

OFFERING CIRCULAR

399 ac. farm - 372 ac tillable

Presented by:





The information contained in this offering circular was provided to Agri-Investment Services Group of Berkshire Hathaway NW Real Estate (“Broker”) by the Owner and neither Owner or Broker make any representations or warranties as to the accuracy of the information. The offering circular was prepared using information and assumptions believed to be accurate and reasonable. However, it is the responsibility of those parties considering the offering to investigate and verify all information and the suitability for their intended uses. Owner and Broker expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this offering circular or any other written or oral communication regarding the offering, except for that which is specifically set forth in any definitive contracts hereafter executed and delivered, if any.

All inquires regarding this offering should be directed to:

Brett A. Veatch, Principal Broker
Agri-Investment Services Group
Berkshire Hathaway NW Real Estate
2501 Portland Road, Newberg, OR
503.708.4663
bveatch@bhhsnw.com

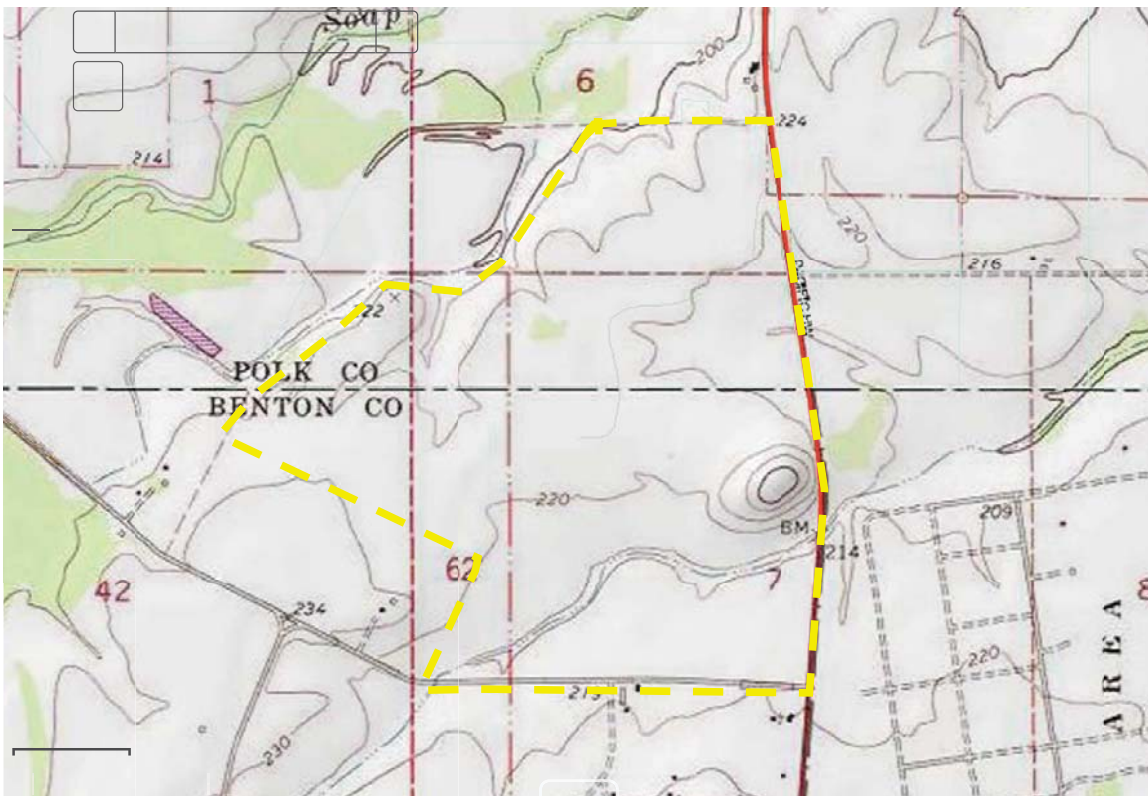
Overview

The property offered consists of approximately 399 acres located along Highway 99W and Robison Road in Polk County, Oregon.

Set as one large block, it almost entirely tillable. Soils are predominantly Amity and Willamette class with pockets of Dayton & Woodburn. Fingers of Cosner, Concord and Cove are also present, largely along the drainageway that passes through a corner of the property.

The property has no water rights. However, there may be good locations for an irrigation reservoir that would serve the needs of the property.

This parcel is highly productive and would make an good hazelnut orchard.



Please call Brett Veatch (503-708-4663) for additional information, questions or for a farm tour.



