

South Santiam River Farm

LOCATION: 36240 Plagmann Drive Albany, OR 97322, Six miles East of the city of Albany in Linn County Oregon. Composed of 11 tax lots. Tax lots are: 100, 200, 400, 500, 901 and 1000 in Township 10S, Range 2W, Section 32. Tax lots, 600, 700, 800 and 1000 in Township 10S, Range 2W Section 33. Tax lot, 300 in Township 11S, Range 2W, Section 4.

LAND: The property consists of 566.71 tax roll acres. There are 482.95 tillable acres of which 334.2 acres are irrigated and 148.75 acres are without water rights at this time, 14.28 acres of buildings and adjacent service areas. The balance is trees and brush along approximately six tenths of a mile (over 3,000 ft.) of river frontage. The elevation is 249 ft. to 259 ft. Soils are (38.2% Newberg fine sandy loam), (37.9% Cloquato silt loam), (12.1%Fluvents-Fluvaquents complex nearly level), (4.7% McBee silty clay loam), (3.2% Chehalis silty clay loam), (2.3% Wapato silty clay loam), (1.0% Water), (0.5% Riverwash), (0.10% Chapman loam). Total acres are to be finalized after the seller's completion of approximately a 10-acre lot line adjustment.

IMPROVEMENTS: 1,094 SF home build in 1939 with 324 SF attached garage currently use as an office. 12,000 SF and 16,800 SF straw / equipment storage building with concrete floors (17 ft. eave heights; built in 1990). The 16,800 SF storage building has a lean-to for equipment storage on the east side. 12,669 SF seed cleaning facility with concrete floors. 960 SF irrigation shed. 6000 SF storage building with concrete floors, 2ft. stem walls, plywood lined walls (15 ft. eave height built in 1989).

WATER RIGHTS: 334.2 total acres of water rights.

(Permit #24180 Certificate #22725 28 ac. from Spring Creek; Priority date: 1956)

(Permit #G-228 Certificate #28229 28.3 ac. Cox Well #1; Priority date: 1956)

(Permit #G-5382 Certificate #49865 38 ac. Well; Priority date: 1971)

(Registration #GR-167 Certificate #GR-272 42 ac. Well #1; Priority date: 1935)

(Registration #GR-167 Certificate #GR-272 40 ac. Well #2; Priority date: 1940)

(Registration #GR-167 Certificate #GR-272 32 ac. Well #3; Priority date: 1942)

(Registration #GR-167 Certificate #GR-272 40 ac. Well #4; Priority date: 1943)

(Registration #GR-167 Certificate #GR-272 32 ac. Well #5; Priority date: 1944)

(Registration #GR-167 Certificate #GR-272 Well #6; Manufacturing Mint Still, Priority date: 1938)

(Registration #GR-526 Certificate #GR-504 28.9 ac. Well; Priority date: 1952)

(Registration #GR-2533 Certificate #GR-2375 25 ac. Well; Priority date: 1934)

Zoning: EFU - Exclusive Farm Use.

TAXES: 14,224 Tax Years 2014-2015

PRICE: 6,499,000

AGENT: Steve Helms

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REMARKS: This is a very nice parcel of productive farmland, one big block of level farm ground without interruption of brush rows, slues or fence lines. Farms of this size and quality of soils are getting hard to come by in the Willamette Valley. This farm has an abundance of water and predominantly class II soils capable of producing any crops grown in the Willamette Valley. It is an excellent location secluded at the end of Plagmann Drive and only 5.5 miles to I-5 access.

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.