

Oregon Farm & Home

* BROKERS *

O SUPRA DRIVE TANGENT/

ALBANY



INTRODUCTION

Discover this prime 6.51-acre industrial park zoned property, ideally next to LBCC and the Target Distribution Center. Nestled at the end of a cul-de-sac, it offers easy access to Highways 99 and 34. Surrounded by tranquil woodlands and farmland, this site presents a peaceful yet strategic location for your office or commercial venture. With city water and sewer connections already in place, this property is truly shovel-ready for your development plans!



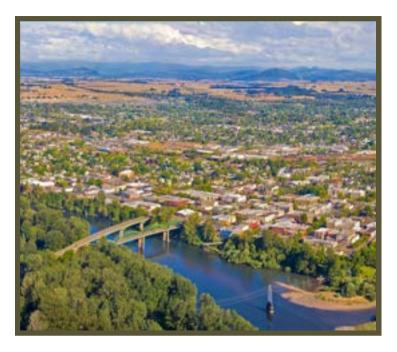
AREA

Albany is a charming city located in the heart of the Willamette Valley in Oregon, nestled along the banks of the Willamette and Calapooia Rivers.

Known as the "Hub of the Willamette Valley,"

Albany's central location makes it a key connection point in the region, particularly due to its proximity to Interstate 5 (I-5), the primary north-south highway traversing the western United States. With its rich history, vibrant community, and strategic position, Albany offers a mix of small-town appeal and accessibility.

The city is situated about 70 miles south of Portland and 40 miles north of Eugene, making it an ideal stopping point for travelers along the I-5 corridor. Albany serves as a gateway to many regional attractions, from the rolling vineyards of Oregon's wine country to the scenic Cascade Mountains to the east and the rugged Oregon Coast to the west. Its location along I-5 provides easy access to these destinations, drawing visitors who are looking to explore the state while enjoying Albany's own offerings.







OPPORTUNITY

Owning an industrial park-zoned property presents a unique and lucrative opportunity for investors. entrepreneurs, and businesses looking to establish or expand operations. These properties are specifically designated for industrial use, such as manufacturing, warehousing, logistics, and other commercial activities, ensuring compatibility with neighboring enterprises and minimizing zoning conflicts. Industrial park properties often offer strategic advantages, such as proximity to major transportation hubs, highways, rail lines, or ports, facilitating efficient movement of goods and materials. Additionally, they typically come equipped with infrastructure tailored to industrial needs, including robust utility systems, ample loading and storage spaces, and large plots for expansion. With the increasing demand for industrial spaces driven by the growth of ecommerce, manufacturing innovation, and supply chain optimization, owning such a property not only provides potential for stable rental income but also positions the owner to benefit from long-term appreciation and economic growth in the area.







LAND



















LOCATION

Property is located near Highway 34 and Interstate 5 and offers an exceptional opportunity for commercial or industrial development in a highly accessible and strategic location. Near businesses include the Target Distribution Center, Linn Benton Community College, TecLabs and Other Commercial/Industrial Buildings.

LAND

6.51 Acres

- Parcel ID #0824133
- Tax Lot #11S04W2502106

Zoned Industrial Park

Bare Land

Land is Currently Leased, Lease Available Upon Request
 Located at the End of Supra Drive Off Allen Lane and Highway 99E



SYSTEMS

Water, Storm and Storm Sewer Located at the Property

See Utility Maps Below

SELLER PREFFERED TERMS

Use OREF Forms

Fidelity National Title

5 Business Day Response on Offers

Sellers: Dean R. Schrock Trust, and the Kathleen A. Schrock Trust and Schrock LLC

Lease: Land is Currently Leased to Farmer for ____



PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARIES
 - WITH LOCAL DEVELOPMENT
 - COMMUNITY DEVELOPMENT
 ZONES
- UTILITIES
 - WATER AND SEWER
- PROPERTY USE
- TRANSPORT
- 3-D AERIAL SURROUNDINGS



SCAN HERE FOR INTERACTIVE MAP!



