

## **Tangent Income Farm**

**LOCATION:** 33370 Tangent Loop Rd, Tangent, OR 97389, in Township 12S, Range 3W, Section 5, tax lot 1000 in Linn County Oregon. The property borders Hwy 34 to the North and Tangent Loop Rd to the East and is approximately one half mile West of I-5's Exit 228.

**LAND:** The land consists of 72.82 acres of which approximately 57.6 acres are tillable. There is approximately 1.5 acres where the home and barn is located. There is approximately 2 acres on the North side of Hwy 34; this parcel borders Hwy 34 to the South and Columbus St. to the West. The balance is two Straw Sheds a Pallet building and the service area for the three buildings. The online soils survey of Linn County indicates that the soils are approximately 56% Class II Amity silt loam, 32% Class II Woodburn silt loam and 13% Class VI Dayton silt loam.

**IMPROVEMENTS:** There is a two story 2,086 sq. ft. home built in 1915 of little or no value that could be replaced or updated as well as an old Barn. There is (2) 46,980 sq. ft. Straw Sheds and a 24,000sq. ft. Pallet Building with concrete floor. There are Truck Scales and the service area has approximately 8 acres with a 3ft. rock base and finish rock.

**Water Rights:** The Oregon Water Resources Department records indicate there are Water Rights for 42 acres from a well, Registration # GR-322, Certificate # GR-304 with a November 7, 1952 priority date.

**TAXES:** \$13,338.08 for 2016/17

**PRICE:** \$2,500,000

**REMARKS:** This farm has great potential with many options. Soils are suitable for Hazelnuts and many other crops grown in the Willamette Valley. The location is excellent with its easy I-5 access and just minutes away to Albany, Corvallis or Lebanon. This property brings in an annual income of approximately \$142,000 for the land rent, pallet building and the two straw sheds.

**DISCLAIMER:** Information is from sources deemed reliable but not guaranteed by the broker. Buyers are urged to seek independent verification, through professional inspections and personal review, of the condition of the property and the facts contained herein. Property is subject to prior sale, price change, correction or withdrawal.