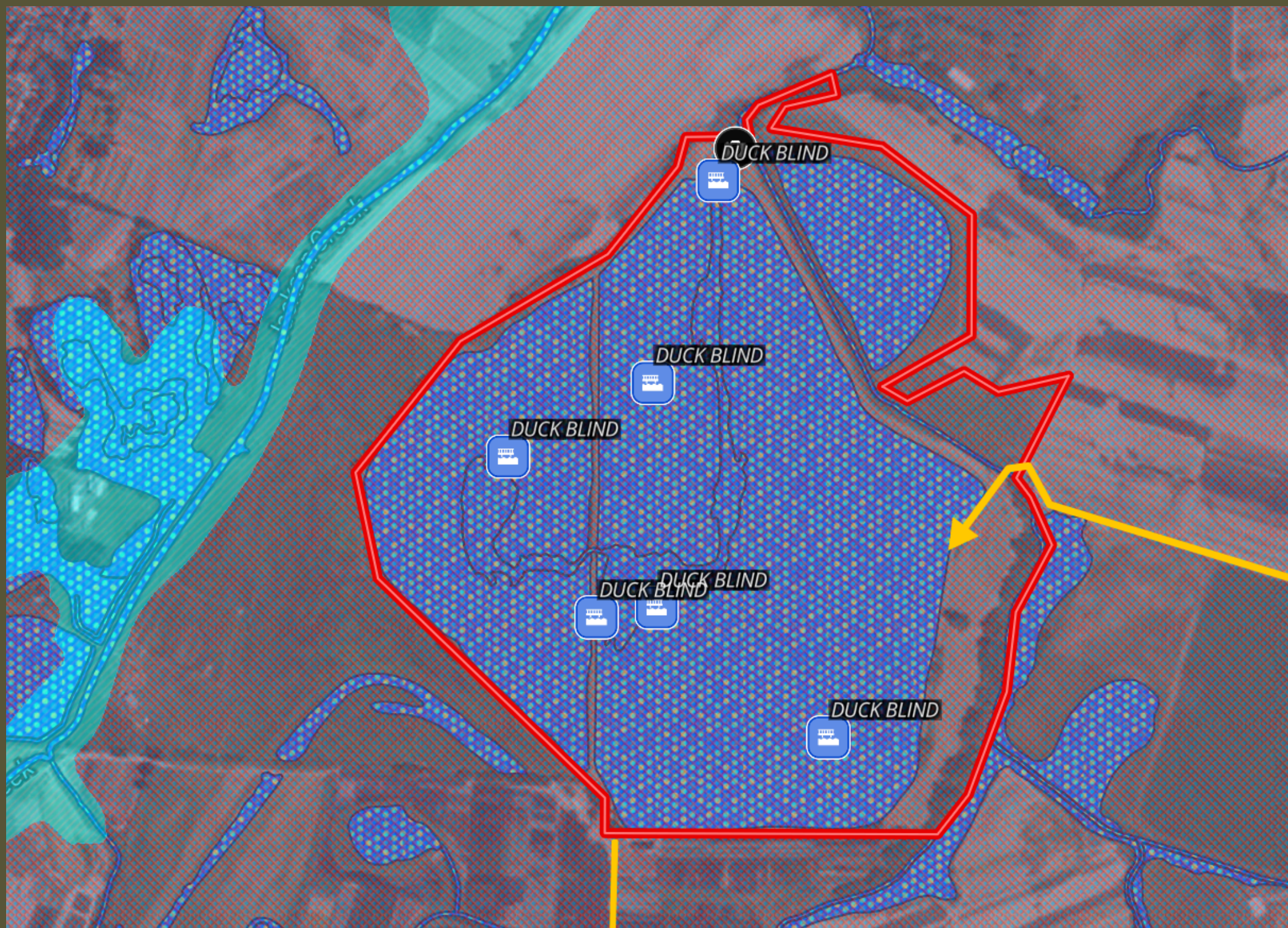
- PROPERTY BOUNDARIES
- WETLANDS, FEMA
- LOCATION



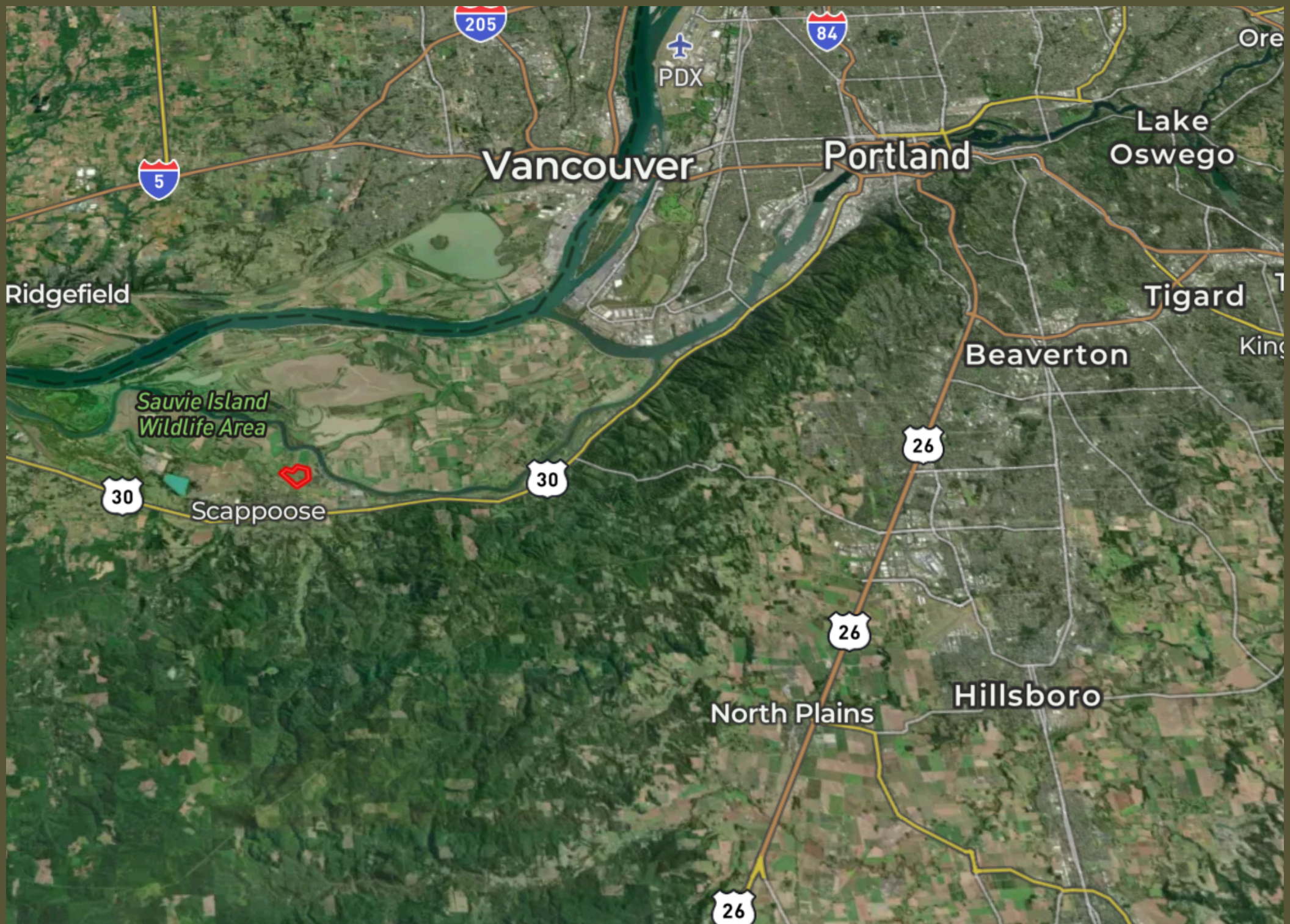
SCAN HERE
FOR
INTERACTIVE
MAP!



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SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- RAFTON SILT LOAM
- SAUVIE SILT LOAM

Code	Description	Acres
42	Rafton silt loam, protected	111.17
47	Sauvie silt loam, protected	22.97
48	Sauvie silty clay loam, protected	0.12



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COUNTY INFO

LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY

- PARCEL ID 5332
- 127.14 ACRES
- ZONED EXCLUSIVE FARM USE

Parcel Information

Parcel #: 5332
Alternate ID:
Account #: 3N1W1800 1600
Site Address:
OR

Owner: Round Lake Company II
46 Village Way Ste 182
Port Ludlow WA 98365

Twn/Range/Section: 03N / 01W / 18
Parcel Size: 127.14 Acres (5,538,217 SqFt)
Lot/Block:
Census Tract/Block: 970900 / 3000
Levy Code: 0108
Levy Rate: 13.2617
Market Land Value: \$328,080.00
Market Impr Value: \$320.00
Market Total Value: \$328,400.00 (2024)
Assessed Land Value: \$74,460.00
Assessed Impr Value: \$320.00
Assessed Total Value: \$74,780.00 (2024)

Tax Information

Tax Year
2024
2023
2022

Legal

Land

Land Use: 551 - IMPROVED FARM DEFERRAL ZONED EFU
Waterfront Name:
School District: 1J - Scappoose
Middle School: Scappoose Middle School

Improvement

ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.





