



*32935 Bond Butte Dr. Harrisburg, OR*

## FEATURES

- ±77.82-acre quality farm land
  - Nearly all tillable (±77.50 tillable acres)
  - Level, rectangular field
  - Halcomb and Dayton silt loam soils
  - Zoned EFU
- Cell Tower, extra income opportunity
  - ±0.10 acres improved with cell tower, power, and security fencing which are the personal property the cell tenant

**CALL FOR DETAILS**

## VIDEO TOUR LINK

<https://vimeo.com/1067518340>



**Amy Pendley**  
 Principal Broker/Co-Owner  
 P. **503.910.4689**  
 E. **amy@agribis.com**



@agribis\_real\_estate



@AgriBisRE

**AGRIBIS.COM**

This information deemed reliable, but not guaranteed. All maps and exhibits presented are based on information obtained from the county and must be verified by interested parties.





# 32935 BOND BUTTE DR. HARRISBURG, OR

Quality Willamette Valley farmland, well positioned midway between Albany and Eugene, and adjacent to I-5! Nearly all of this farm land is tillable (77.50 acres) and ready to grow a wide variety of dry crops that thrive in the fertile valley. Includes a mix of Holcomb and Dayton silt loam soils. Potential extra income opportunity with a cell tower lease located on  $\pm 0.10$ -acres of the site. The cropland is currently leased through September 2025 and the cell tower through March 2026. The property does not include a home site.

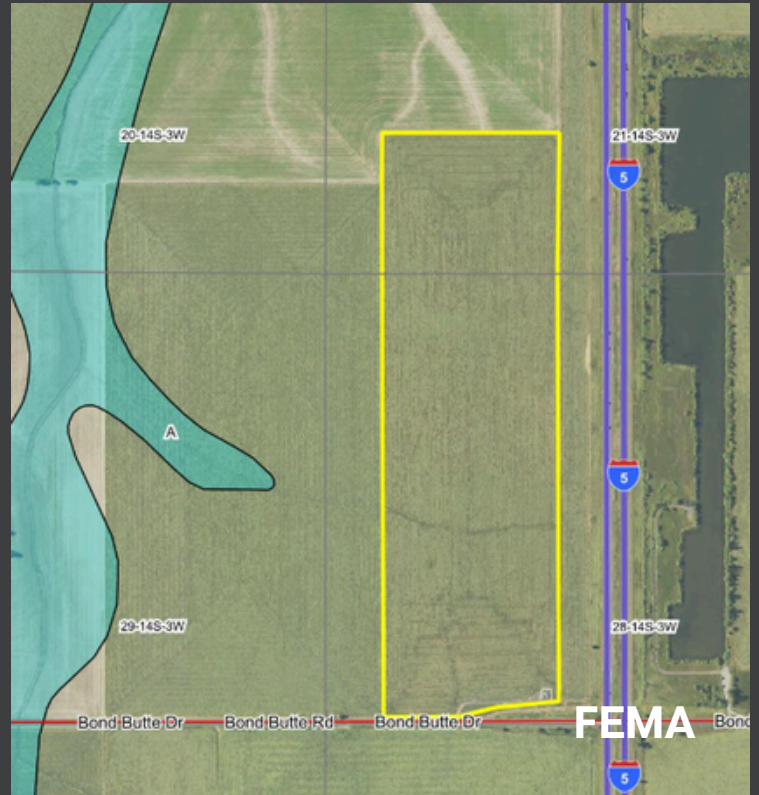
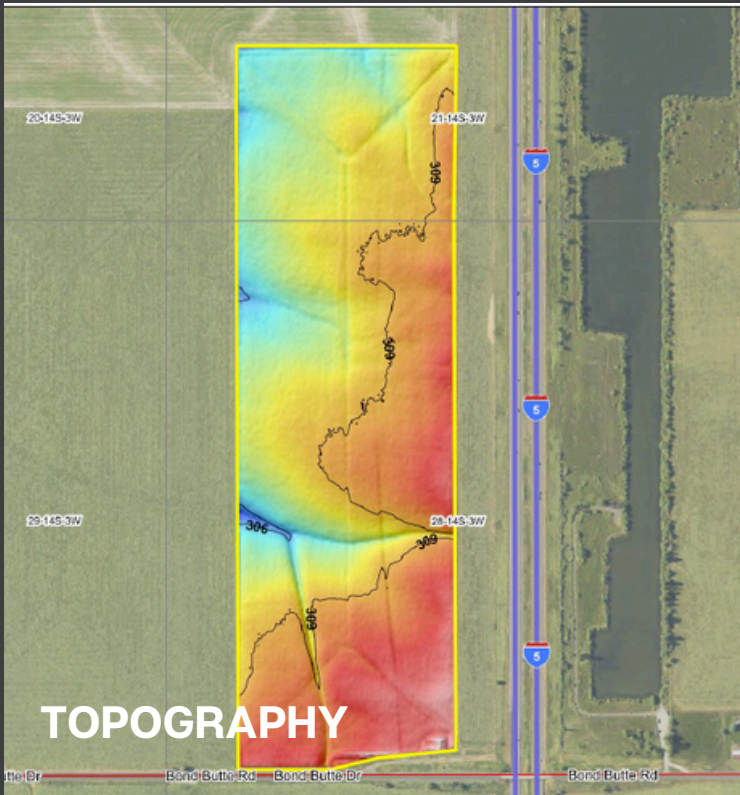
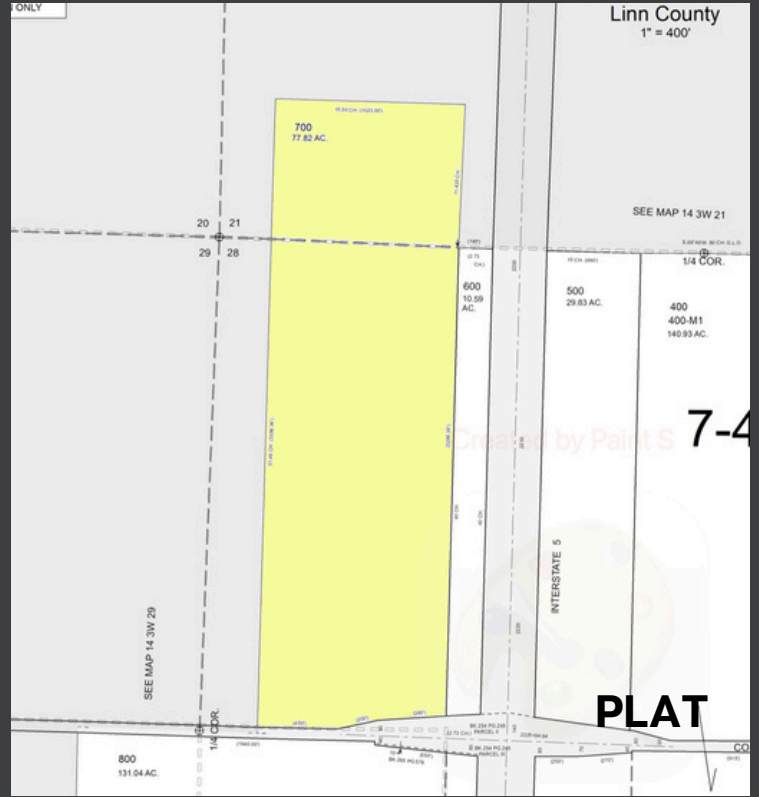


