



## OFFERING CIRCULAR

159 acre farm

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, Regional Director  
Agri-Investment Services Group  
Berkshire Hathaway NW Real Estate  
503.708.4663  
[info@agisg.com](mailto:info@agisg.com)

# Overview

The property offered consists of approximately 159 acres located on Wells Landing Road, Independence, Oregon

This farm was recently improved with 135 acres of tiling, limed at 1 ton/acre and planted to a cover crop. 60-80 acres have been identified as hazelnut suitable. There is also a 5 acre vineyard on the property which has not been maintained for several years.

Water rights for this property are sourced from both the Willamette River and an irrigation well. The existing pond may also be able to be expanded and used for stored water to expand the overall irrigation capacity. Interested parties should verify all water rights and the potential for expansion with the Water Rights Division.

This parcel does not include the existing home and barn seen on the maps. Only the farmland is offered for sale. See attached lot line adjustment map for parcel configuration.

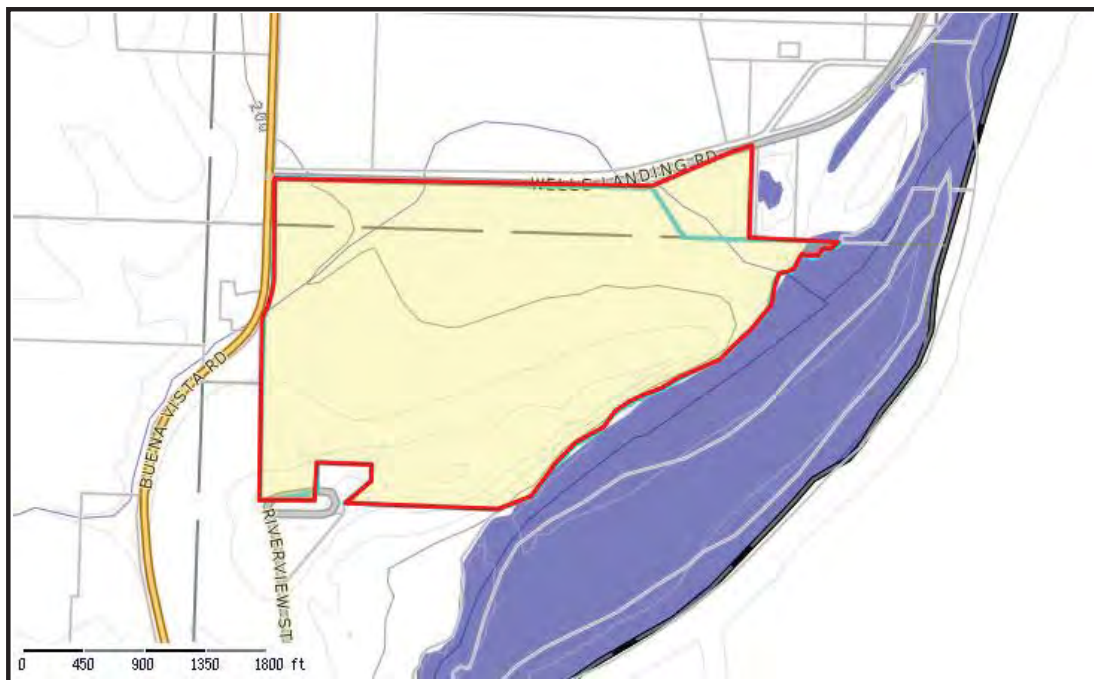
\$ 1,280,000



# Maps



Wells Landing Topo



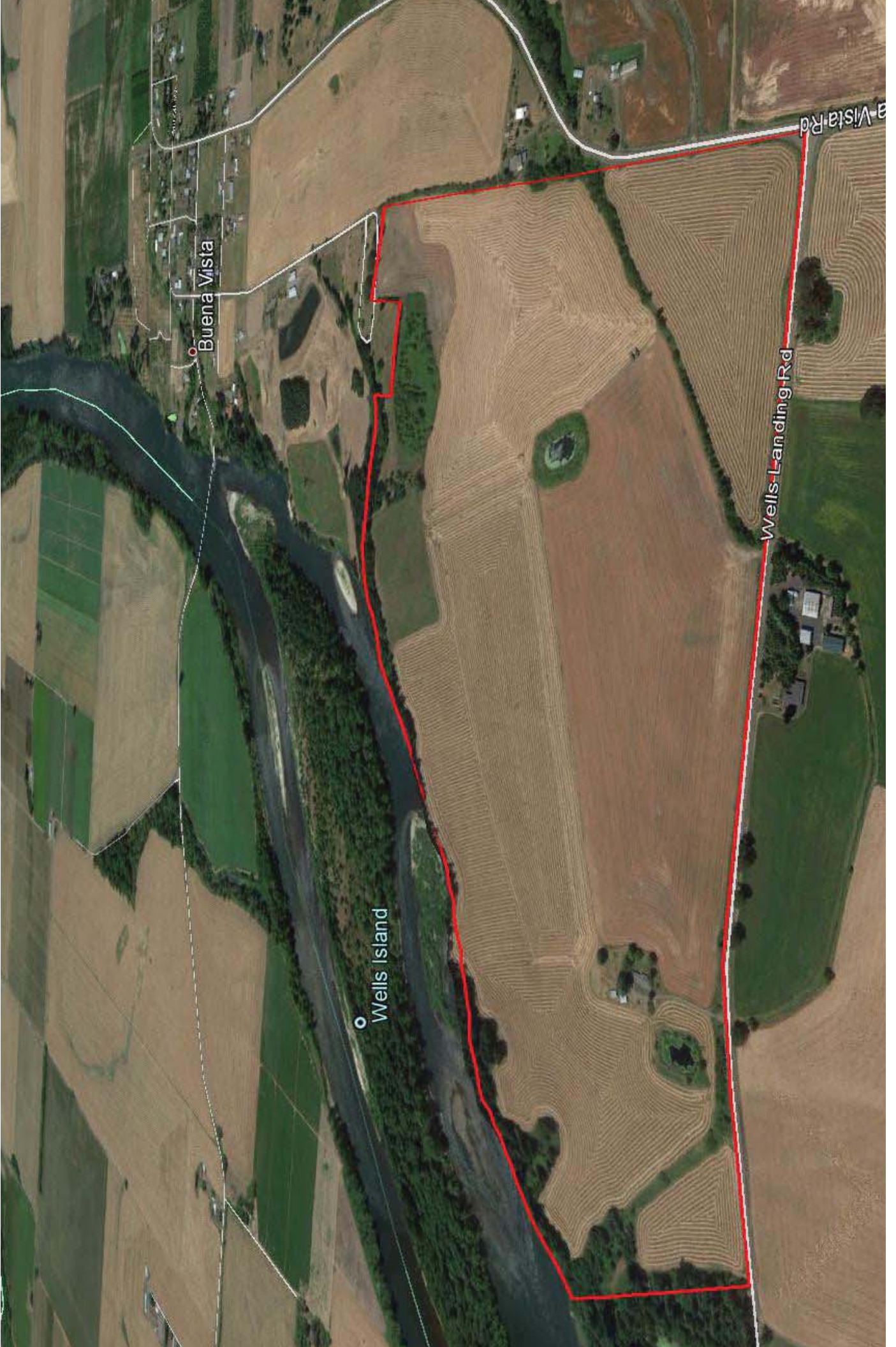


Wells

Excludes home  
& 8.5 acres.  
See lot line  
adjustment map









Wells Island

Buena Vista Rd

Wells Landing Rd

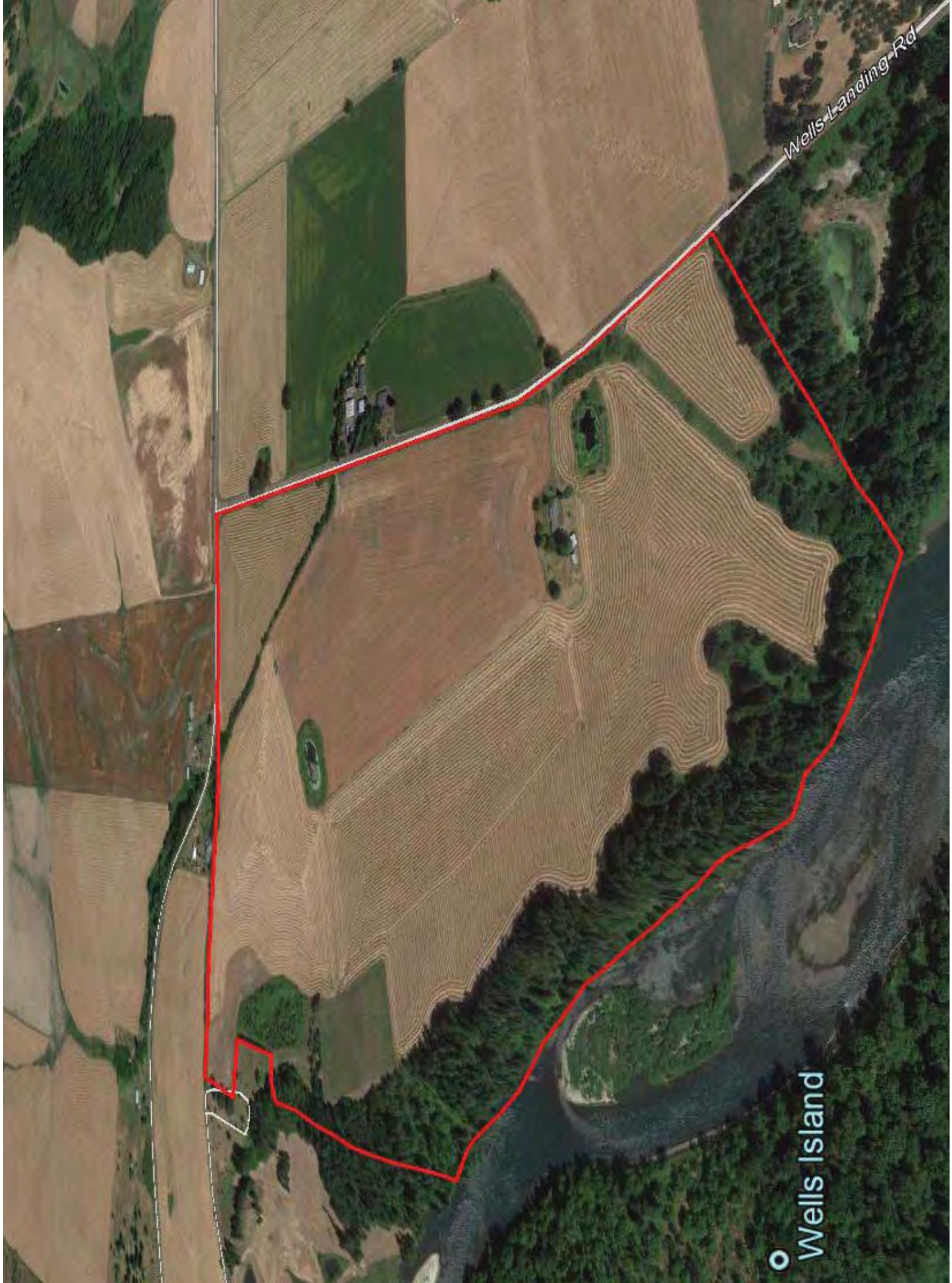
PM





Wells-Landing-Rd

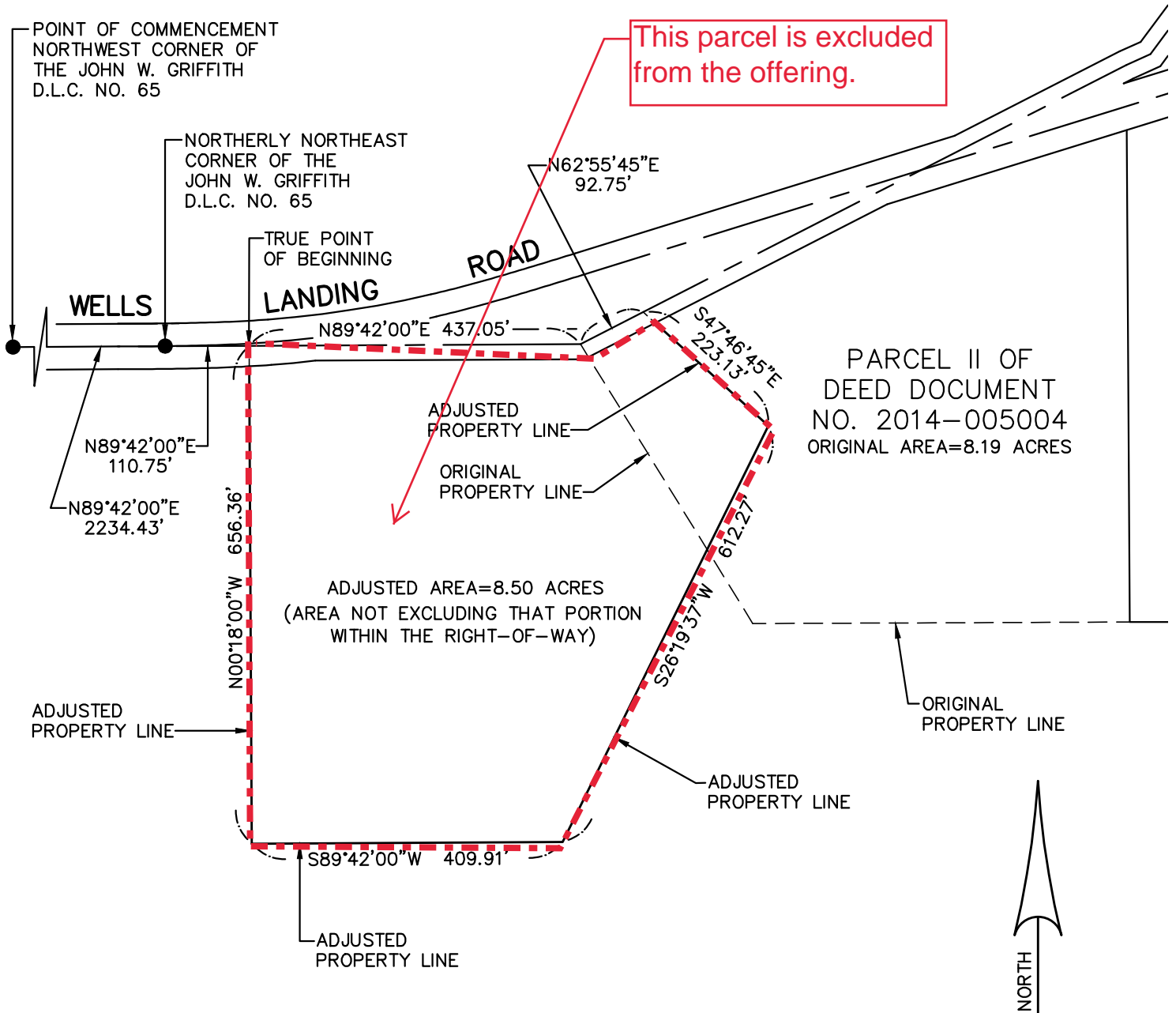