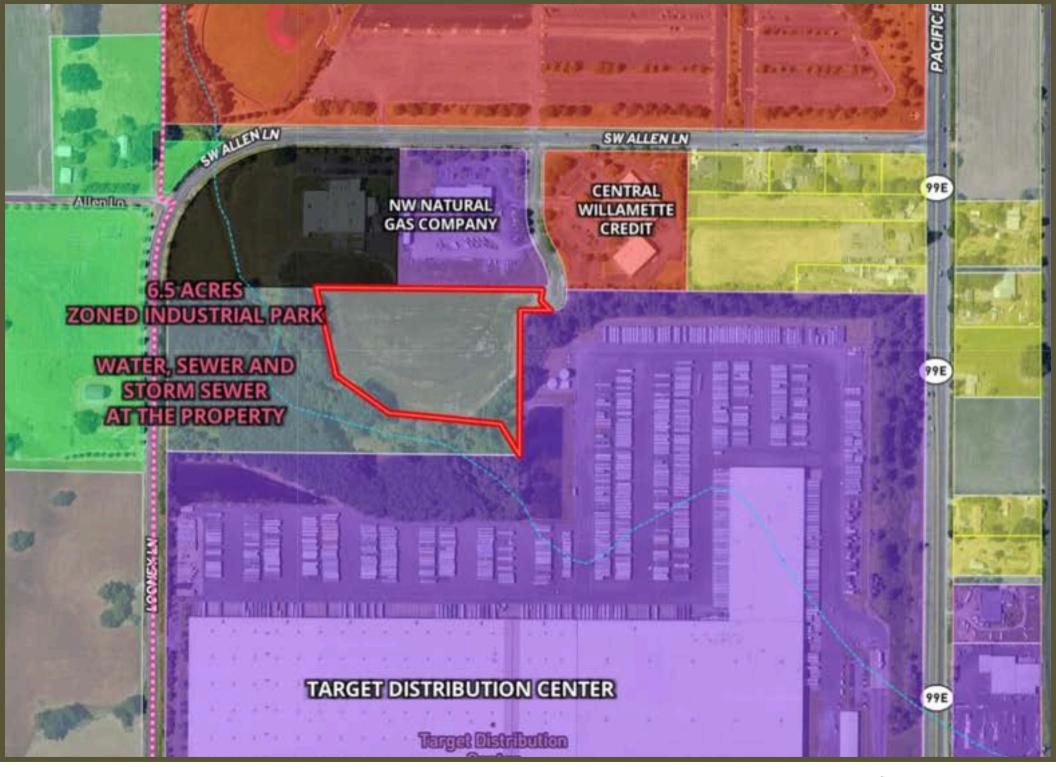








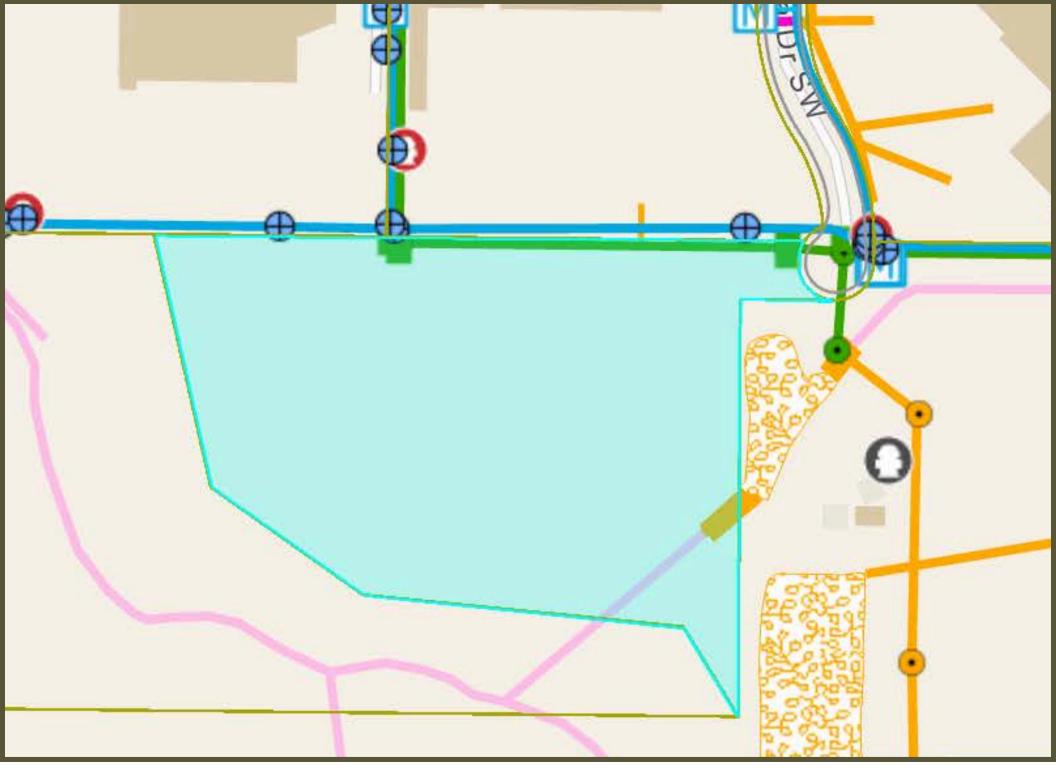






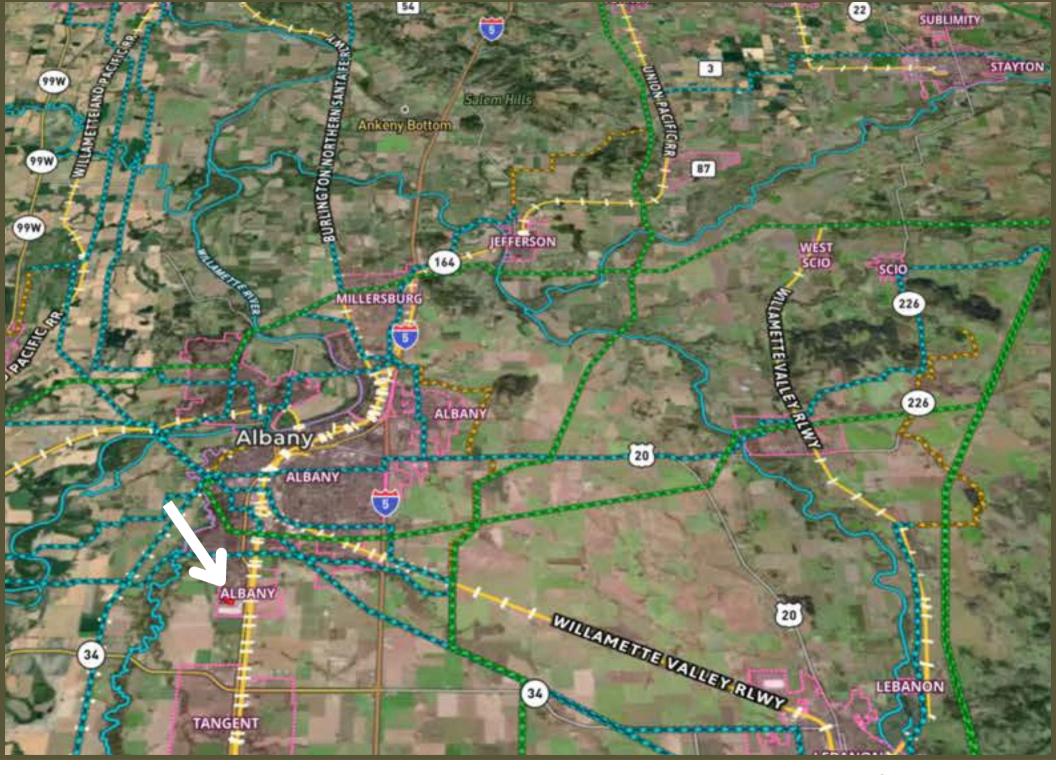


















SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

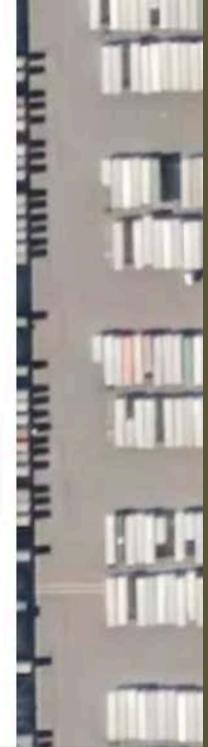
- AMITY
- CONCORD







Code	Description	Acres	%	СРІ	NCCPI	CAP	?
3	Amity silt loam	4.56	70.15%	8 2 1	95	2w (?
27	Concord silt loam	1.05	16.15%	6 2	42	3w	?
2205A	Conser silty clay loam, 0 to 3 percent slopes	0.78	12%		71	3w	?
33	Dayton silt loam	0.1	1.54%	೧೮	36	4w	?
Totals 6.5 ac ②	0 CPI Average		82.5 NCC Average	PI		31 Cap verage	