[AGRIBIS.COM](https://www.agribis.com)

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# MAPS



**AGRIBIS.COM**

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# MAPS

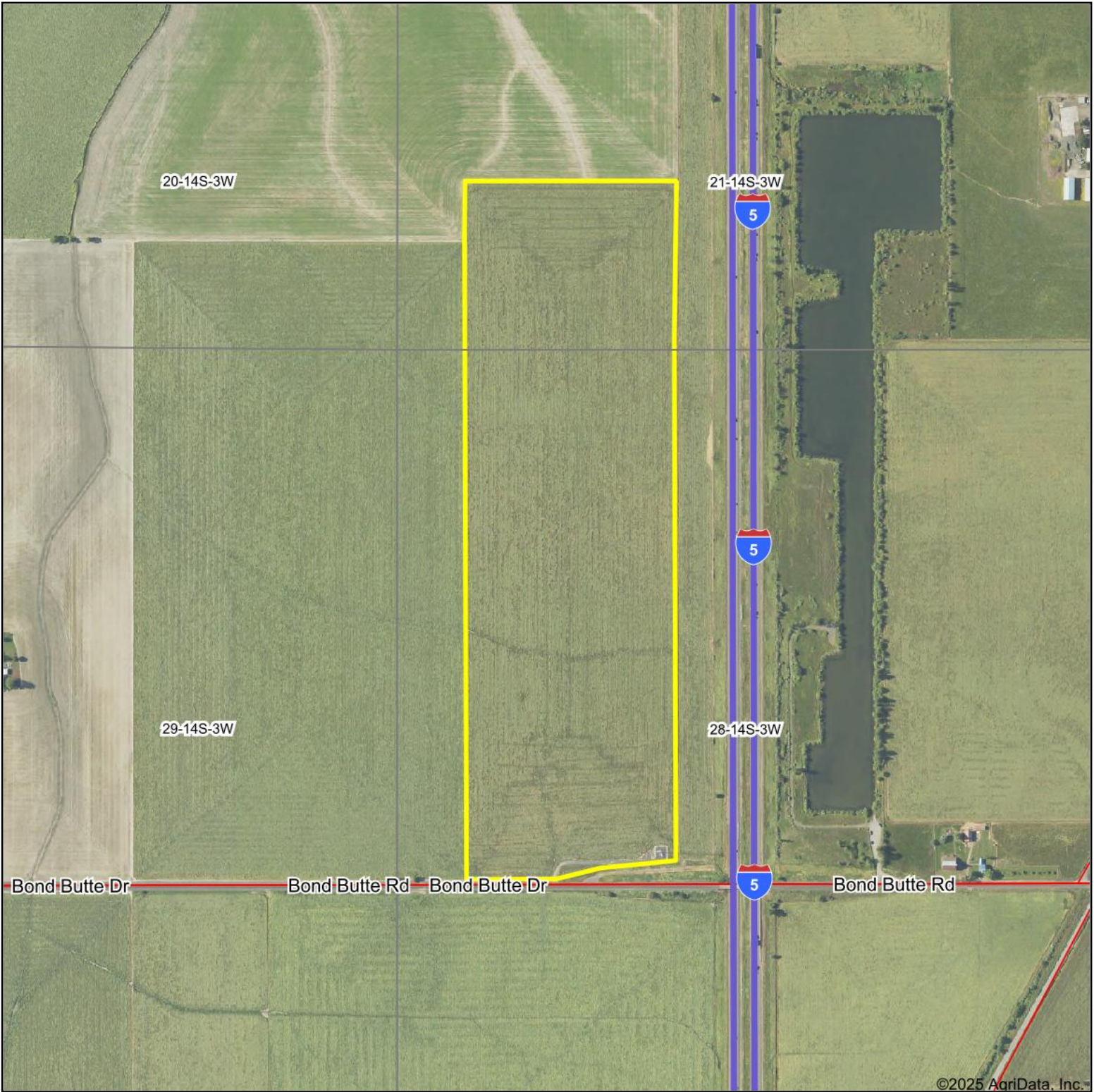
Estimated based on county GIS mapping records



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# Aerial Map



©2025 AgriData, Inc.