Wells Island





# EXHIBIT C

PROPERTY LINE ADJUSTMENT  
LOCATED IN THE SOUTH ONE-HALF OF SECTION 14  
AND THE NORTH ONE-HALF OF SECTION 23,  
TOWNSHIP 9 SOUTH, RANGE 4 WEST, W.M.  
POLK COUNTY, OREGON  
MARCH 22, 2019



PARCEL I OF  
DEED DOCUMENT  
NO. 2014-005004  
ORIGINAL AREA= ±159.61 ACRES  
ADJUSTED AREA= ±159.30 ACRES

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 11, 2005  
DARREN S. HARR  
56181

RENEWAL DATE: 6-30-19

SCALE: 1" = 200'

PREPARED BY:

**TerraCalc**  
Land Surveying Inc.  
1615 N.E. Miller Street  
McMinnville, OR 97128  
(503) 857-0935  
www.Terra-calc.com



# 10420 Wells Landing Rd



December 12, 2018

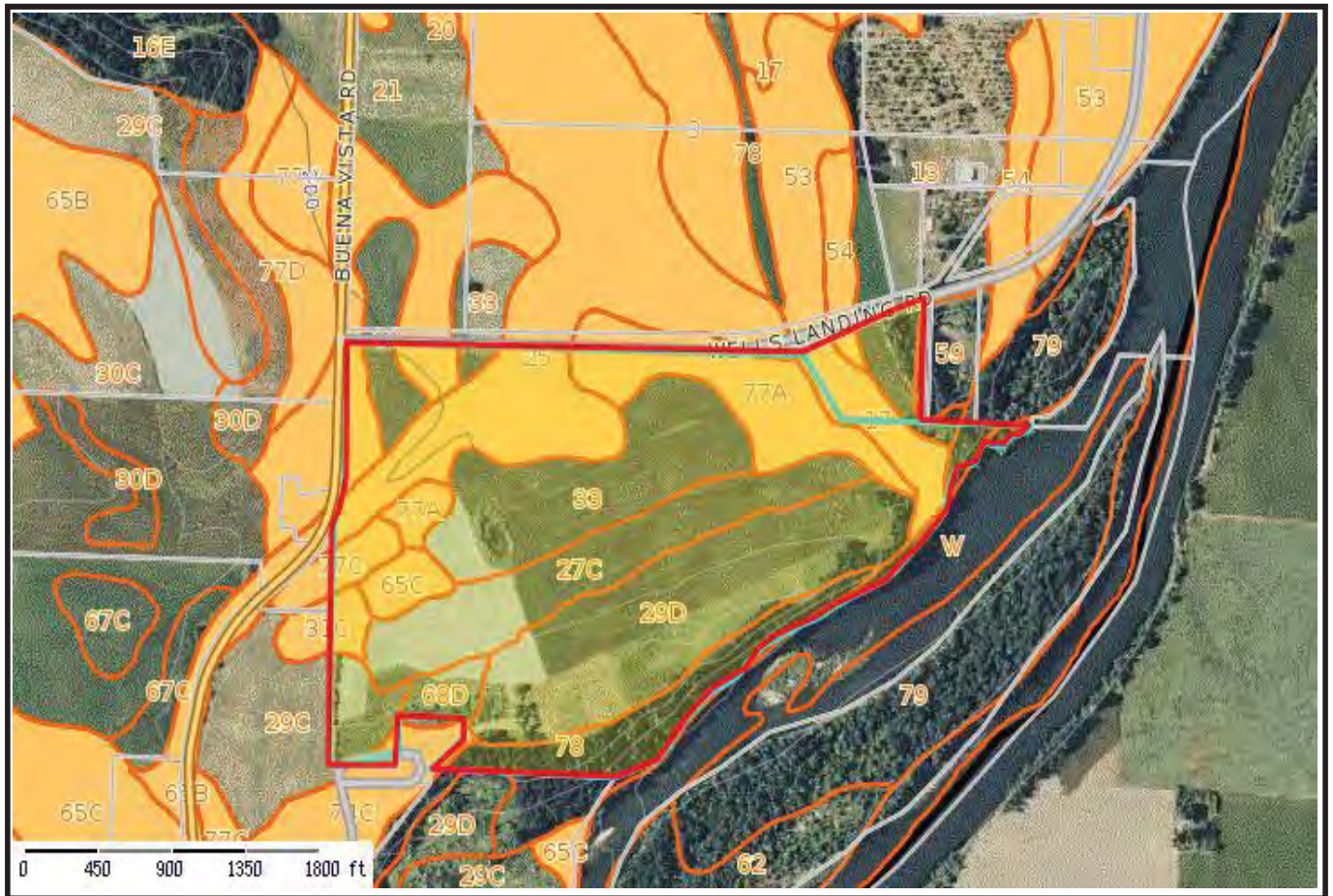
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