Property Profile Report

Today's Date:

08/06/2025

Owner Name:

Round Lake Company II

Property Address:

OR

Reference Number:

3N1W1800 1600

Account Number:

5332

Two Columbia County Locations to serve you:

2534 Skyes Rd.
St Helens, OR 97051
503.397.3537

51669 Columbia River Highway #110
Scappoose, OR 97056
503.543.6177

This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

TITLE AND ESCROW SERVICES

www.columbiacountyticor.com

For all your customer service needs: or-ttc-sthelenscustomerservice@ticortitle.com

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Account #: **3N1W1800 1600**
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Owner: Round Lake Company II
46 Village Way Ste 182
Port Ludlow WA 98365

Twn/Range/Section: 03N / 01W / 18

Parcel Size: 127.14 Acres (5,538,217 SqFt)

Lot/Block:

Census Tract/Block: 970900 / 3000

Levy Code: 0108

Levy Rate: 13.2617

Market Land Value: \$328,080.00

Market Impr Value: \$320.00

Market Total Value: \$328,400.00 (2024)

Assessed Land Value: \$74,460.00

Assessed Impr Value: \$320.00

Assessed Total Value: \$74,780.00 (2024)

Tax Information

Tax Year	Annual Tax
2024	\$5,128.08
2023	\$5,125.59
2022	\$5,085.66

Legal**Land**

Land Use: 551 - IMPROVED FARM DEFERRAL ZONED EFU

Zoning: County-PA-80 - Primary Agriculture

Waterfront Name:

Watershed: 1709001203 - Multnomah Channel

School District: 1J - Scappoose

Primary School: Otto Petersen Elementary School

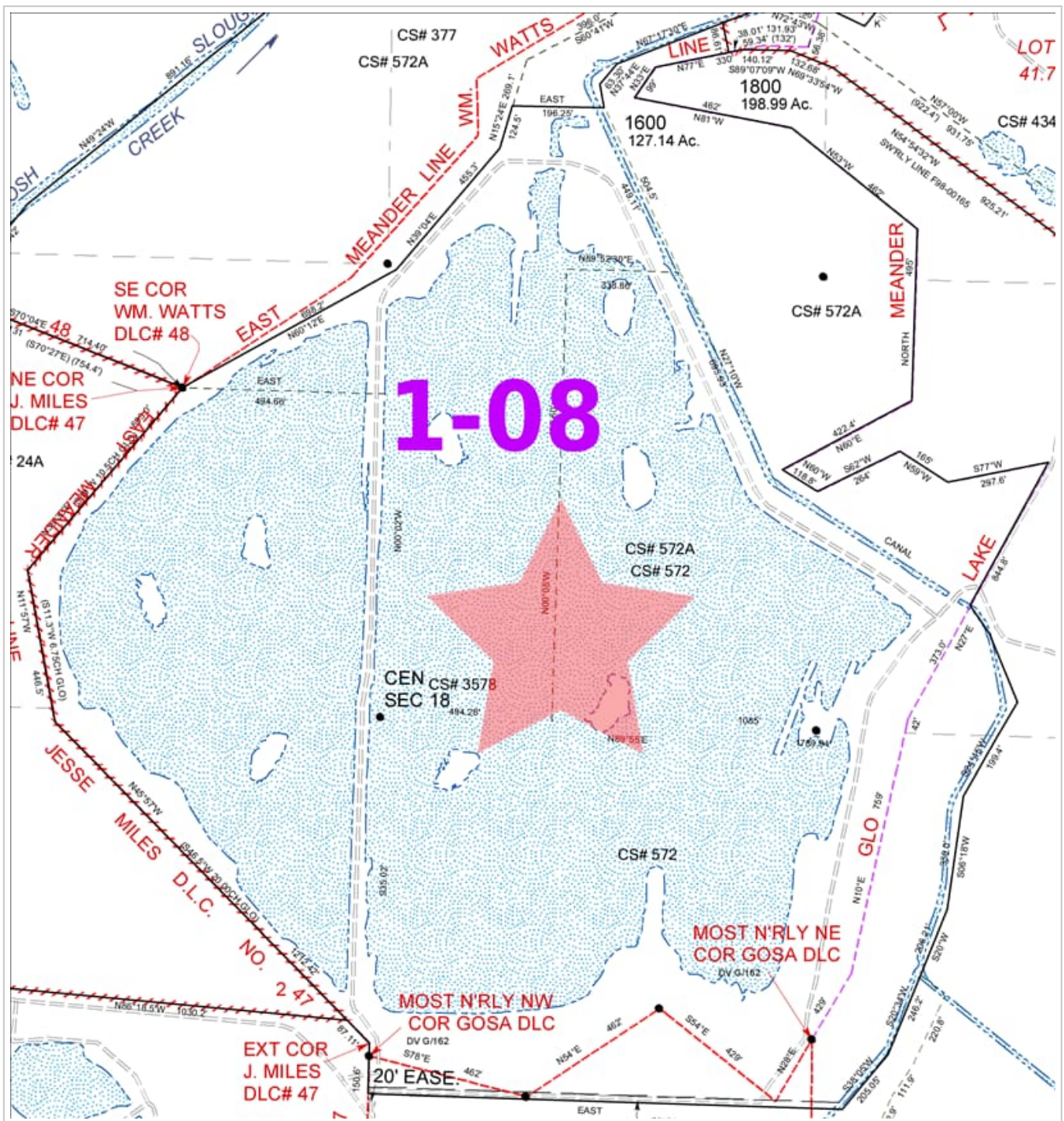
Middle School: Scappoose Middle School

High School: Scappoose High School

Improvement

Year Built:	Fireplaces:	Bldg Use:
Bedrooms:	Total Baths:	Full/Half Baths:
Finished Area:	Floor 1:	Floor 2:
Garage:	Carport:	Heat:
Bldg/Dwelling 1 / 0	Bldg Name:	Bldg Type:
Count:		

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



TICOR TITLE COMPANY

Parcel ID: 5332

Site Address:

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

STATEMENT OF TAX ACCOUNT
COLUMBIA COUNTY TAX COLLECTOR
230 STRAND STREET
ST. HELENS, OR 97051
(503) 397-0060

6-Aug-2025

ROUND LAKE COMPANY II
ATTN: JACK W ZALAH
46 VILLAGE WAY STE 182
PORT LUDLOW WA 98365-9762

Tax Account #	5332	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0108
Situs Address		Interest To	Aug 6, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,128.08	Nov 15, 2024	\$153.84
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,125.59	Nov 15, 2023	\$153.77
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,085.66	Nov 15, 2022	\$152.57
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,069.43	Nov 15, 2021	\$152.08
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,006.91	Nov 15, 2020	\$150.21
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,998.41	Nov 15, 2019	\$149.95
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,020.22	Nov 15, 2018	\$120.61
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,048.13	Nov 15, 2017	\$151.44
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,067.82	Nov 15, 2016	\$152.03
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,009.32	Nov 15, 2015	\$150.28
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,669.56	Nov 15, 2014	\$140.09
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,121.99	Nov 15, 2013	\$153.66
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,790.31	Nov 15, 2012	\$263.71
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,400.99	Nov 15, 2011	\$222.03
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,379.46	Nov 15, 2010	\$221.38
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,592.13	Nov 15, 2009	\$197.76
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,154.36	Nov 15, 2008	\$184.63
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,688.91	Nov 15, 2007	\$170.67
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,119.56	Nov 15, 2006	\$213.59
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,602.31	Nov 15, 2005	\$138.07
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,565.63	Nov 15, 2004	\$136.97
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,576.03	Nov 15, 2003	\$137.28
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,607.82	Nov 15, 2002	\$138.23
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,541.25	Nov 15, 2001	\$136.24
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$131,369.88		