1000 ft





1000 ft


S Pacific Hwy W




1000 ft


Soils


Robison Farm- Soil Series


 Farm Boundary


muname


 Amity silt loam


 Amity silt loam, 0 to 3 percent slopes


 Concord silt loam


 Concord silt loam, 0 to 2 percent slopes


 Conser silty clay loam, 0 to 3 percent slopes


 Cove silty clay loam


 Dayton silt loam

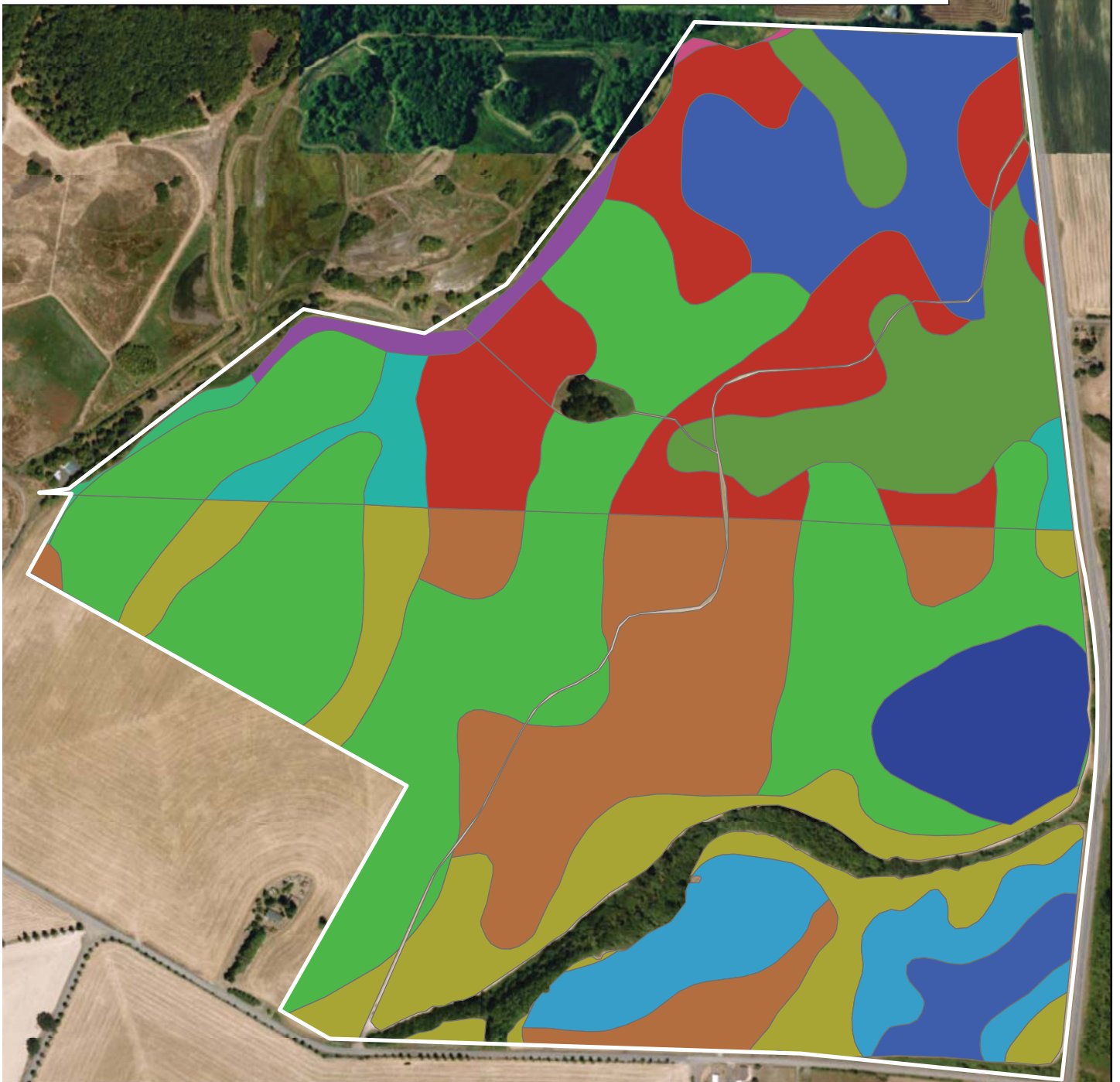
 Dayton silt loam, 0 to 2 percent slopes

 Waldo silty clay loam

 Willamette silt loam, 0 to 3 percent slopes

 Willamette silt loam, 3 to 12 percent slopes

 Woodburn silt loam, 0 to 3 percent slopes



The Owner reserves the right to negotiate with parties of the Owner's choice. The Owner reserves the right to terminate the process if Owner is not satisfied with negotiations. Terms of this offering may be altered by Owner at any time without notice.

Neither the Owner or Broker assume any liability to any interested party as a result of either the rejection of any proposal or the modification of any information or terms contained in this offering circular or any other communication, either written or oral, nor shall Owner or Broker be responsible for the reimbursement of any costs incurred by any interested party while evaluating the Farm or connection with any proposal made.

No party shall be bound by any offer or notice of interest and no agreement shall be considered made, until such time as the parties have executed and delivered definitive, written transactional documents.

The Owner requests that all inquiries be made to Agri-Investment Services Group and that no contact be made with employees of the Farm or its vendors, suppliers, customers or other parties without express, written permission from the Owner.