County of Linn, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, NITEL, NASA, EPA, USDA, NRCS, USDA, Polk County, Polk County Assessor, Polk

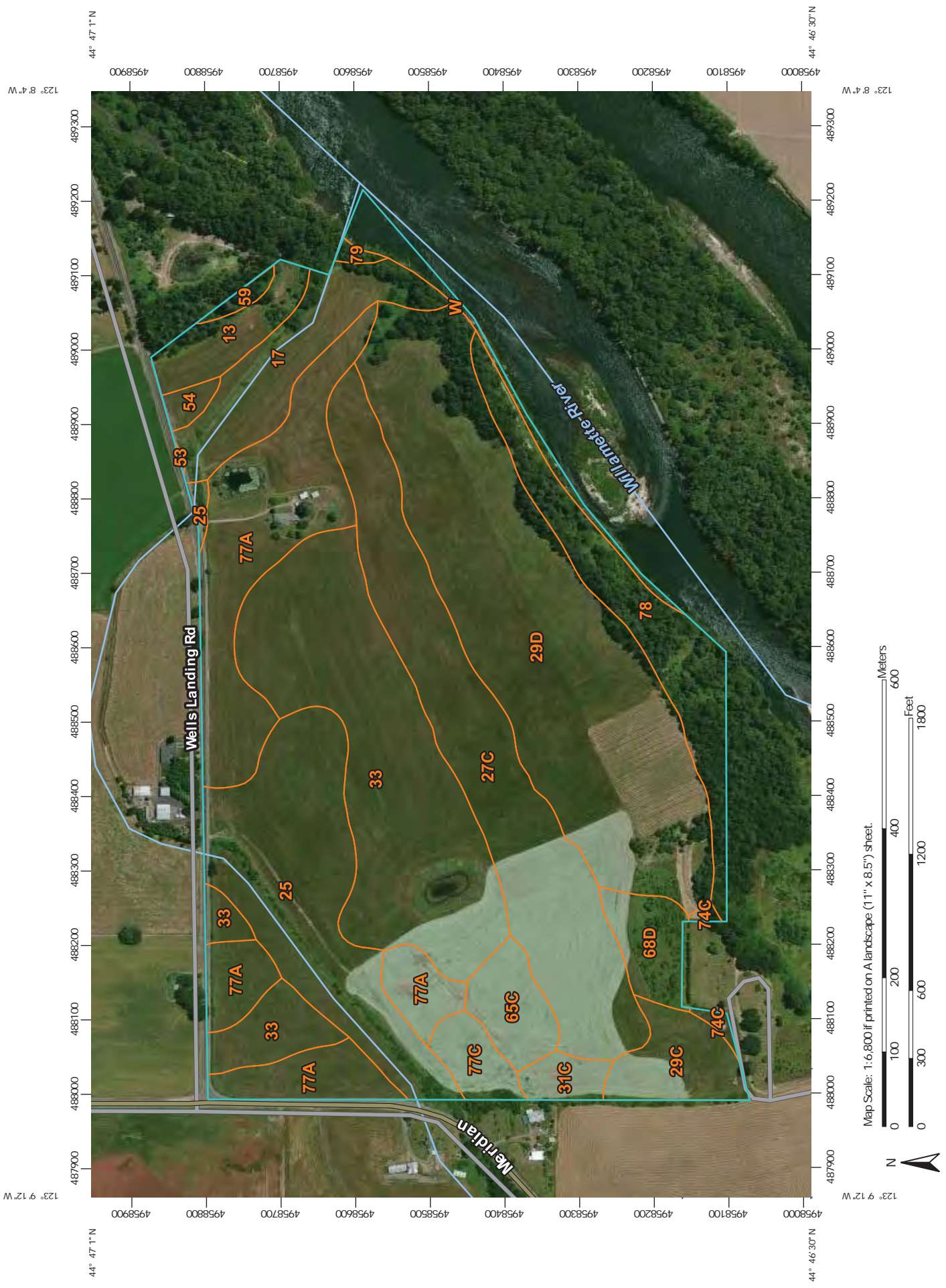


# Soils

## Wells Landing High-Value Soils







Map Scale: 1:6,800 if printed on A landscape (11" x 8.5") sheet.