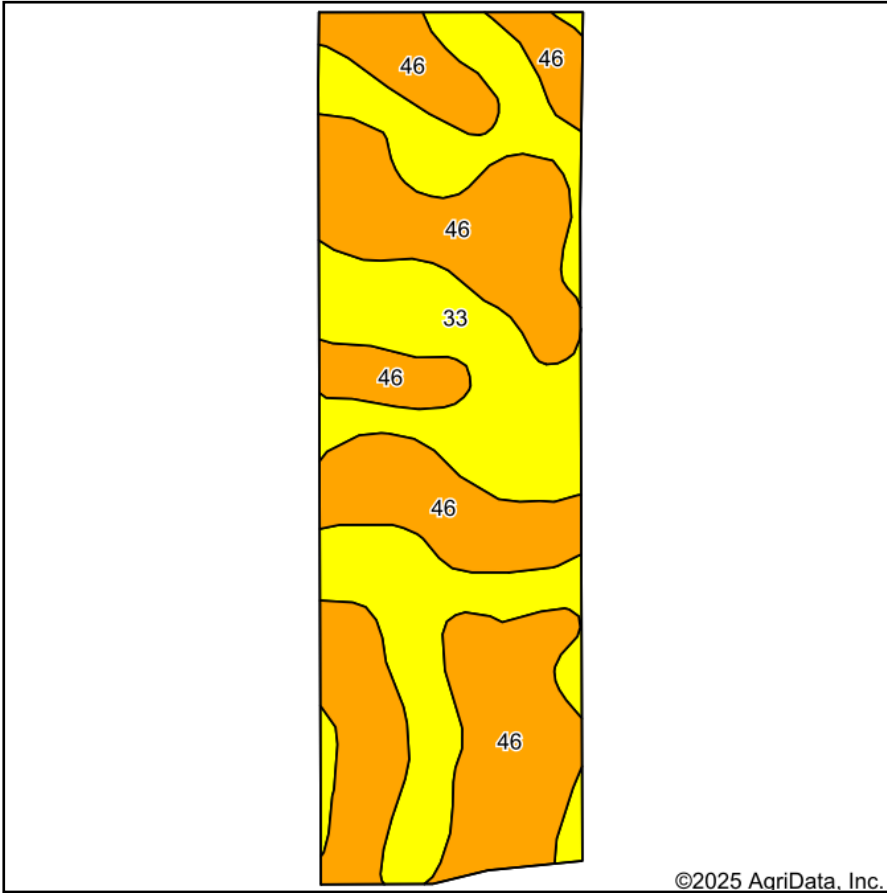
Boundary Center: 44° 19' 41.24, -123° 3' 51.42



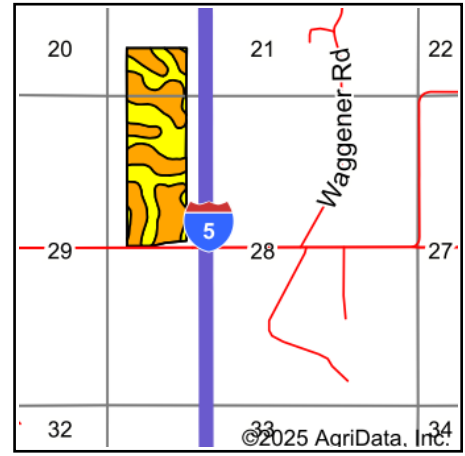
**28-14S-3W**  
**Linn County**  
**Oregon**



# Soils Map



Soils data provided by USDA and NRCS.





State: **Oregon**  
 County: **Linn**  
 Location: **28-14S-3W**  
 Township: **Harrisburg**  
 Acres: **77.82**  
 Date: **2/19/2025**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: OR639, Soil Area Version: 20

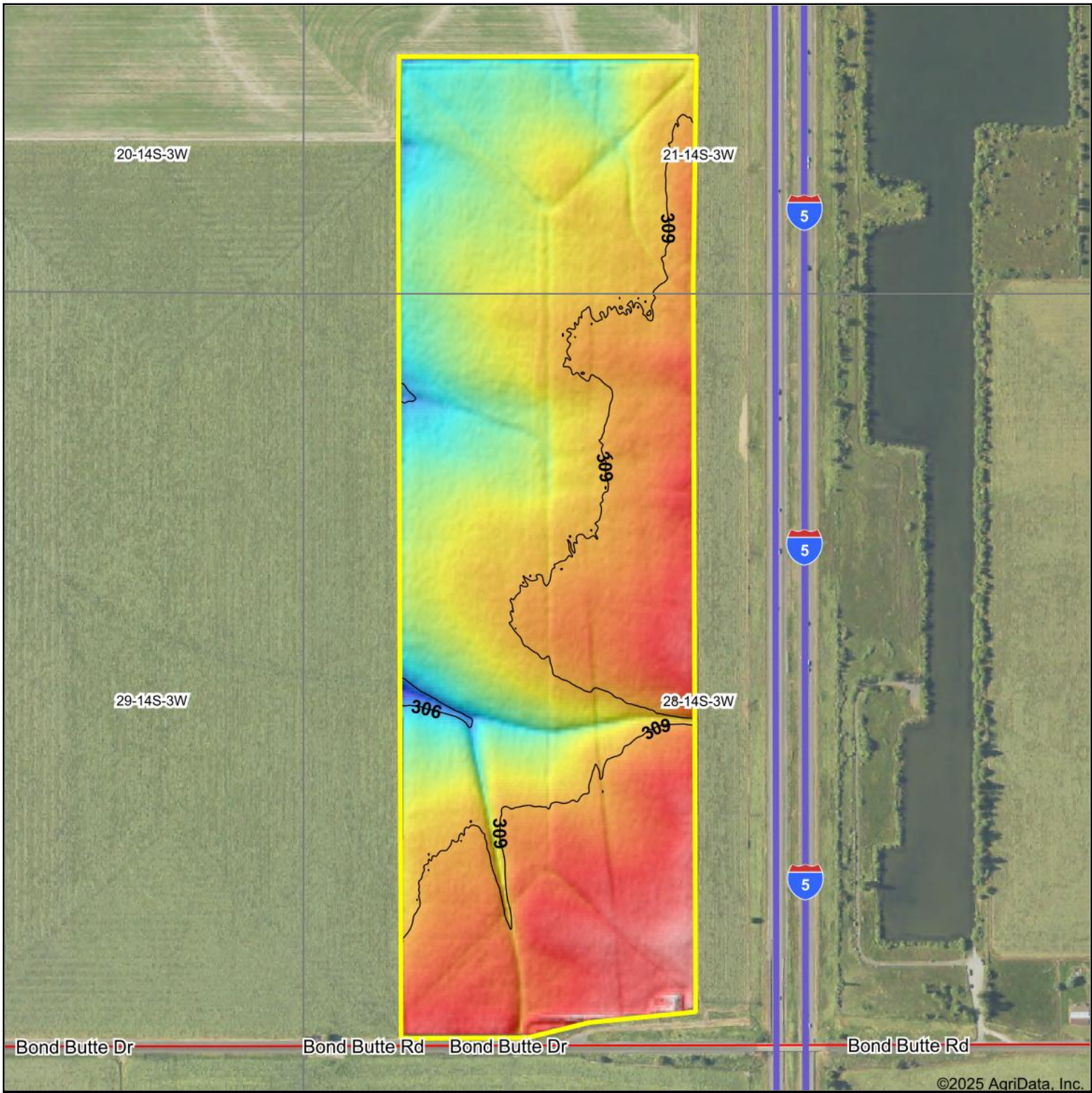
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
46	Holcomb silt loam	43.90	56.4%		Somewhat poorly drained	IIIw	IIIw	77
33	Dayton silt loam	33.92	43.6%		Poorly drained	IVw	IVw	36
<b>Weighted Average</b>						<b>3.44</b>	<b>3.44</b>	<b>*n 59.1</b>