DEVELOPERS BOOK

PACKET PROVIDED BY FIDELITY
NATIONAL TITLE

- LIST PACK
- COMPARABLES
- AERIALS
- STREET MAP
- FLOODPLAIN MAP
- ZONING MAP
- TOPO MAP
- SOILS MAP
- TRAFFIC COUNT
- FIRE DISTRCIT

Parcel #: 0824133

Tax Lot: 11S04W2502106

Owner: Schrock LLC & Schrock Dean Tr Et Al

CoOwner: Schrock LLC

Site:

Albany OR 97389

Mail: PO Box 301

Tangent OR 97389

Zoning: Albany-IP - Ip -- Industrial Park

Std Land

AMSC - Agricultural Misc

Use:

Legal:

Twn/Rng/Sec: T:11S R:04W S:25 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: \$833,910.00

Market Land: \$833,910.00

Market Impr:

Assessment Year: 2023

Assessed Total: \$6,787.00

Exemption:

Taxes: \$135.19

Levy Code: 00801

Levy Rate: 19.9176





LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 0824133

Tax Lot: 11S04W2502106

Owner: Schrock LLC & Schrock Dean Tr Et Al

CoOwner: Schrock LLC

Site:

Albany OR 97389 Mail: PO Box 301

Tangent OR 97389

Zoning: Albany-IP - Ip -- Industrial Park

Std Land

430 - Agricultural Land

Use: Legal:

Twn/Rng/Sec: T:11S R:04W S:25 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: \$833,910.00 Market Land: \$833,910.00

Market Impr:
Assessment Year: 2023
Assessed Total: \$6,787.00

Exemption:

Taxes: \$135.19 Levy Code: 00801 Levy Rate: 19.9176

SALE & LOAN INFORMATION

Sale Amount:
Document #:
Deed Type:
Loan
Amount:
Lender:
Loan Type:
Interest
Type:
Title Co:

Sale Date:

PROPERTY CHARACTERISTICS

Year Built:
Eff Year Built:
Bedrooms:
Bathrooms:
of Stories:
Total SqFt:
Floor 1 SqFt:
Floor 2 SqFt:
Basement SqFt:

Lot size: 6.51 Acres (283,576 SqFt)

AC:
Pool:
Heat Source:
Fireplace:
Bldg Condition:
Neighborhood:
Lot:
Block:

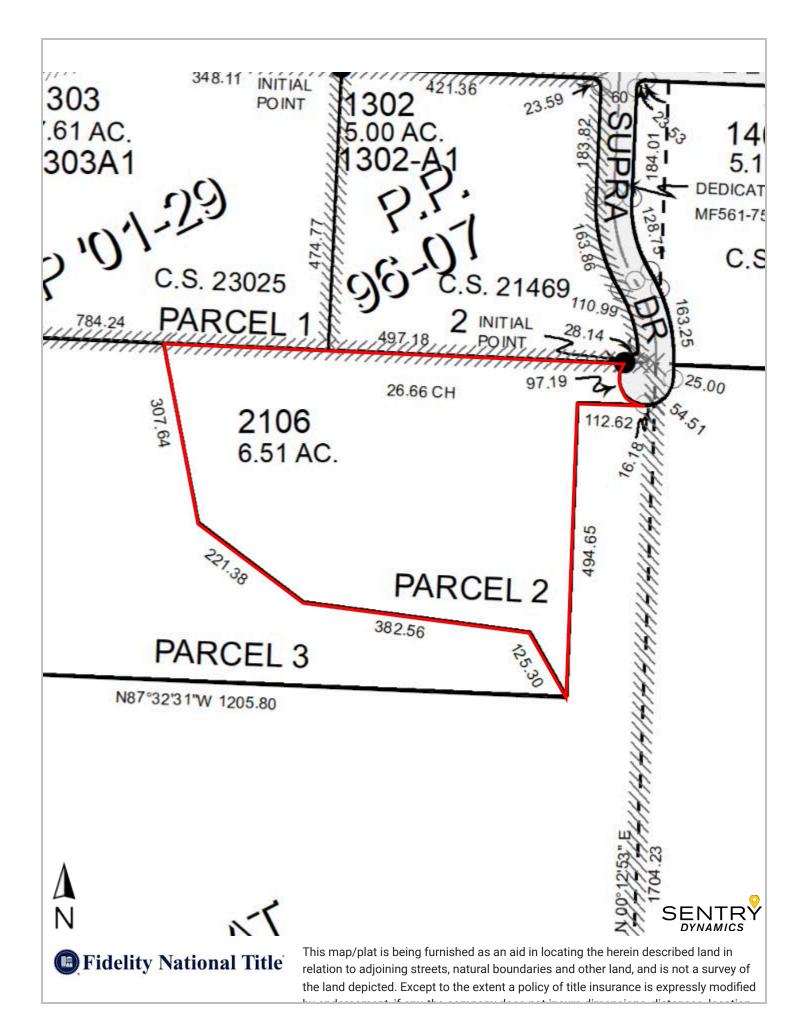
Garage SqFt: Garage Type:


Plat/Subdiv:

School Dist: 8J - Greater Albany Census: 1019 - 020200

Recreation:

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.





Linn County 2024 Real Property Assessment Report

Account 824133

11S04W25-00-02106 Map Code - Tax ID 00801 - 824133

Tax Status Assessable **Account Status** Active

Subtype

NORMAL

Legal Descr See Record

Mailing

SCHROCK LLC & SCHROCK DEAN TR ET AL

C/O SCHROCK LLC

PO BOX 301

TANGENT OR 97389

02

Deed Reference # See Record

Sales Date/Price

See Record **UNKNOWN**

Property Class

540

SA MA

NH 01 012 **Appraiser**

RMV Class 300

Site Situs Address

City

			Value Summary			
Code Ar	ea	RMV	MAV	AV	RMV Exception	CPR %
00801	Land	883,940		Land	0	
	Impr	0		Impr	0	
Code	Area Total	883,940	0	6,990	0	
G	rand Total	883,940	0	6,990	0	

			L	and Breakdown			
Code		Plan		Trend			
Area	ID#	RFPD Ex Zone	Value Source	%	Size	Land Class	Trended RMV
00801	1	>	Farm Use Unzoned	106	6.51 AC	2	883,940
				Code Area Total	6.51 AC		883,940

				Improvement Breakdown			
Code		Year	Stat	Trend			
Area	ID#	Built	Class Description	%	Total Sqft	Ex% MS Acct	Trended RMV

Exemptions / Special Asse	essments / Notations		
Notations	Amount	Tax	
■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00	

Comments

ALL LAND SURROUNDING THIS PARCEL HAS IND VALUE FOR RMV. ZONED IP. DOES THIS

ACCT NEED CHANGING? 11/27/96 JLS.