# Map Unit Legend

Polk County, Oregon (OR053)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13	Camas gravelly sandy loam	3.5	2.1%
17	Cloquato silt loam	7.9	4.7%
25	Dayton silt loam	18.0	10.7%
27C	Dupee silt loam, 3 to 12 percent slopes	22.4	13.3%
29C	Hazelair silt loam, 3 to 12 percent slopes	4.3	2.5%
29D	Hazelair silt loam, 12 to 20 percent slopes	37.7	22.3%
31C	Helvetia silt loam, 0 to 12 percent slopes	1.6	0.9%
33	Holcomb silt loam	28.6	16.9%
53	Newberg fine sandy loam	0.0	0.0%
54	Newberg loam	0.7	0.4%
59	Pits, quarries	0.5	0.3%
65C	Santiam silt loam, 6 to 15 percent slopes	3.4	2.0%
68D	Suver silty clay loam, 12 to 20 percent slopes	3.1	1.8%
74C	Willakenzie silty clay loam, 2 to 12 percent slopes	0.5	0.3%
77A	Woodburn silt loam, 0 to 3 percent slopes	21.8	12.9%
77C	Woodburn silt loam, 3 to 12 percent slopes	2.3	1.3%
78	Xerochrepts and Haploxerolls, steep	9.9	5.9%
79	Xerofluvents, loamy	0.3	0.2%
W	Water	2.4	1.4%
<b>Totals for Area of Interest</b>		<b>169.1</b>	<b>100.0%</b>



# Water Rights

STATE OF OREGON  
COUNTY OF POLK

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

NINA WELLS AND JACK WELLS  
10420 WELLS LANDING ROAD  
INDEPENDENCE, OREGON 97351

confirms the right to use the waters of the WILLAMETTE RIVER, a tributary of the COLUMBIA RIVER, for IRRIGATION OF 60.0 ACRES.

This right was perfected under Permit 31368. The date of priority is FEBRUARY 21, 1966. This right is limited to 0.75 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the point of diversion from the source. The point of diversion is located as follows:

NE 1/4 NE 1/4, AS PROJECTED WITHIN DLC 65, SECTION 23, T 9 S, R 4 W, W.M.; 840 FEET SOUTH AND 3680 FEET EAST FROM THE NW CORNER OF DLC 65.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second (or its equivalent) and 2.5 acre-feet for each acre irrigated during the irrigation season of each year.

The use shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use to which this right is appurtenant is as follows:

SW 1/4 SW 1/4 6.6 ACRES  
SE 1/4 SW 1/4 10.0 ACRES  
BOTH AS PROJECTED WITHIN DLC 65  
SW 1/4 SE 1/4 1.5 ACRES  
SECTION 14

NW 1/4 NE 1/4 1.7 ACRES  
NE 1/4 NW 1/4 18.3 ACRES  
NW 1/4 NW 1/4 21.9 ACRES  
ALL AS PROJECTED WITHIN DLC 65  
SECTION 23

TOWNSHIP 9 SOUTH, RANGE 4 WEST, W.M.

This certificate supersedes Certificate 41565, State Record of Water Right Certificates, and results from rescinding the cancellation order of the Water Resources Director entered December 31, 1992, at Volume 46, Page 540, as directed by the order entered May 19, 1993, at Volume 47, Page 222, Special Order Records.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described. The use confirmed herein may be made only at times when sufficient water is available to satisfy all prior rights.

WITNESS the signature of the Water Resources Director, affixed MAY 19, 1993.

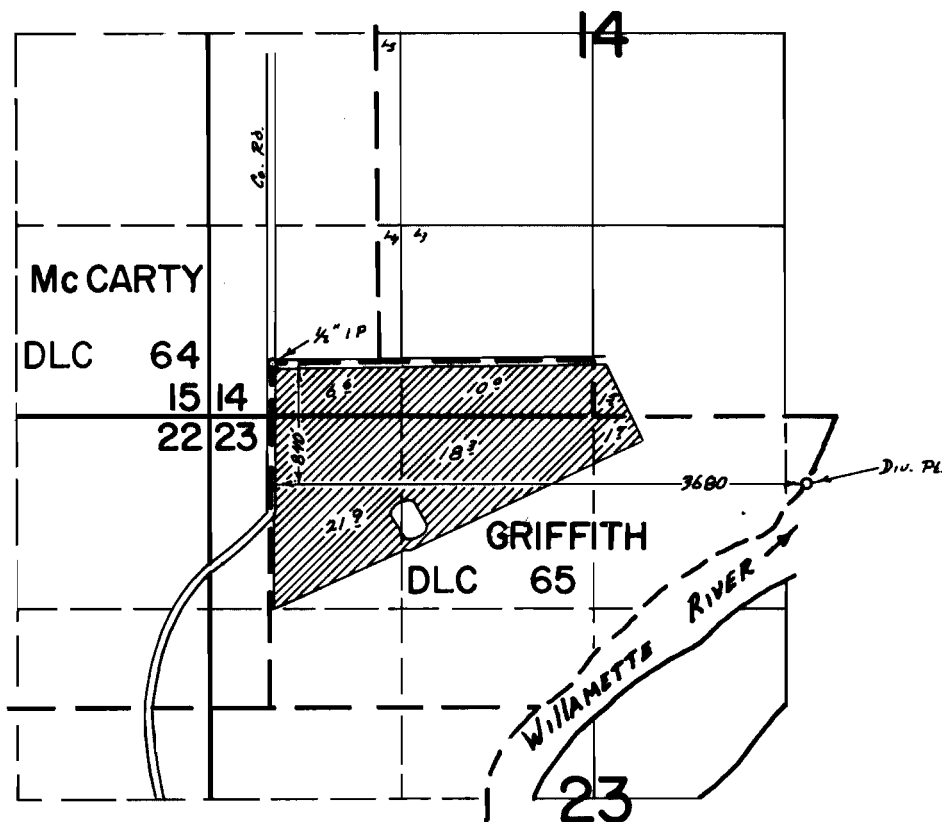
/s/ MARTHA O. PAGEL

Martha O. Pagel

Recorded in State Record of Water Right Certificates numbered 68260.  
41899.VRG



T.9S. R.4W. WM.