\*n: The aggregation method is "Weighted Average using all components"

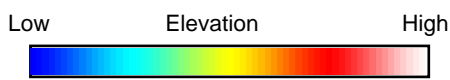
\*c: Using Capabilities Class Dominant Condition Aggregation Method



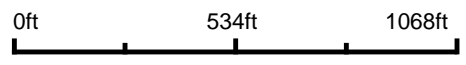
# Topography Hillshade



©2025 AgriData, Inc.



Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 305.0  
 Max: 311.8  
 Range: 6.8  
 Average: 308.7  
 Standard Deviation: 1.05 ft



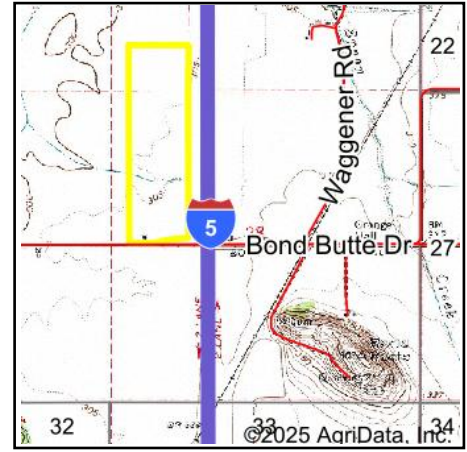
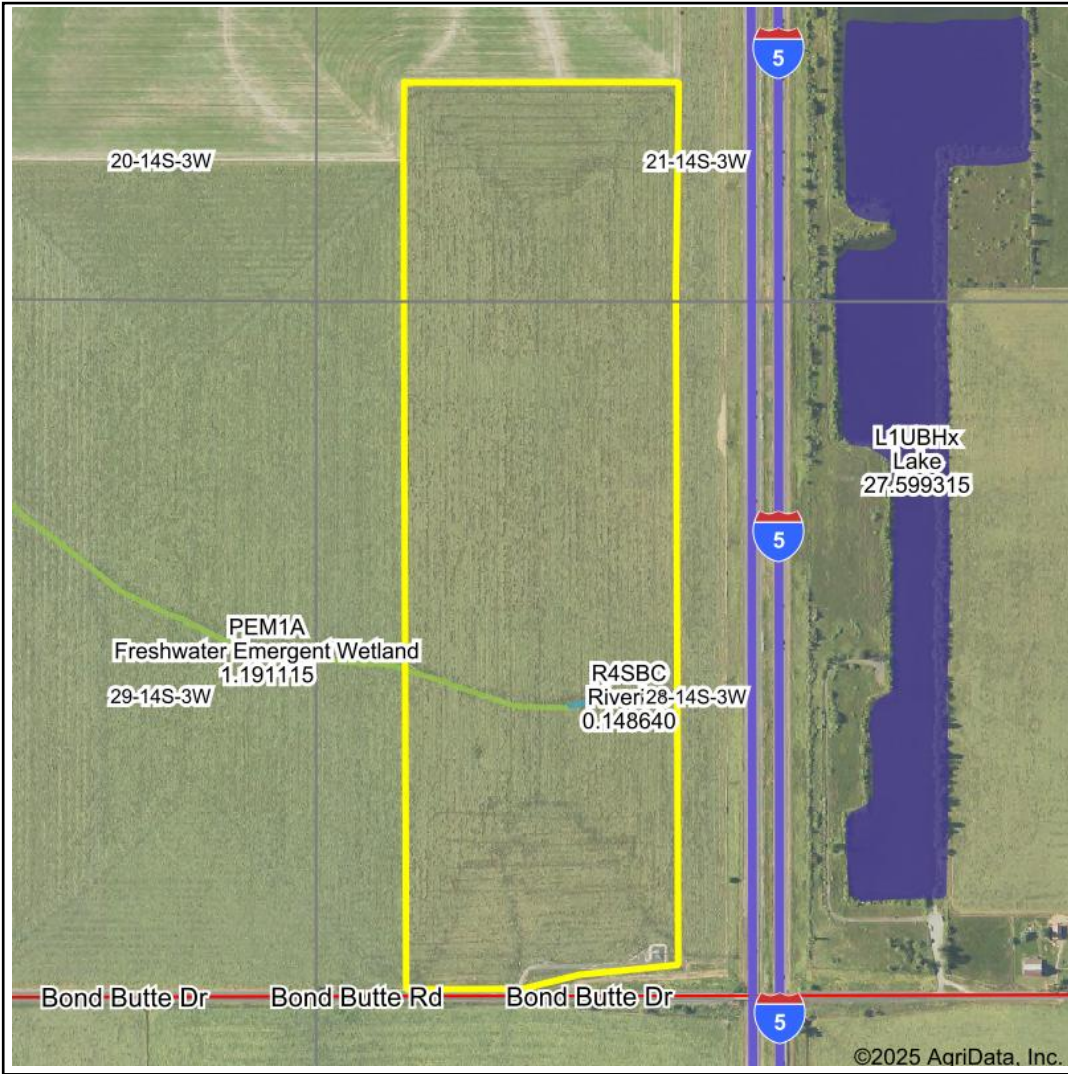
**28-14S-3W**  
**Linn County**  
**Oregon**