CHANGED FOR 99 GJ

JV F11510: SEG'D THIS 6.51 ACS FROM TL 2104. 8-10-95 TT.....

11/25/2024 1:44 PM Page 1 of 1

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214 300 4th Ave SW, PO Box 100 Albany, Oregon 97321-8600 (541) 967-3808

25-Nov-2024

Tax Account # 824133 Account Status A Roll Type

Real

Lender Name Loan Number

00801 Property ID Interest To Nov 25, 2024

Tax Summary

Situs Address

Tax Year	Tax Type	Total Due	Current Due	Interest	Discount Available	Original Due	Due
1 ear	Туре	Due	Due	Due	Available	Due	Date
024	ADVALOREM	(\$36.98)	(\$36.98)	\$0.00	\$0.00	\$139.12	Nov 15, 202
023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$135.19	Nov 15, 202
022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$133.05	Nov 15, 202
021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$125.19	Nov 15, 202
020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$123.53	Nov 15, 202
019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$120.60	Nov 15, 20
018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$117.52	Nov 15, 20
017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$114.09	Nov 15, 20
016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$106.33	Nov 15, 20
015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$104.38	Nov 15, 20
014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$101.75	Nov 15, 20
013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$97.49	Nov 15, 20
012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$93.20	Nov 15, 20
011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$90.47	Nov 15, 20
010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$87.39	Nov 15, 20
009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$84.80	Nov 15, 200
800	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$81.88	Nov 15, 200
007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$79.84	Nov 15, 200
006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$70.93	Nov 15, 200
005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$69.31	Nov 15, 200
004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$67.86	Nov 15, 200
003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$65.99	Nov 15, 200
002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$59.74	Nov 15, 200
001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$58.36	Nov 15, 200
000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$58.84	Nov 15, 200
999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$56.59	Nov 15, 199
998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$52.23	Nov 15, 199
997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$57.15	Dec 15, 199
996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$50.91	Nov 15, 199
995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.90	Nov 15, 199
	Total	-\$36.98	-\$36.98	\$0.00	\$0.00	\$2,655.63	

After Recording Return To: Dennis D. Ashenfelter Weatherford, Thompson, et al P. O. Box 667 Albany, Oregon 97321

Assessor's Account No. 824133

VIN 0840 PAGE 873

WARRANTY DEED
AND ASSIGNMENT OF LEASES
(Vernon and Leona Schrock to Schrock L.L.C.)

The companies of the companies and the second of the companies of the companies and the companies of the companies of the companies and the companies of the co

Until requested otherwise send all tax statements 19: Schrock L.L.C..... Attn: Vernon Schrod 32566 Hwy 34 Tangent, OR 97389

KNOW ALL MEN BY THESE PRESENTS, That VERNON SCHROCK, and LEONA V. SCHROCK, and each of them, hereinafter called Grantor, for the consideration hereinafter stated, do hereby convey and warrant to the SCHROCK L.L.C., an Oregon Limited Liability Company, Grantee, and unto said Grantees' heirs, successors and assigns all of Grantor's interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Linn, State of Oregon, described as follows, to-wit:

All of Grantor's undivided fifty percent (50%) interest in and to the following described real property, TOGETHER WITH, all of Grantor's interest in and to any and all leases, and the rents, royalties, issues and profits therefrom, pertaining to and derived from any or all of the below described real property, or any portion thereof:

Said Real Property being more particularly described on Exhibit " \mathbf{A} " attached hereto and by this reference incorporated herein.

SUBJECT TO: All easements, conditions, restrictions and encumbrances listed as exceptions to title by the document by which Grantor received record title to the property; and all easements, conditions, restrictions, and encumbrances created or suffered by the grantor; and all leases entered into by grantor encumbering the property, if any, whether or not of record.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$_0__. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

ALLE TO DEFENDE			
In Witness Who	reof, the Grantor has executed thi	s instrument this4	th day of December, 1996.
		Vernon	Schrock
		VERNON SCHR	OCK
		Luna	N. Schrad
		LEONA V. SCH.	ROCK
STATE OF OREGON)		
) ss.		
County of Linn)		
		December	, 1996, by VERNON SCHROCK
		<u> </u>	
and LEONA V. SCHR			
DE DE	OFFICIAL SEAL INNIS D. ASHENFELTER OTARY PUBLIC-OREGON OMMISSION NO. 035966		al ashenfeltes
		Mennix Noyary Public fo	

VERNON and LEONA SCHROCK
TO

SCHROCK L.L.C.

[ker:C:\OFFICE\WPW\N\CL\IENT\$\\SCHROCK\DEED.LLC\\12/J/96]

07-20-98

The state of the s

My commission expires:

VOT 0840 PAGE 874 EXHIBIT "A" WARRANTY DEED AND ASSIGNMENT OF LEASE (Vernon and Leona Schrock to Schrock L.L.C.)

The state of the s

TRACT 1:

A portion of the Southeast one-quarter of Section 25 and the Northeast one-quarter of Section 36, Township 11 South, Range 4 West, Willamette Meridian, County of Linn, State of Oregon, being more particularly described as follows:

All that property described as Tract 1 of the special warranty deed conveyed to Vernon & Leona V. Schrock and Dean & Kathleen Schrock as recorded on Volume 0595, Page 454, deed records of Linn County, Oregon on April 15, 1992.

Excepting therefrom all that property lying northerly of the following described line:

Commencing at the South one-quarter corner of Section 25, Township 11 South, Range 4 West, Willamette Meridian, said point bears North 89°25'43" West, 2673.31 feet from the Southeast corner of said section:

Thence along the south line of said section, South 89°25'43" East, 41.42 feet to the easterly right-of-way of Looney Lane;

Thence along said right-of-way, North 02°34'16" West, 92.52 feet to the true point of beginning, a 5/8" x 30" iron rod with yellow plastic cap stamped "W&H Pacific", henceforth referred to as a W&H Pacific Cap;

Thence leaving said right-of-way, south 87°44'48" East, 1723.84 feet to a W&H Pacific Cap;

Thence South 02°25'43" West, 41.81 feet to a W&H Pacific Cap on the South line of said section;

Thence along the said Section line, South 89°25'43" East, 234.70 feet to a W&H Pacific Cap;

Thence South 85°53'58" East, 312.56 feet to a W&H Pacific Cap;

Thence North 02°15'12" East, 5.00 feet to a W&H Pacific Cap;

Thence South 87°44'48" East, 262.00 feet to a W&H Pacific Cap at a point of curvature;

Thence along the arc of a 40.00 feet radius curve concave to the southwest, through a central angle of 53°08'24" (the chord bears south 61°10'36" East, 35.78 feet) an arc distance of 37.10 feet to the terminus of said line, a W&H Pacific cap on the westerly right-of-way line of State Highway 99 East, said point bears North 89°25'43" West, 73.74 feet and south 02°15'12" West, 38.89 Feet from the Southeast corner of said Section 25.