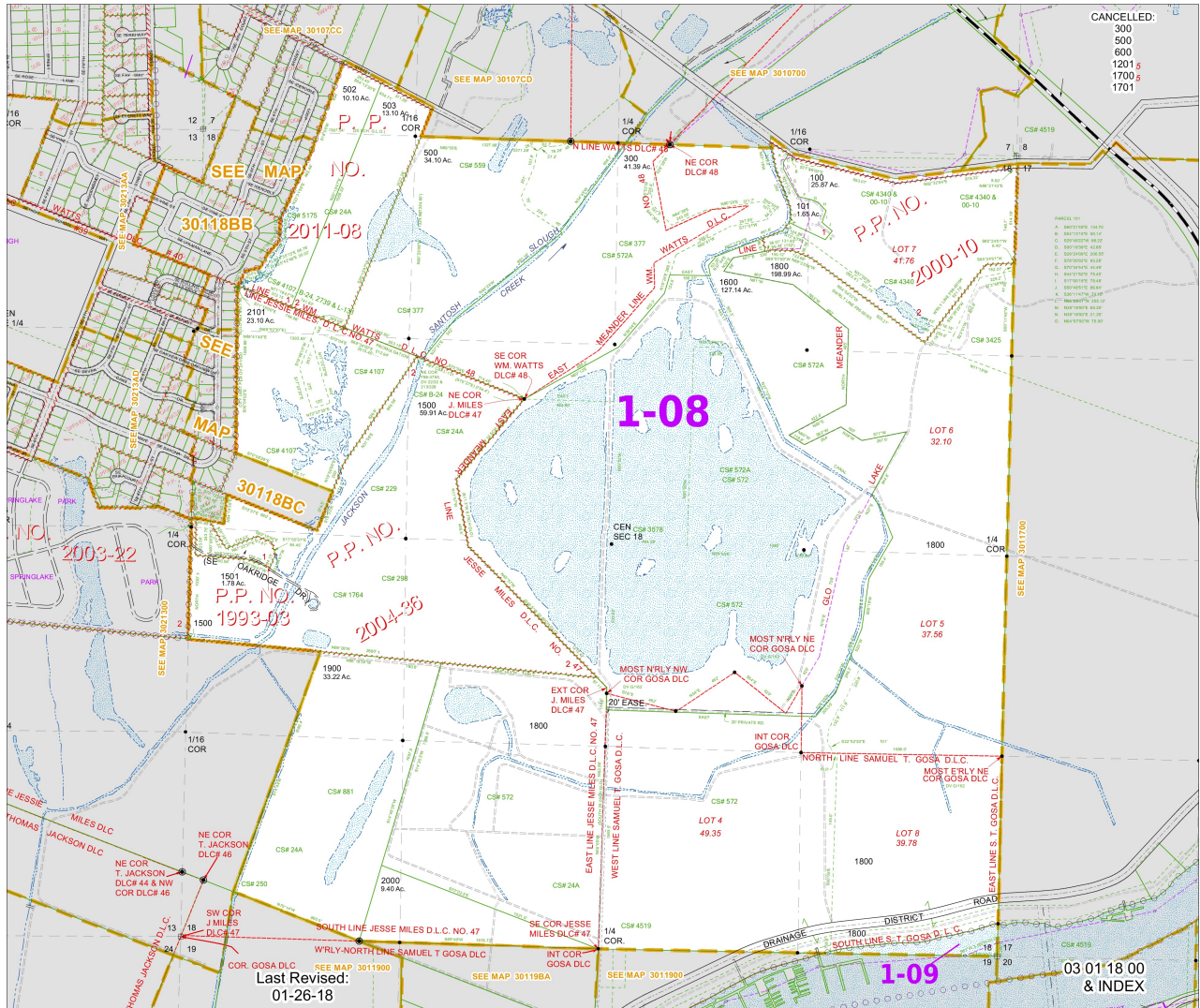
Full Assessor Map

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

0 100 200 400 Feet

SECTION 18 T.3N. R.1W. W.M.
COLUMBIA COUNTY
1" = 400'

03 01 18 00
& INDEX



TICOR TITLE COMPANY

Parcel ID: 5332

Site Address:

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Columbia County
2024 Real Property Assessment Report
Account 5332

Map 3N1W18-00-01600
Code - Tax ID 0108 - 5332

Tax Status Assessable
Account Status Active
Subtype Normal

Legal Descr See Record



Mailing ROUND LAKE COMPANY II
ATTN: JACK W ZALAHA
46 VILLAGE WAY STE 182
PORT LUDLOW WA 98365-9762

Deed Reference # 1991-228 (SOURCE ID: F910228)
Sales Date/Price 12-31-1990 / \$0
Appraiser