Boundary Center: 44° 19' 41.24, -123° 3' 51.42

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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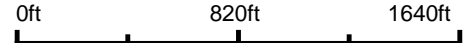


# Wetlands Map



**State:** Oregon  
**Location:** 28-14S-3W  
**County:** Linn  
**Township:** Harrisburg  
**Date:** 2/19/2025

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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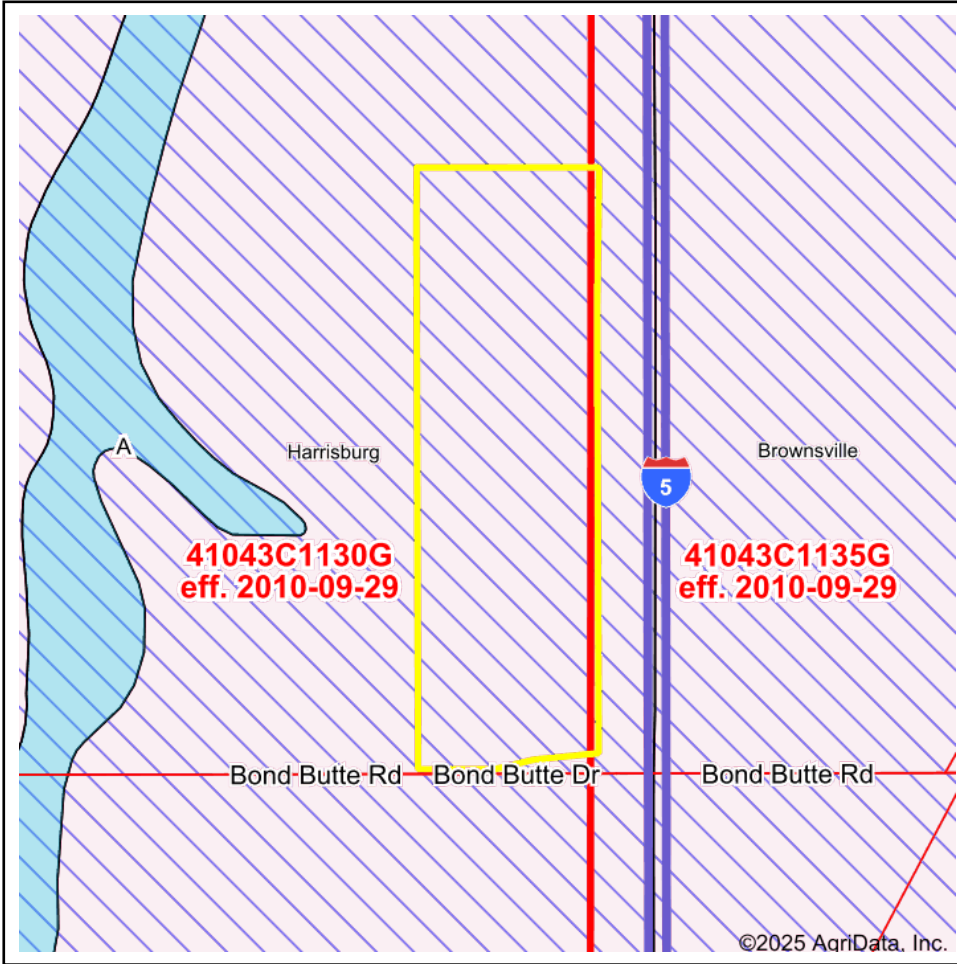


Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	0.28
R4SBC	Riverine	0.15
Total Acres		0.43

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



# FEMA Report



Map Center: 44° 19' 40.44, -123° 3' 53.02

State: OR                      Acres: 77.82  
 County: Linn                      Date: 2/19/2025  
 Location: 28-14S-3W  
 Township: Harrisburg

Maps Provided By:



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Name	Number	County	NFIP Participation	Acres	Percent
LINN COUNTY	410136	Linn	Regular	77.82	100%
<b>Total</b>				77.82	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	77.82	100%
<b>Total</b>			77.82	100%

Panel	Effective Date	Acres	Percent
41043C1130G	9/29/2010	74.77	96.1%
41043C1135G	9/29/2010	3.05	3.9%
<b>Total</b>		77.82	100%

# COUNTY INFO

Obtained through county records



This information deemed reliable, but not guaranteed. All maps, exhibits, and water rights presented are estimated based on information obtained from the county and OWRD and are to be verified by interested parties.



LINN COUNTY, OREGON PROPERTY TAX STATEMENT

300 4TH AVE SW RM 214

PO BOX 100

ALBANY, OR 97321

JULY 1, 2024 TO JUNE 30, 2025

ACCOUNT NO:  
312658

312658

REAL PROPERTY INFORMATION

CODE: 00704 PCL: 550  
 MAP: 14S03W28-00-00700  
 ACRES: 60.65  
 SITUS: 32935 BOND BUTTE DR HARRISBURG

ESD LINN-BTN-LINC	39.14
LANE COM COL	79.48
HARRISBURG SD #7	597.63
<b>EDUCATION TOTAL:</b>	<b>716.25</b>
LINN COUNTY	163.50
LINN COUNTY LOC OP	382.57
HALSEY-SHEDD RFD	127.02
4H EXTENSION DISTRICT	8.99
<b>GENERAL GOVT TOTAL:</b>	<b>682.08</b>
LANE COM COL BND 2	39.64
HARRISBURG SD #7 BND 2	192.50
<b>BONDS - OTHER TOTAL:</b>	<b>232.14</b>

RICHARD & LEAH BELTS LIVING TRUST  
 BELTS RICHARD P & LEAH TR  
 C/O RICHARD P BELTS  
 114 LILA ST  
 STEILACOOM WA 98388

VALUES	LAST YEAR	THIS YEAR
<b>REAL MARKET</b>		
LAND	543,600	512,400
STRUCTURES	0	0
TOTAL RMV	543,600	512,400
<b>ASSESSED VALUE</b>	<b>126,971</b>	<b>128,379</b>
<b>TOTAL TAX:</b>	<b>1,609.14</b>	<b>1,630.47</b>

If your assessed value has grown by more than 3% from last year and you have any questions, please contact the Assessor's office at (541) 967-3808.