A CONTRACTOR OF THE PROPERTY O

Said property contains 116.01 acres more or less.

EXHIBIT "A" Page 1 of 2 TRACT 2:

VOE 0840 PAGE 875

Parcel 2 of Linn County, Oregon, Partition Plat No. 1995-32. Said property containing 6.509 acres more or less.

The state of the s

[kerC:\OFFICE\WPWIN\CLIENTS\SCHROCK\WARRANTY.EXA;12/3/96]

STATE OF OREGON County of Linn

by me in Linn County recti STEVE DRUCKENMILLER Linn County Clerk

EXHIBIT "A" Page 2 of 2



Comparables Search Criteria

Query Distance 5.00 miles

Sale Past Days 365 **Match Land Use** Yes

Year Built Difference 15

Subject Property

ParcellD 0824133

Tax Account 11S04W2502106 Albany OR 97389

Site Address

Year Built Total SqFt Fin SqFt

Beds

Bathrooms

Comparables Identification Map

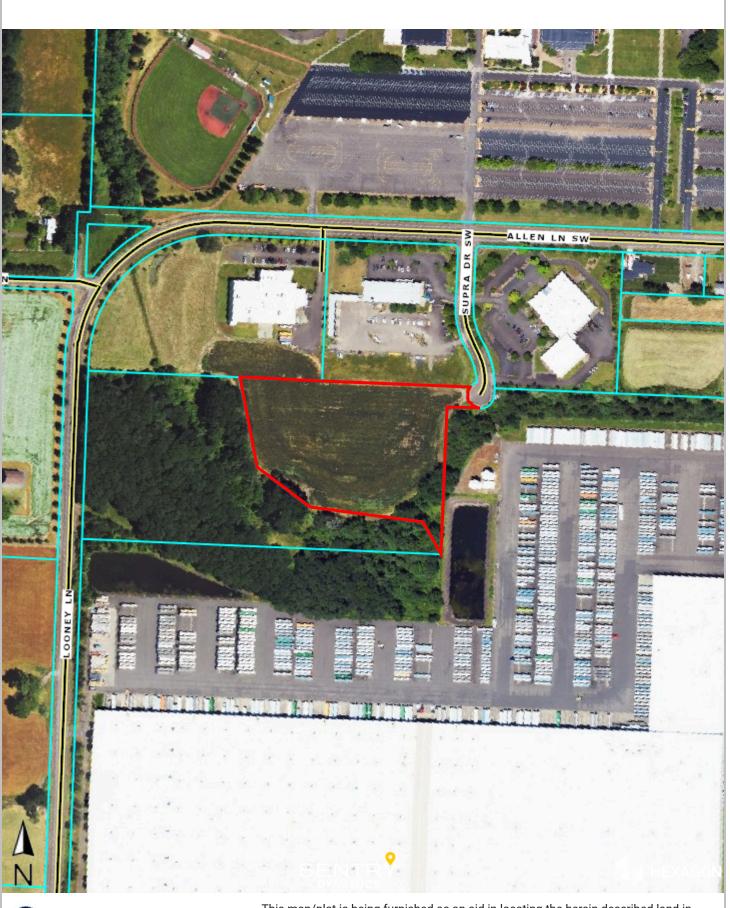


Averages

Sale Price \$555,950.00 **Loan Amt** \$441,667.50 SqFt **Assessed Total** \$2,465.00 Market Total Value \$191,695.00 Price/SqFt