**FINAL PROOF SURVEY**  
UNDER

Application No. 41899 Permit No. 91968  
IN NAME OF

PERRY WELLS

Surveyed March 23 1973, by R.G. Mucken

## STATE OF OREGON

## COUNTY OF POLK

## CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

NINA WELLS  
 10420 WELLS LANDING RD  
 INDEPENDENCE OR 97351-9711

confirms the right to use the waters of ONE WELL in the Willamette River Basin for IRRIGATION of 74.7 ACRES AND SUPPLEMENTAL IRRIGATION OF 60.0 ACRES.

This right was perfected under Permit G-11373. The date of priority is APRIL 3, 1990. The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed 0.28 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the well.

The well is located as follows:

Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Measured Distances
9 S	4 W	WM	14	SW SE			50 FEET NORTH & 480 FEET WEST FROM NE CORNER, DLC 65

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second, or its equivalent for each acre irrigated, and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year.

A description of the place of use to which this right is appurtenant is as follows:

IRRIGATION							
Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Acres
9 S	4 W	WM	14	SW SE			10.1
9 S	4 W	WM	23	NE NE		65	3.1
9 S	4 W	WM	23	NW NE		65	17.5
9 S	4 W	WM	23	SW NE		65	0.1
9 S	4 W	WM	23	NE NW		65	20.4
9 S	4 W	WM	23	NW NW		65	4.3
9 S	4 W	WM	23	SW NW		65	11.2
9 S	4 W	WM	23	SE NW		65	8.0

**NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW**

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484. Any petition for judicial review must be filed within the 60 day time period specified by ORS 183.484(2). Pursuant to ORS 536.075 and OAR 137-004-0080, you may either petition for judicial review or petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate at any time before it has issued, and after the time has expired for the completion of the appropriation under the permit, or within three months after issuance of the certificate.



SUPPLEMENTAL IRRIGATION							
Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Acres
9 S	4 W	WM	14	SW SW		65	6.6
9 S	4 W	WM	14	SE SW		65	10.0
9 S	4 W	WM	14	SW SE			1.5
9 S	4 W	WM	23	NW NE		65	1.7
9 S	4 W	WM	23	NE NW		65	18.3
9 S	4 W	WM	23	NW NW		65	21.9

The well shall be maintained in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a usable access port, and may also include an air line and pressure gauge adequate to determine water level elevations in well at all times. When required by the Department, the water user shall install and maintain a weir, meter, or other suitable measuring device and keep a complete record of the amount of ground water withdrawn.

The Director may require water level or pump test results every ten years.

Failure to comply with any of the provisions of this right may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the right.


This right is for beneficial use of water without waste. The water user is advised that new regulations may require use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

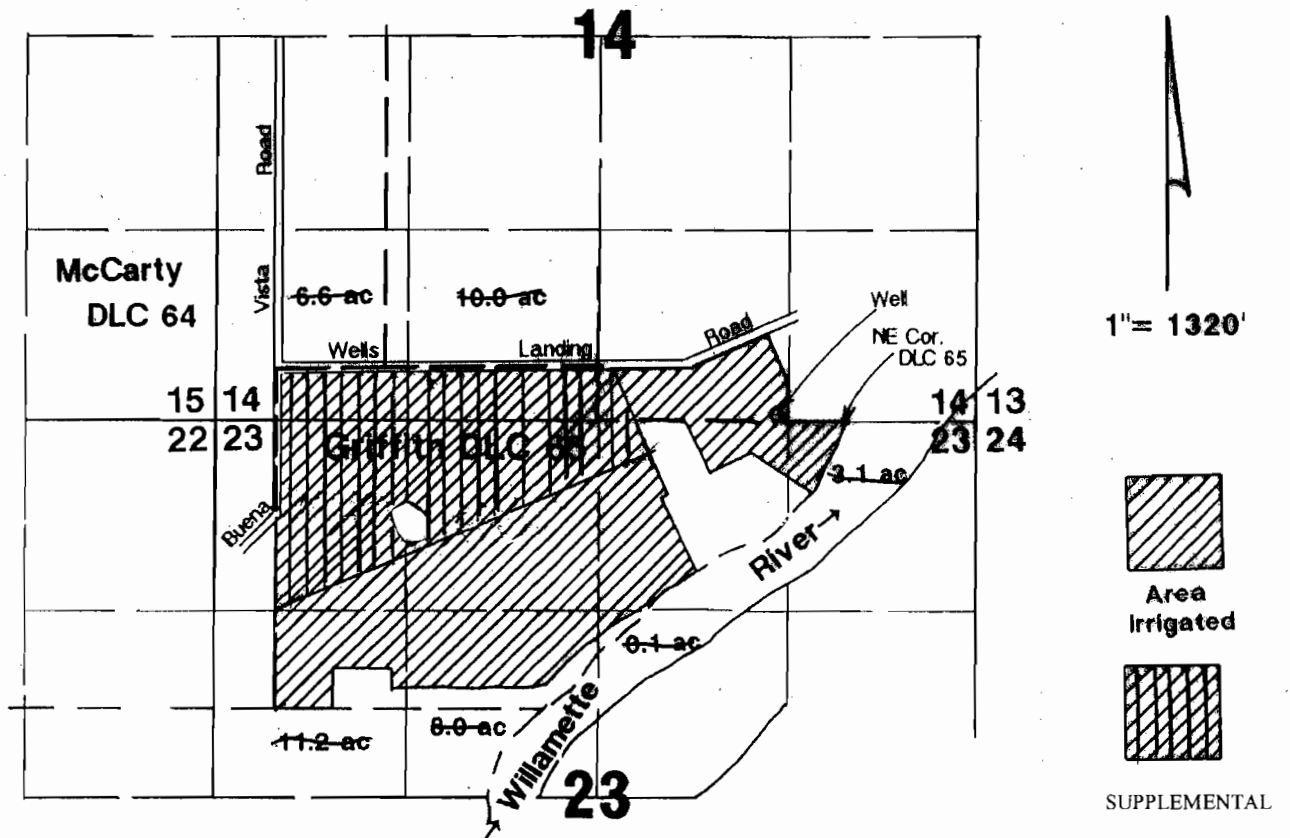
The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described.

The use of water shall be limited when it interferes with any prior surface or ground water rights.