**-POTENTIAL ADDITIONAL TAX LIABILITY-**

PAY OPTIONS: ..IN PERSON OR ..ONLINE  
 ..BY VISA DEBIT: \$3.95 FEE  
 ..BY E-CHECK ONLINE: \$1.50 FEE  
 ..BY CREDIT OR DEBIT CARD: 2.5% FEE  
 ..MAIL: USE ENCL ENV, NOV 15TH POSTMARK ACCEPTED  
 FOR TAX QUESTIONS CALL: (541) 967-3808

YOUR CANCELLED CHECK IS YOUR RECEIPT

**2024 - 2025 TAX ( Before Discount ) 1,630.47**

**PAYMENT OPTIONS**

Date Due	3% Option	2% Option	Trimester Option
11/15/24	1,581.56	1,065.24	543.49
02/18/25			543.49
05/15/25		543.49	543.49
<b>Total</b>	<b>1,581.56</b>	<b>1,608.73</b>	<b>1,630.47</b>

**TOTAL DUE (After Discount and Pre-payments) 1,581.56**

↑ Tear Here

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

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2024 - 2025 PROPERTY TAXES

LINN COUNTY REAL

ACCOUNT NO. 312658

PAYMENT OPTIONS	Discount	Date Due	Amount	Date Due	Amount	Date Due	Amount
Full Payment Enclosed	3%	11/15/24	1,581.56				
or 2/3 Payment Enclosed	2%	11/15/24	1,065.24			05/15/25	543.49
or 1/3 Payment Enclosed	0%	11/15/24	543.49	02/18/25	543.49	05/15/25	543.49

DISCOUNT IS LOST AFTER DUE DATE & INTEREST MAY APPLY

Mailing address change on back

Enter Payment Amount  
\$

**MAKE PAYMENT TO:**

- 003911 - 158156

RICHARD & LEAH BELTS LIVING TRUST  
 BELTS RICHARD P & LEAH TR  
 C/O RICHARD P BELTS  
 114 LILA ST  
 STEILACOOM WA 98388

LINN COUNTY TAX COLLECTOR  
 PO BOX 309  
 ALBANY, OR 97321



22100003126580000054349000010652400001581568

FOR CREDIT CARD PAYMENT INFO:

www.linncountyor.gov/assessor/page/online-tax-payments

**Linn County**  
**2024 Real Property Assessment Report**  
 Account 312658

**Map** 14S03W28-00-00700  
**Code - Tax ID** 00704 - 312658  
 55204 - 925329

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** See Record

**Mailing** RICHARD & LEAH BELTS LIVING TRUST  
 BELTS RICHARD P & LEAH TR  
 2315 BIG BEND CT  
 PUYALLUP WA 98374

**Deed Reference #** 2016-19852  
**Sales Date/Price** 11-18-2016 / \$0  
**Appraiser**

**Property Class** 550 **MA SA NH**  
**RMV Class** 500 06 00 000

Site	Situs Address	City
1	32935 BOND BUTTE DR	HARRISBURG

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
00704	Land	512,400			Land	0
	Impr	0			Impr	0
	<b>Code Area Total</b>	512,400	82,400	128,379		0
55204	Land	121,660			Land	0
	Impr	0			Impr	0
	<b>Code Area Total</b>	121,660	0	13,386		0
	<b>Grand Total</b>	634,060	82,400	141,765		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00704	1	<input checked="" type="checkbox"/>			Farm Use Zoned	97	34.49 AC	3	268,980
	3	<input checked="" type="checkbox"/>			Farm Use Zoned	97	26.16 AC	4	163,420
	2	<input checked="" type="checkbox"/>			Tower Site	100	0.00 AC		80,000
					<b>Code Area Total</b>		60.65 AC		512,400
55204	1	<input checked="" type="checkbox"/>			Farm Use Zoned	97	9.28 AC	3	72,370
	2	<input checked="" type="checkbox"/>			Farm Use Zoned	97	7.89 AC	4	49,290
					<b>Code Area Total</b>		17.17 AC		121,660
					<b>Grand Total</b>		77.82 AC		634,060

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



**Linn County**  
**2024 Real Property Assessment Report**  
Account 312658

**Comments**

\*\*\*\*\* CAP NOTE - Type F \*\*\*\*\*  
2002MX:CELL TOWER TO BE BUILT HERE.ROAD STARTED BUT NO BUILDING YET. DUS11-6-2001  
Tom 60x60 area under lease to Sprint for \$725. per month.  
2003:TOWER NOT HERE YET, SEE 2003.DUS01/16/2002  
06MX:TOWER HERE,FENCED IN AREA 50X50,SEE PHOTO AND DIAGRAM, 11/28/05  
'06 MX: CELL TOWER NOW ON THE 2006-07 TAX ROLL. 12-12-05 TT.....  
\*\*\*\*\* CAP NOTE - Type R \*\*\*\*\*  
2004MX:NO COMM TOWER,CK 2005 DUS3/04.2005MX:NO TOWER YET DUS3/8/05  
Notice of pending land use action, for 180' lattice tower on 50x50 site gb  
Let Gary know..2005MX:NOTHING HERE BUT FLAGGING,SEE 06 DUS3/8/05 05-0207  
06MX:COM TOWER HERE,GAVE INFO TO GB,SEE PHOTOS,DUS11/28/05  
09MX: RE-CALC SOIL CLASSES PER GIS. 3/09 NH  
11MX: CONVERSION CLEAN-UP. CELL TOWER SITE CHANGED TO NON-TRENDABLE AND ADJ RMV TO  
PRE-TREND VALUE. 8-11 SG  
14MX: Permit to replace antennas & ground equip cables on cell tower. No value change. MP 11/13

