

## Peoria Rd Farm

**LOCATION:** This farm is located on the east side of Peoria Rd approximately one mile south of Hwy 34, Corvallis Oregon. in Township 12 South, Range 3 West, Section 6, tax Lot 2000, Linn County Oregon. There is no physical address.

**LAND:** The property consists of 83.18 acres with approximately 55.5 tillable acres. The balance is Douglas Fir with a large volume of merchantable timber with an adjacent strip of land that was farmed in the past. According to the Web Soils Survey the 83.18 acres consists of 37.1% Class II Chehalis, 36.4% Class I Malabon, 12.2% Class II Coburg and 14.35% Class III Wapato.

**WATER RIGHTS:** The Oregon Water Recourses Department shows there are water rights for 55.1 acres from a well, Certificate 32608 with a 1957 priority date.

**TAXES:** \$988.27 for 2016/17 tax year.

**PRICE:** \$1,134,000

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**REMARKS:** This farm has excellent soils suitable for hazelnuts or any crops grown in the Willamette Valley. The water rights are from a well with an excellent priority date. There is a substantial volume of merchantable timber with a Cruise available. The farm is well located just off of Hwy 34 and less than five minutes to the City of Corvallis. The property is subject to a first right of refusal at this time.

**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.