Issued JAN 30 2009

  
 Phillip C. Ward, Director  
 Water Resources Department

# T.9S., R.4W., W.M.



Well located 50'N & 480'W from NE corner DLC 65.

RECEIVED

SEP 13 1996

WATER RESOURCES DEPT.  
Salem, OREGON

ACREAGE PER QUARTER-QUARTER  
SW SW - 6.6 AC SUPPLEMENTAL  
SE SW - 10.0 AC SUPPLEMENTAL  
SW SE - 1.5 AC SUPPLEMENTAL  
SW SE - 10.1 AC PRIMARY  
SEC 14

## Final Proof Survey

Application #: G-12063 Permit #: G-11373

In Name Of

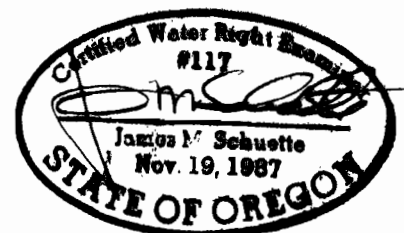
**Nina Wells**

Surveyed on September 6, 1996 by JM Schuette

NE NE - 3.1 AC PRIMARY  
NW NE - 17.5 AC PRIMARY  
NW NE - 1.7 AC SUPPLEMENTAL  
SW NE - 0.1 AC PRIMARY  
NE NW - 20.4 AC PRIMARY  
NE NW - 18.3 AC SUPPLEMENTAL  
NW NW - 4.3 AC PRIMARY  
NW NW - 21.9 AC SUPPLEMENTAL  
SW NW - 11.2 AC PRIMARY  
SE NW - 8.0 AC PRIMARY  
SEC 23

MAP AMENDED BY WRD STAFF, 10/15/2008  
TO REFLECT PRIMARY AND SUPPLEMENTAL

THIS MAP WAS PREPARED FOR THE PURPOSE OF  
IDENTIFYING THE LOCATION OF A WATER RIGHT  
ONLY AND IS NOT INTENDED TO PROVIDE LEGAL  
DIMENSIONS OR LOCATION OF PROPERTY  
OWNERSHIP LINES.





STATE OF OREGON  
COUNTY OF POLK

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

NINA WELLS AND JACK WELLS  
10420 WELLS LANDING ROAD  
INDEPENDENCE, OREGON 97351

confirms the right to use the waters of the WILLAMETTE RIVER, a tributary of the COLUMBIA RIVER, for IRRIGATION OF 60.0 ACRES.

This right was perfected under Permit 31368. The date of priority is FEBRUARY 21, 1966. This right is limited to 0.75 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the point of diversion from the source. The point of diversion is located as follows:

NE 1/4 NE 1/4, AS PROJECTED WITHIN DLC 65, SECTION 23, T 9 S, R 4 W, W.M.; 840 FEET SOUTH AND 3680 FEET EAST FROM THE NW CORNER OF DLC 65.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second (or its equivalent) and 2.5 acre-feet for each acre irrigated during the irrigation season of each year.

The use shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use to which this right is appurtenant is as follows:

SW 1/4 SW 1/4 6.6 ACRES  
SE 1/4 SW 1/4 10.0 ACRES  
BOTH AS PROJECTED WITHIN DLC 65  
SW 1/4 SE 1/4 1.5 ACRES  
SECTION 14

NW 1/4 NE 1/4 1.7 ACRES  
NE 1/4 NW 1/4 18.3 ACRES  
NW 1/4 NW 1/4 21.9 ACRES  
ALL AS PROJECTED WITHIN DLC 65  
SECTION 23

TOWNSHIP 9 SOUTH, RANGE 4 WEST, W.M.

This certificate supersedes Certificate 41565, State Record of Water Right Certificates, and results from rescinding the cancellation order of the Water Resources Director entered December 31, 1992, at Volume 46, Page 540, as directed by the order entered May 19, 1993, at Volume 47, Page 222, Special Order Records.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described. The use confirmed herein may be made only at times when sufficient water is available to satisfy all prior rights.

WITNESS the signature of the Water Resources Director, affixed MAY 19, 1993.

/s/ MARTHA O. PAGEL

Martha O. Pagel

Recorded in State Record of Water Right Certificates numbered 68260.  
41899.VRG

## STATE OF OREGON

## COUNTY OF POLK

## CERTIFICATE OF WATER RIGHT

## THIS CERTIFICATE ISSUED TO

NINA WELLS  
10420 WELLS LANDING RD  
INDEPENDENCE OR 97351-9711

confirms the right to use the waters of ONE WELL in the Willamette River Basin for IRRIGATION of 74.7 ACRES AND SUPPLEMENTAL IRRIGATION OF 60.0 ACRES.

This right was perfected under Permit G-11373. The date of priority is APRIL 3, 1990. The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed ~~0.28 CUBIC FOOT PER SECOND~~ or its equivalent in case of rotation, measured at the well.

The well is located as follows:

Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Measured Distances
9 S	4 W	WM	14	SW SE			50 FEET NORTH & 480 FEET WEST FROM NE CORNER, DLC 65

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ~~ONE-EIGHTIETH of one cubic foot per second~~, or its equivalent for each acre irrigated, and shall be further limited to a diversion of not to exceed ~~2.5 acre-feet per acre for each acre~~ irrigated during the irrigation season of each year.

A description of the place of use to which this right is appurtenant is as follows:

IRRIGATION							
Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Acres
9 S	4 W	WM	14	SW SE			10.1
9 S	4 W	WM	23	NE NE		65	3.1
9 S	4 W	WM	23	NW NE		65	17.5
9 S	4 W	WM	23	SW NE		65	0.1
9 S	4 W	WM	23	NE NW		65	20.4
9 S	4 W	WM	23	NW NW		65	4.3
9 S	4 W	WM	23	SW NW		65	11.2
9 S	4 W	WM	23	SE NW		65	8.0

74.7

## NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484. Any petition for judicial review must be filed within the 60 day time period specified by ORS 183.484(2). Pursuant to ORS 536.075 and OAR 137-004-0080, you may either petition for judicial review or petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate at any time before it has issued, and after the time has expired for the completion of the appropriation under the permit, or within three months after issuance of the certificate.