LINN COUNTY, OREGON PROPERTY TAX STATEMENT

300 4TH AVE SW RM 214

PO BOX 100

ALBANY, OR 97321

JULY 1, 2024 TO JUNE 30, 2025

ACCOUNT NO:

925329

312658

REAL PROPERTY INFORMATION

CODE: 55204 PCL: 550  
 MAP: 14S03W28-00-00700  
 ACRES: 17.17  
 SITUS: 32935 BOND BUTTE DR HARRISBURG

ESD LINN-BTN-LINC	4.08
LBCC	6.72
CENTRAL LINN #552	61.82
<b>EDUCATION TOTAL:</b>	<b>72.62</b>
LINN COUNTY	17.05
LINN COUNTY LOC OP	39.89
HALSEY-SHEDD RFD	13.24
4H EXTENSION DISTRICT	0.94
<b>GENERAL GOVT TOTAL:</b>	<b>71.12</b>
LBCC BND	2.07
LBCC BND 2	0.92
<b>BONDS - OTHER TOTAL:</b>	<b>2.99</b>

RICHARD & LEAH BELTS LIVING TRUST  
 BELTS RICHARD P & LEAH TR  
 C/O RICHARD P BELTS  
 114 LILA ST  
 STEILACOOM WA 98388

VALUES	LAST YEAR	THIS YEAR
REAL MARKET		
LAND	130,430	121,660
STRUCTURES	0	0
TOTAL RMV	130,430	121,660
ASSESSED VALUE	12,996	13,386
TOTAL TAX:	142.38	146.73

If your assessed value has grown by more than 3% from last year and you have any questions, please contact the Assessor's office at (541) 967-3808.

-POTENTIAL ADDITIONAL TAX LIABILITY-

PAY OPTIONS: ..IN PERSON OR ..ONLINE  
 ..BY VISA DEBIT: \$3.95 FEE  
 ..BY E-CHECK ONLINE: \$1.50 FEE  
 ..BY CREDIT OR DEBIT CARD: 2.5% FEE  
 ..MAIL: USE ENCL ENV, NOV 15TH POSTMARK ACCEPTED  
 FOR TAX QUESTIONS CALL: (541) 967-3808

YOUR CANCELLED CHECK IS YOUR RECEIPT

2024 - 2025 TAX ( Before Discount ) 146.73

PAYMENT OPTIONS			
Date Due	3% Option	2% Option	Trimester Option
11/15/24	142.33	95.86	48.91
02/18/25			48.91
05/15/25		48.91	48.91
Total	142.33	144.77	146.73

TOTAL DUE (After Discount and Pre-payments) 142.33

↑ Tear Here PLEASE RETURN THIS PORTION WITH YOUR PAYMENT Tear Here ↑  
**2024 - 2025 PROPERTY TAXES** **LINN COUNTY REAL** **ACCOUNT NO. 925329**

PAYMENT OPTIONS	Discount	Date Due	Amount	Date Due	Amount	Date Due	Amount
Full Payment Enclosed	3%	11/15/24	142.33				
or 2/3 Payment Enclosed	2%	11/15/24	95.86			05/15/25	48.91
or 1/3 Payment Enclosed	0%	11/15/24	48.91	02/18/25	48.91	05/15/25	48.91

DISCOUNT IS LOST AFTER DUE DATE & INTEREST MAY APPLY

Mailing address change on back

Enter Payment Amount  
\$

MAKE PAYMENT TO:

- 003912 - 14233  
 RICHARD & LEAH BELTS LIVING TRUST  
 BELTS RICHARD P & LEAH TR  
 C/O RICHARD P BELTS  
 114 LILA ST  
 STEILACOOM WA 98388

LINN COUNTY TAX COLLECTOR  
 PO BOX 309  
 ALBANY, OR 97321



22100009253290000004891000000958600000142335



SECTION 28 T.14S. R.3W. W.M.  
Linn County  
1" = 400'