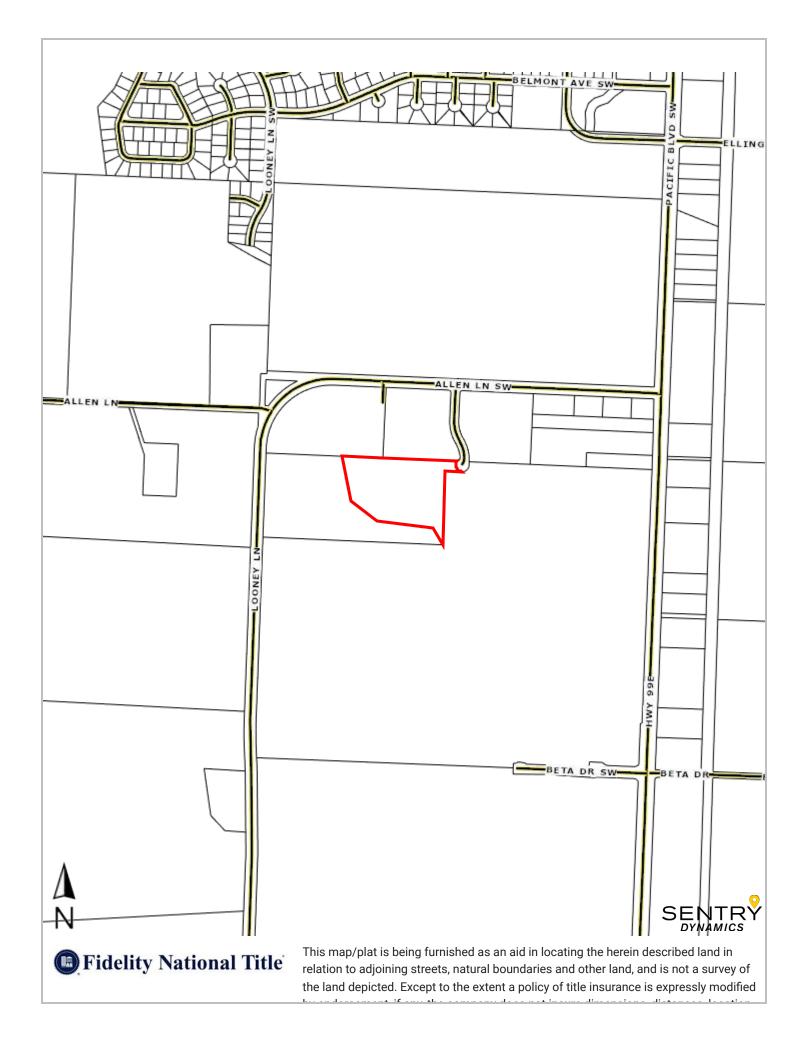
Value

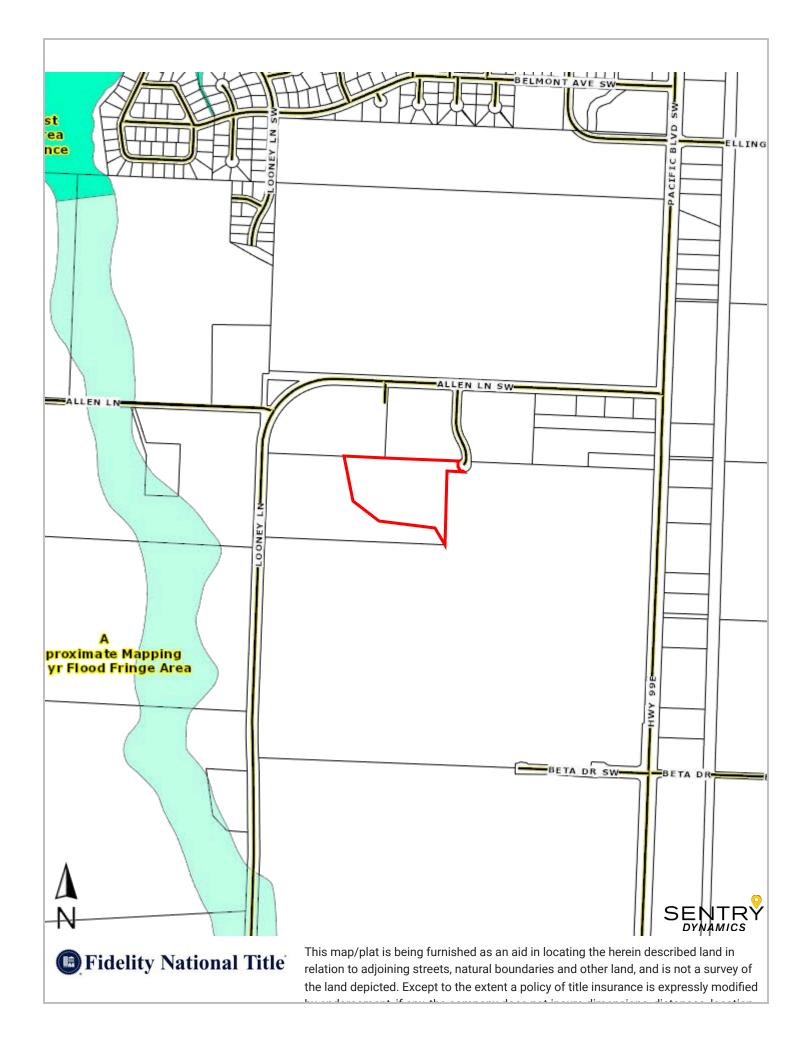
Comp #	1	Dist From Subject	7.02 Miles
Parcel #	0933446	Tax Account	10S03W3500101
Site Address		Acres	5.01 Acres
	OR 97321	Assessed Total Value	\$540.00
Year Built		Market Total Value	\$344,100.00
Rec. Date	04/12/2024	Sale Price	\$347,500.00
Bedrooms		Bathrooms	
Total Rooms		Total SqFt	
Owner	Serra, Alexander M	Fin SqFt	
Comp #	2	Dist From Subject	3.19 Miles
Parcel #	0222915	Tax Account	12S03W0702000
Site Address		Acres	2.97 Acres
	Tangent OR 97389	Assessed Total Value	\$3,237.00
Year Built		Market Total Value	\$341,040.00
Rec. Date	02/07/2024	Sale Price	\$811,300.00
Bedrooms		Bathrooms	
Total Rooms		Total SqFt	
Owner	Ampac Properties LLC	Fin SqFt	
Comp #	3	Dist From Subject	6.59 Miles
Comp # Parcel #	3 0358032	Dist From Subject Tax Account	6.59 Miles 11S02W3100201
•	-	-	
Parcel #	-	Tax Account	11S02W3100201
Parcel #	0358032	Tax Account Acres	11S02W3100201 3.98 Acres
Parcel # Site Address	0358032	Tax Account Acres Assessed Total Value	11S02W3100201 3.98 Acres \$4,154.00
Parcel # Site Address Year Built	0358032 OR 97321	Tax Account Acres Assessed Total Value Market Total Value	11S02W3100201 3.98 Acres \$4,154.00 \$65,840.00
Parcel # Site Address Year Built Rec. Date	0358032 OR 97321	Tax Account Acres Assessed Total Value Market Total Value Sale Price	11S02W3100201 3.98 Acres \$4,154.00 \$65,840.00
Parcel # Site Address Year Built Rec. Date Bedrooms	0358032 OR 97321	Tax Account Acres Assessed Total Value Market Total Value Sale Price Bathrooms	11S02W3100201 3.98 Acres \$4,154.00 \$65,840.00
Parcel # Site Address Year Built Rec. Date Bedrooms Total Rooms	0358032 OR 97321 12/08/2023	Tax Account Acres Assessed Total Value Market Total Value Sale Price Bathrooms Total SqFt	11S02W3100201 3.98 Acres \$4,154.00 \$65,840.00
Parcel # Site Address Year Built Rec. Date Bedrooms Total Rooms	0358032 OR 97321 12/08/2023	Tax Account Acres Assessed Total Value Market Total Value Sale Price Bathrooms Total SqFt	11S02W3100201 3.98 Acres \$4,154.00 \$65,840.00
Parcel # Site Address Year Built Rec. Date Bedrooms Total Rooms Owner	0358032 OR 97321 12/08/2023 Bowling, Eric	Tax Account Acres Assessed Total Value Market Total Value Sale Price Bathrooms Total SqFt Fin SqFt	11S02W3100201 3.98 Acres \$4,154.00 \$65,840.00 \$650,000.00