Property Class 551 **MA** **SA** **NH**
RMV Class 401 02 25 000

Site	Situs Address	City
------	---------------	------

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0108	Land	328,080		Land	0
	Impr	320		Impr	0
Code Area Total		328,400	2,120	74,780	0
Grand Total		328,400	2,120	74,780	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0108	1			CO:PA-80	Farm Use Zoned	96	15.78 AC	1D2	006*	40,720
	2			CO:PA-80	Farm Use Zoned	96	111.36 AC	1D3	006*	287,360
Code Area Total							127.14 AC			328,080

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0108	1		325	General Purpose Building	95	1,764			320
Code Area Total						1,764			320

Exemptions / Special Assessments / Notations			
Code Area 0108			
Special Assessments		Amount	Year Used
■ Scappoose Drainage Improvement		4,136.38	2024
Notations			
■ Farm Potential Additional Tax Liability ADDED 2007			

Comments 2014 RA> Access is via Leased Nursery area. Locked gate. Building of min value. Majority of area covered by water in winter time. DL



PAUL TERJESON

PAUL TERJESON IS THE PRINCIPAL BROKER/OWNER OF OREGON FARM BROKERS, THE WILLAMETTE VALLEYS LEADING FARM, RANCH, AND LAND EXPERTS. FOR OVER 25 YEARS, PAUL AND HIS TEAM HAVE BEEN REPRESENTING SELLERS AND BUYERS AND ARE EXPERTS IN THE PURCHASE OR SALE OF: HIGH VALUE FARM GROUND, RANCH LAND, DEVELOPMENT PROPERTY, LUXURY, SMALL AND LARGE ACREAGE, RESIDENTIAL, AND MULTIFAMILY. OREGON FARM BROKERS DIVERSE BACKGROUND INCLUDES 5TH GENERATION FARMER, NURSERY AND DAIRY MANAGER, LAND DEVELOPERS, AND ECONOMIST. PAUL AND HIS TEAM HAVE THE COMBINATION OF SKILLS, EXPERIENCE, AND SERVICE TO UNDERSTAND THE LAYERS OF COMPLEXITY AND FLUENCY WITH LOCAL ZONING, WATER RIGHTS, SOILS, AND CONSTRUCTION STANDARDS IN OREGON. WE ARE HERE TO ASSIST YOU IN BUILDING YOUR REAL ESTATE PORTFOLIO. PAUL BRINGS A HIGH DEGREE OF PROFESSIONALISM TO HELP YOU SELL YOUR PROPERTY FOR THE HIGHEST POSSIBLE VALUE, FIND THE NEXT PERFECT PROPERTY AND PROTECT YOU AND YOUR INTERESTS THROUGHOUT THE TRANSACTION.

PTERJY@KW.COM | 503-999-6777



SCAN HERE
TO LEARN
MORE
ABOUT THE
TEAM!

STEVE HELMS

STEVE IS A FIFTH GENERATION FARMER WHO WAS BORN AND RAISED ON A FARM IN THE WILLAMETTE VALLEY. STEVE FARMED FOR 32 YEARS GROWING CROPS THAT INCLUDES BLUEBERRIES, MINT, ROW CROPS, AND GRASS SEED. HE ALSO HAS A WIDE ARRAY OF KNOWLEDGE ABOUT SOILS, WATER RIGHTS, PROPERTY MANAGEMENT, RANCHING AND FORESTRY. STEVE HAS SERVED ON THE SOUTH SANTIAM RIVER WATER BOARD FOR FIFTEEN YEARS. STEVE ENJOYS WORKING ON IMPROVING HIS FORESTED PROPERTY AND SPENDING TIME AT HIS FARM IN EASTERN OREGON. HE LOOKS FORWARD TO SERVING THE HARD WORKING PEOPLE OF THE WILLAMETTE VALLEY AND SURROUNDING AREAS WITH THEIR REAL ESTATE NEEDS. HE USES HIS ATTENTION TO DETAIL AND FORESIGHT TO PROACTIVELY ADDRESS EVERY ASPECT OF HIS CLIENT'S REAL ESTATE TRANSACTIONS. WITH A REPUTATION OF HARD WORK, HONESTY, AND PROTECTING HIS CLIENT'S INTERESTS, STEVE IS INTERESTED IN DOING EVERYTHING POSSIBLE TO ENSURE YOU ARE SUCCESSFUL.

STEEHELMS@KW.COM | 541-979-0118



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TEAM!