SUPPLEMENTAL IRRIGATION							
Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Acres
9 S	4 W	WM	14	SW SW		65	6.6
9 S	4 W	WM	14	SE SW		65	10.0
9 S	4 W	WM	14	SW SE			1.5
9 S	4 W	WM	23	NW NE		65	1.7
9 S	4 W	WM	23	NE NW		65	18.3
9 S	4 W	WM	23	NW NW		65	21.9

*Water rights*  
*6000 = 138.7 ac*

The well shall be maintained in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a usable access port, and may also include an air line and pressure gauge adequate to determine water level elevations in well at all times. When required by the Department, the water user shall install and maintain a weir, meter, or other suitable measuring device and keep a complete record of the amount of ground water withdrawn.

The Director may require water level or pump test results every ten years.

Failure to comply with any of the provisions of this right may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the right.

This right is for beneficial use of water without waste. The water user is advised that new regulations may require use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described.

The use of water shall be limited when it interferes with any prior surface or ground water rights.

Issued JAN 30 2009

  
 Phillip C. Ward, Director  
 Water Resources Department



# Oregon

John A. Kitzhaber, MD, Governor

Water Resources Department  
North Mall Office Building  
725 Summer St. NE, Suite A  
Salem, OR 97301  
Phone 503-986-0900  
FAX 503-986-0904  
[www.wrd.state.or.us](http://www.wrd.state.or.us)

Mr. Jack W. Wells  
1101 S. Arlington Ridge Rd., #812  
Arlington, VA 22202

October 8, 2013

Dear Mr. Wells,

I have enclosed the water right documents you requested:

- Certificate 68260, a surface water right for 60.0 acres of irrigation limited to 0.75 cfs
- Certificate 85305, a ground water right for 74.7 acres of primary irrigation and 60.0 acres of supplemental irrigation limited to 0.28 cfs
- Certificate of Water Right Ownership Update form. This will provide our department with current contact information but does not change the name of the owner on the water right certificate. It may be returned to the address at the top of the page.

Please let me know if you have any questions. I can be reached at 503-986-0801.

Sincerely,

Audra Martin  
Water Rights Customer Service

Enclosures (3)

*Scanned*





#16  
STATE OF OREGON  
WATER WELL REPORT  
(as required by ORS 537.765)

WATER RESOURCES DEPT.  
SALEM, OREGON

95/40/14 dc  
16908

(1) OWNER: NINA WELLS  
Name: NINA WELLS  
Address: 10420 WELLS LANDING RD.  
City: INDEPENDENCE State: ORE Zip: 97131  
Well Number: 0661

(2) TYPE OF WORK:  
☒ New Well ☐ Deepen ☐ Recondition ☐ Abandon

(3) DRILL METHOD  
☐ Rotary Air ☐ Rotary Mud ☒ Cable  
☐ Other

(4) PROPOSED USE:  
☐ Domestic ☐ Community ☐ Industrial ☒ Irrigation  
☐ Thermal ☐ Injection ☐ Other

(5) BORE HOLE CONSTRUCTION:  
Special Construction approval Yes ☐ No ☐ Depth of Completed Well 53 ft.  
Explosives used Yes ☐ No ☒ Type Amount

HOLE		SEAL		Amount	
Diameter	From To	Material	From To	sacks or pounds	
16"	0' 18'	PORT. CEMENT	0' 18'	23 SKS	
12"	18' 53'				

How was seal placed: Method ☐ A ☐ B ☒ C ☐ D ☐ E  
☐ Other

Backfill placed from ft. to ft. Material  
Gravel placed from ft. to ft. Size of gravel

(6) CASING/LINER:		Diameter		From To		Gauge		Steel Plastic		Welded Threaded	
Casing:	12"	41'	53'	250				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner:								<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of sheets: 54'

(7) PERFORATIONS/SCREENS:  
☒ Perforations Method: MILL'S KNIFE  
☐ Screens Type Material

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
27'	45'	18" x 2 1/2"	407			<input checked="" type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour  
☒ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian  
Yield gal/min: 120 Drawdown: 40.5' Drill stem at: Time: 4 hrs.

Temperature of water: 54° Depth Artesian Flow Found  
Was a water analysis done? ☐ Yes By whom  
Did any strata contain water not suitable for intended use? ☐ Too little  
☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other  
Depth of strata:

(9) LOCATION OF WELL by legal description:  
County: POLK Latitude Longitude  
N or S. Range: 4W E or W, WM.  
Section: 14 SW 1/4 SE 1/4  
Tax Lot Lot Block Subdivision  
Street Address of Well (or nearest address): 10420 WELLS LANDING RD.

(10) STATIC WATER LEVEL:  
21.5 ft. below land surface. Date: 10-30-90  
Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES:			
From	To	Estimated Flow Rate	SWL
27'	45'	120 GPM	21.5'

(12) WELL LOG:			
Material	From	To	SWL
BROWN SANDY CLAY w/ SMALL-MEDIUM GRAVEL	0'	6'	
BROWN CLAY w/ SAND	6'	9'	
BROWN SAND, FINE-COARSE, w/ SOME BROWN CLAY + GRAVEL	9'	12'	
SMALL-LARGE GRAVEL w/ BROWN CLAY + SAND	12'	15'	
SMALL-MEDIUM GRAVEL SAND - BROWN - TIGHTER	15'	27'	
SMALL-LARGE GRAVEL, SAND, BROWN - FORMATION LOOSER - WATER NOTICED @ 30'	27'	38'	21.5'
SMALL-LARGE GRAVEL-SAND, BLACK - WATER BEARING SAND, GRAVEL w/ SOME BLUE CLAY	38'	43'	
BLUE CLAY	43'	45'	21.5'
BLUE-GRAY CLAY-DENSE	45'	53'	

Date started: OCT. 12, 1990 Completed: NOV. 10, 1990

(unbonded) Water Well Constructor Certification:  
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my best knowledge and belief.

Signed: WWC Number: Date:

(bonded) Water Well Constructor Certification:  
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.  
Signed: Michael Waldrop WWC Number: 633 Date: 11-10-90

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.