14S03W28  
Linn County  
Cadastral No. 1000

14S03W28  
Linn County  
11/1/2024

FOR ASSESSMENT AND  
TAXATION ONLY



7-4

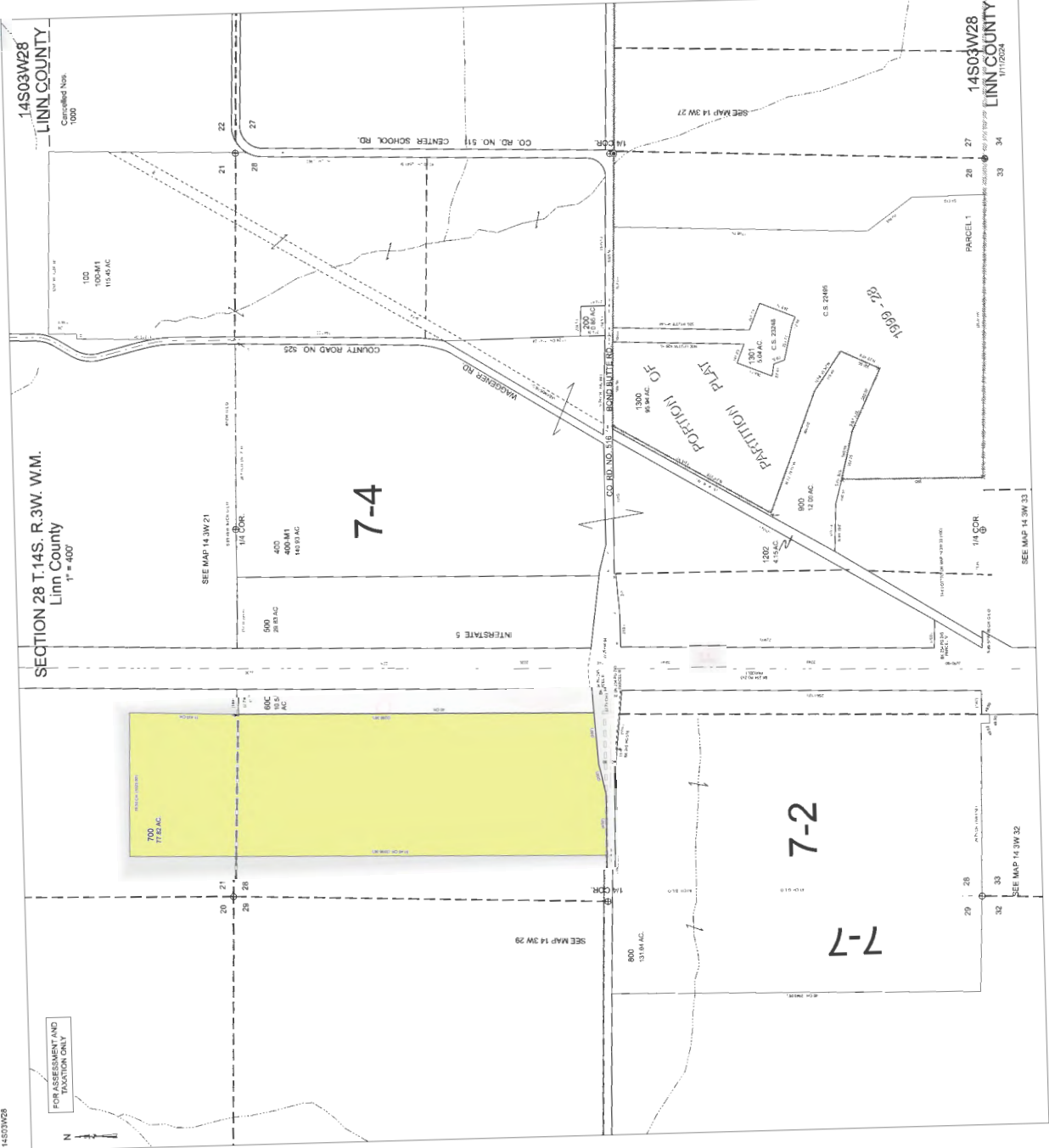
7-2

7-7

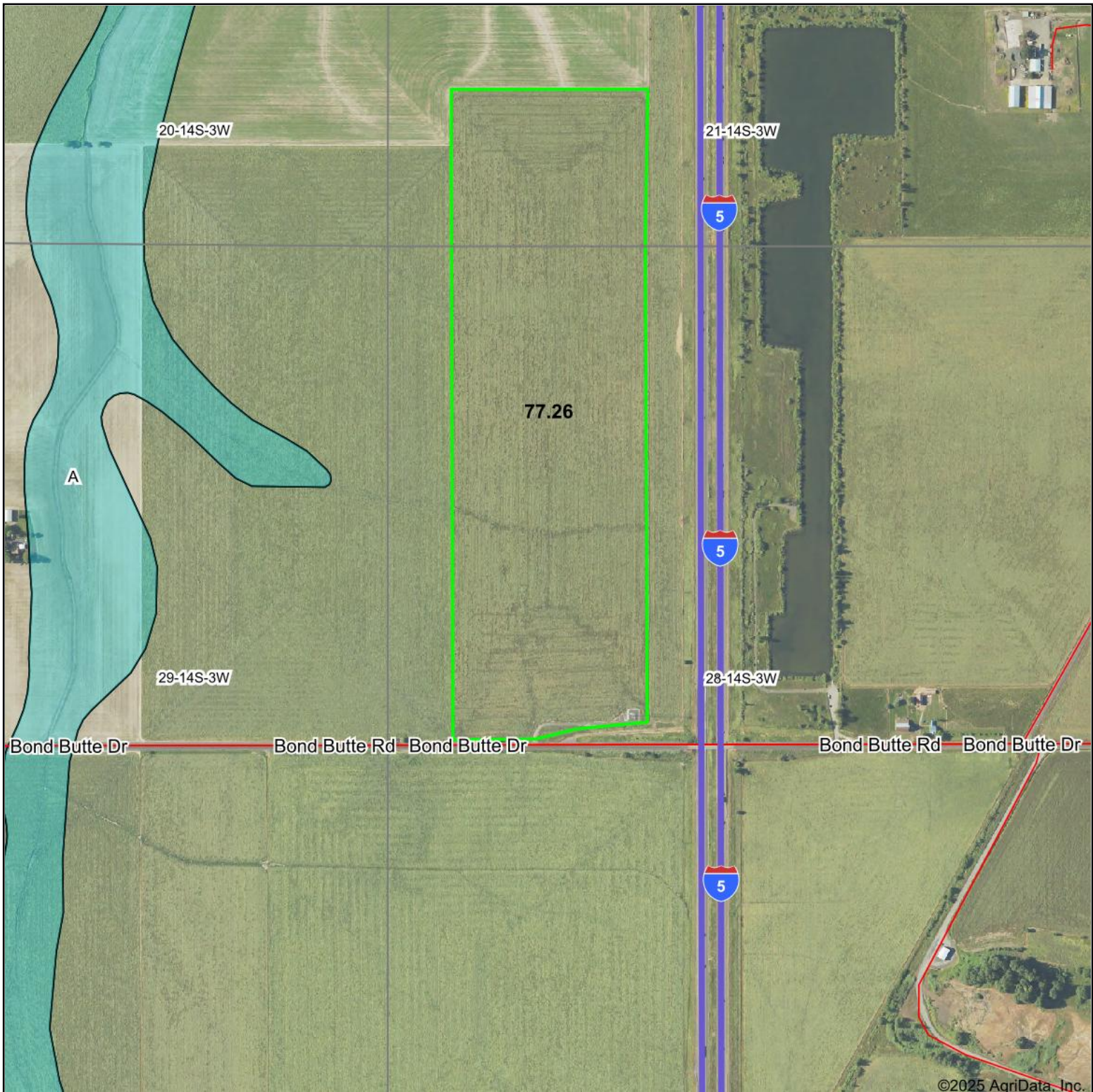
SEE MAP 14.3W.21

SEE MAP 14.3W.33

SEE MAP 14.3W.32



# Aerial Map



Map Center: 44° 19' 34.38, -123° 3' 51.54



**28-14S-3W**  
**Linn County**  
**Oregon**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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3/10/2025

Flood related information provided by FEMA