Parcel # Site Address Year Built Rec. Date Bedrooms Total Rooms Owner Comp #	0358032 OR 97321 12/08/2023 Bowling, Eric	Tax Account Acres Assessed Total Value Market Total Value Sale Price Bathrooms Total SqFt Fin SqFt Dist From Subject	11S02W3100201 3.98 Acres \$4,154.00 \$65,840.00 \$650,000.00
Parcel # Site Address Year Built Rec. Date Bedrooms Total Rooms Owner Comp # Parcel #	0358032 OR 97321 12/08/2023 Bowling, Eric	Tax Account Acres Assessed Total Value Market Total Value Sale Price Bathrooms Total SqFt Fin SqFt Dist From Subject Tax Account	11S02W3100201 3.98 Acres \$4,154.00 \$65,840.00 \$650,000.00 2.29 Miles 12S04W0101204
Parcel # Site Address Year Built Rec. Date Bedrooms Total Rooms Owner Comp # Parcel #	0358032 OR 97321 12/08/2023 Bowling, Eric 4 0725206	Tax Account Acres Assessed Total Value Market Total Value Sale Price Bathrooms Total SqFt Fin SqFt Dist From Subject Tax Account Acres	11S02W3100201 3.98 Acres \$4,154.00 \$65,840.00 \$650,000.00 2.29 Miles 12S04W0101204 1.77 Acres
Parcel # Site Address Year Built Rec. Date Bedrooms Total Rooms Owner Comp # Parcel # Site Address	0358032 OR 97321 12/08/2023 Bowling, Eric 4 0725206	Tax Account Acres Assessed Total Value Market Total Value Sale Price Bathrooms Total SqFt Fin SqFt Dist From Subject Tax Account Acres Assessed Total Value	11S02W3100201 3.98 Acres \$4,154.00 \$65,840.00 \$650,000.00 2.29 Miles 12S04W0101204 1.77 Acres \$1,929.00
Parcel # Site Address Year Built Rec. Date Bedrooms Total Rooms Owner Comp # Parcel # Site Address Year Built	0358032 OR 97321 12/08/2023 Bowling, Eric 4 0725206 Tangent OR 97389	Tax Account Acres Assessed Total Value Market Total Value Sale Price Bathrooms Total SqFt Fin SqFt Dist From Subject Tax Account Acres Assessed Total Value Market Total Value	11S02W3100201 3.98 Acres \$4,154.00 \$65,840.00 \$650,000.00 2.29 Miles 12S04W0101204 1.77 Acres \$1,929.00 \$15,800.00
Parcel # Site Address Year Built Rec. Date Bedrooms Total Rooms Owner Comp # Parcel # Site Address Year Built Rec. Date	0358032 OR 97321 12/08/2023 Bowling, Eric 4 0725206 Tangent OR 97389	Tax Account Acres Assessed Total Value Market Total Value Sale Price Bathrooms Total SqFt Fin SqFt Dist From Subject Tax Account Acres Assessed Total Value Market Total Value Sale Price	11S02W3100201 3.98 Acres \$4,154.00 \$65,840.00 \$650,000.00 2.29 Miles 12S04W0101204 1.77 Acres \$1,929.00 \$15,800.00

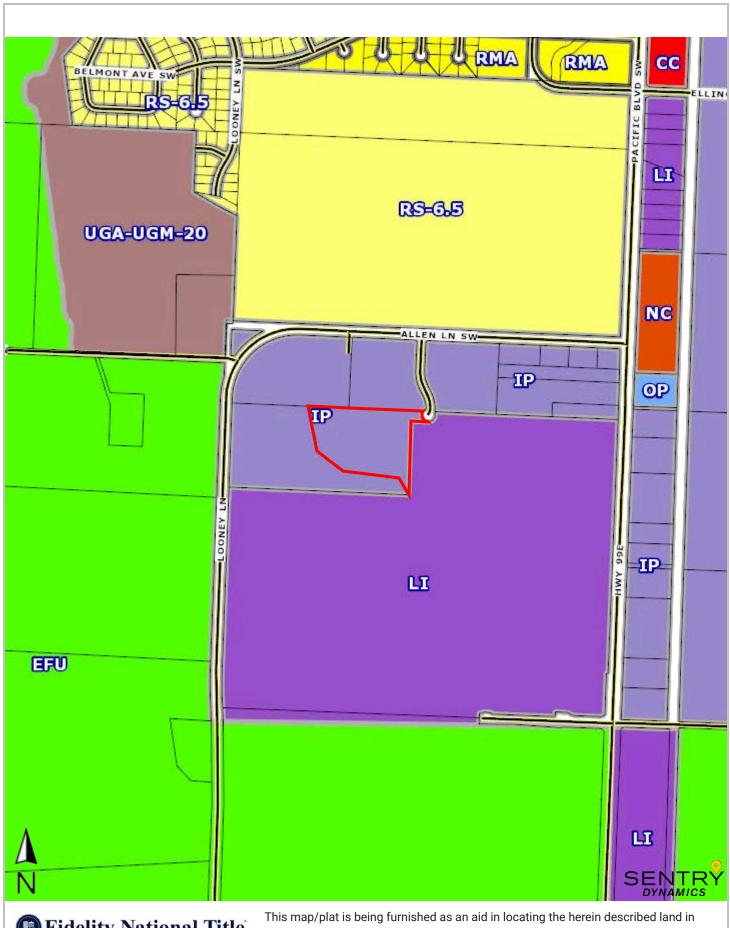


Fidelity National Title

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







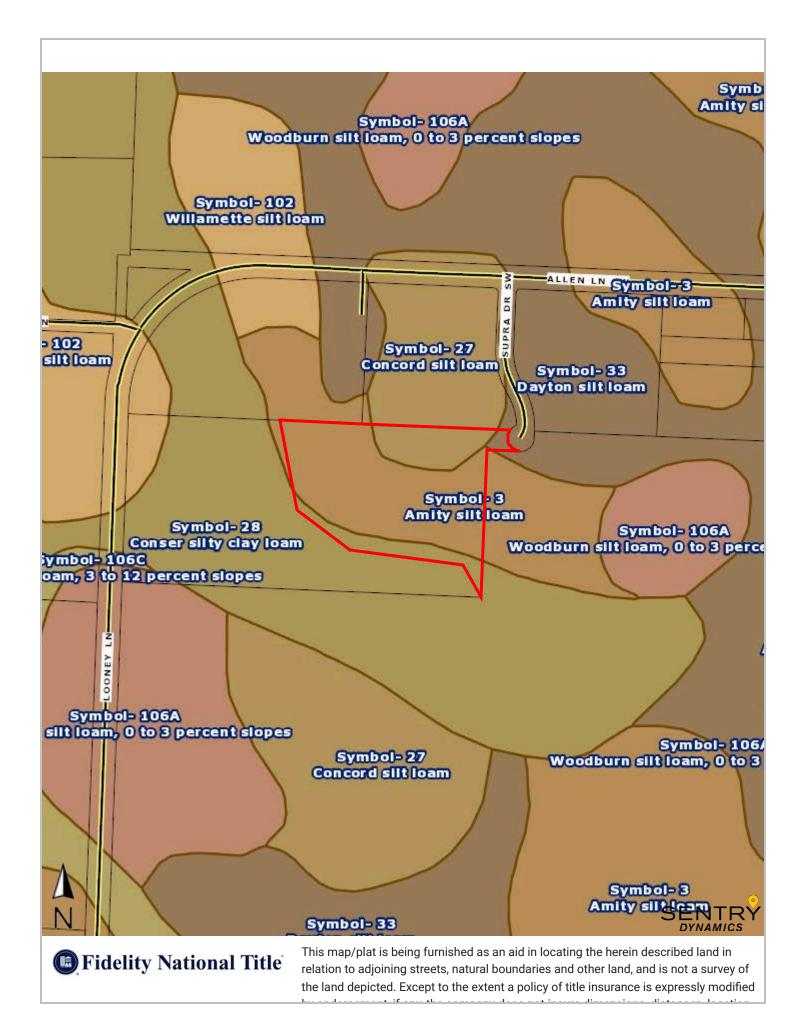
Fidelity National Title

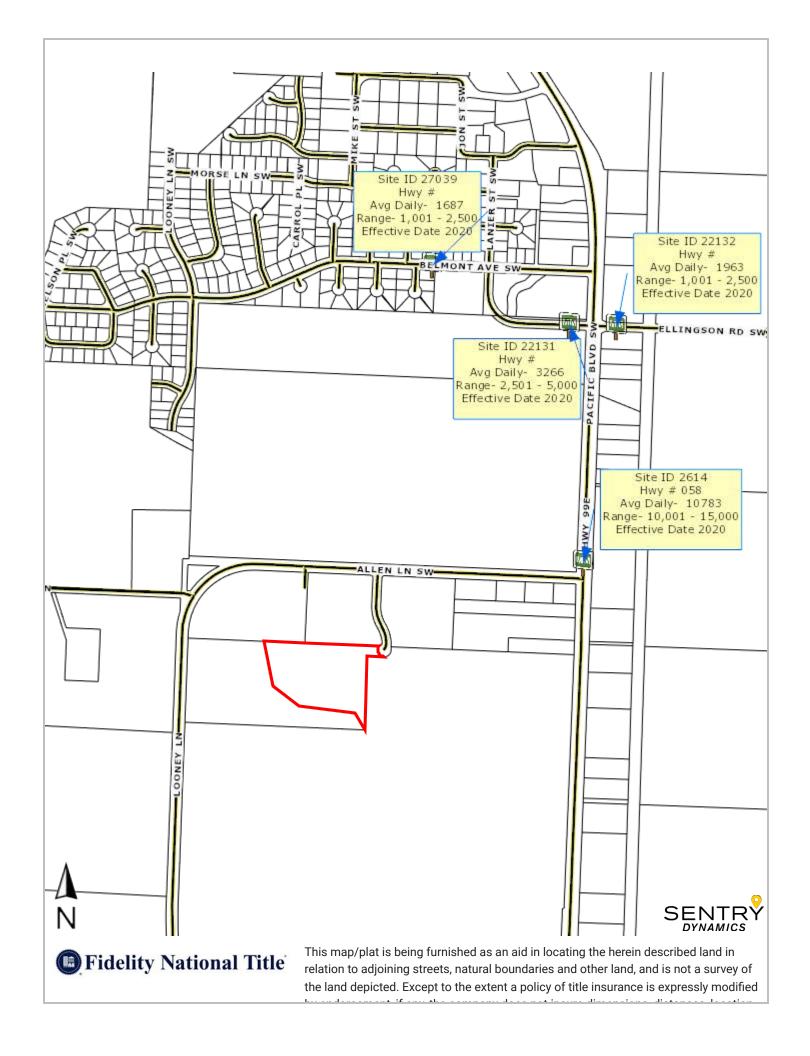
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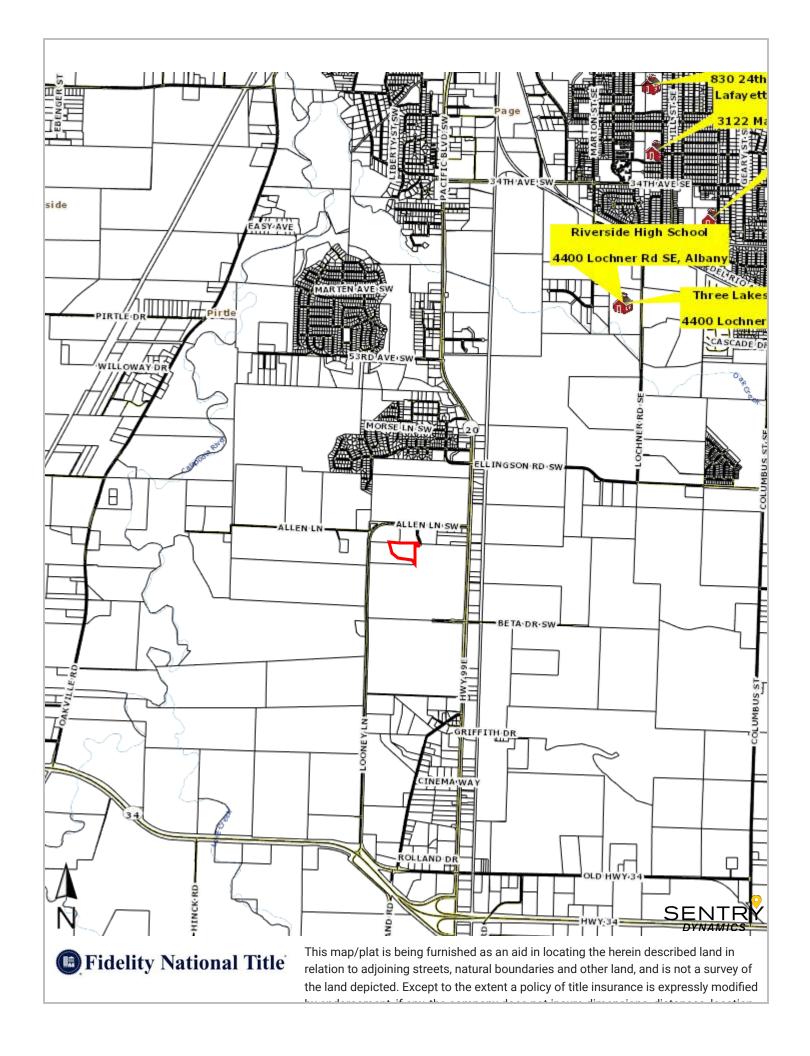


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PAUL TERJESON

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







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 INTERÉSTS, STEVÉ IS INTERESTED IN DOING EVERYTHING POSSIBLE TO ENSURE YOU ARE SUCCESSEUL.

STEVEHELMS@KW.COM | 541-979-0118







