



# SPECIAL OFFERING

## Portfolio Liquidation of Lower Columbia River Agricultural Lands - 1,004± Acres



These five parcels, totaling 1,004± acres, range in size from 117± acres to 300± acres. They are located along Lower Columbia River Valley, between Clatskanie and Port Westward Industrial Park, with nearby mint and blueberry farms. This portfolio is the remaining portions of Lower Columbia River Tree Farm, used for growing hybrid poplar trees since the mid-1990s.

All properties are zoned PA-80 (Primary Agricultural Use), which would allow a home site in association with agricultural activities on a minimum of 80 acres.

The portfolio is being offered in two packages of properties.

**Package One** is 713± acres, in three parcels, located less than one-half mile south of Port Westward Industrial Park. It is planted in poplar trees with water rights for irrigation, providing opportunity for conversion to higher value crops. Last asking price was \$2,029,000, or \$2,845 per acre.

**PACKAGE TWO** is 291± acres, in two parcels, located between Columbia River and Clatskanie. The two parcels are currently fallow, and are available for use such as agricultural or waterfowl hunting. Last asking price was \$698,300, or \$2,400 per acre.

Seller will consider all cash offers for: portfolio in its entirety, Package One, Package Two, or each of the five individual parcels.

Offers must be submitted by December 2, 2020, with closing no later than January 27, 2021.



### OFFERS DUE NO LATER THAN 5:00 PM, DECEMBER 2, 2020

*Broker Cooperation Invited*

### Call for Bid Package #2020E, Package One or Package Two

**1-800-845-3524**  
or [info@rmnrw-auctions.com](mailto:info@rmnrw-auctions.com)



Package  
One

713± Acres of Agricultural Lands with Water Rights  
Columbia County, Oregon



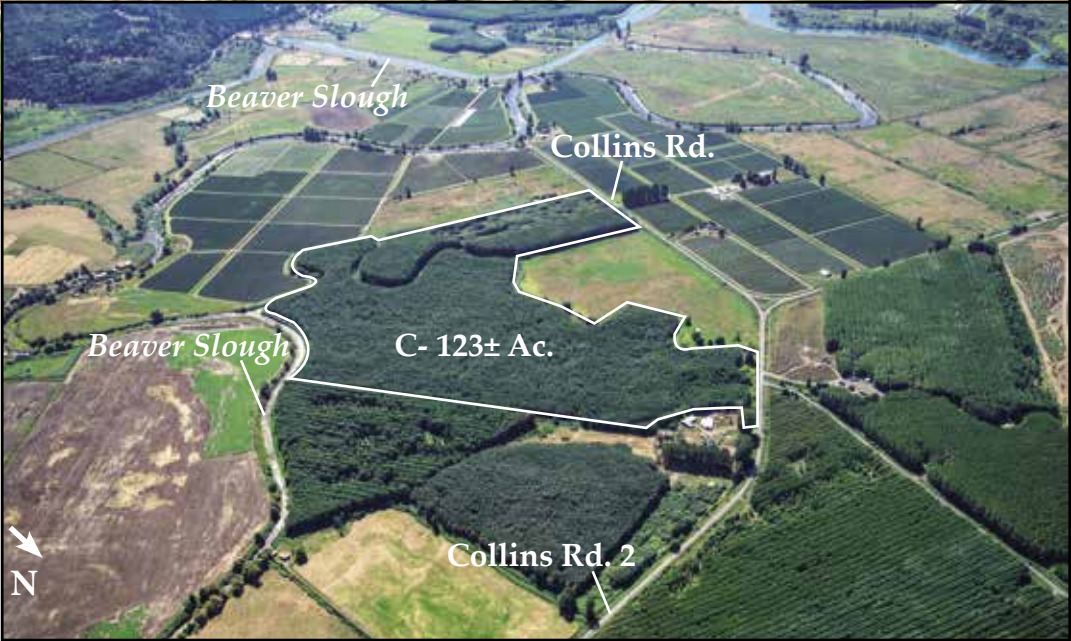
**LAST ASKING:** \$2,029,000 / \$2,845 per acre  
**ZONING:** PA-80 (Primary Agriculture Use)  
**PROPERTY INSPECTION:** At Any Time  
**FINANCING:** None – All Cash

**DESCRIPTION:** This package of three parcels totals 713± acres. It is located near the small community of Quincy, and the 1,700± acre Port Westward Industrial Park. It is home to Portland General Electric Beaver Power Plant and Global Partners LP storage and export terminal. Port of Columbia County is in the process of obtaining a rezoning of nearby 700± acres currently zoned agriculture, so that they can be developed for future industrial use.

All three parcels are within Beaver Drainage District and have water rights for irrigation (Permit #44086) which cover 671 acres, or 94% of the ownership.

There are currently over 506 acres of poplar trees. 33 of those acres have 1-4 year age class, 473 have 5-8 year age class, 49 are fallow, 57 are considered non-commercial. Please see Supplemental Information Package for summary by parcel.

There is frontage along Collins Roads 1 and 2, Beaver Dike, and Hermo Roads. Both the 290± acre and 300± acre parcels have frontage along Hermo Road, and could easily be managed as a 590± acre unit. All the property has been leased in prior years for waterfowl hunting.



					Tree Inventory by Age Class/Acres			Water Rights
Parcel	Drainage District	Size in Acres	Non-Commercial Acres	Fallow	1-4	5-8	Over 8	
A	Beaver	300	24	49	33	157		297
B	Beaver	290	27			232		255
C	Beaver	123	6			84		119
Total:		713	57	49	33	473		671

LOCATION:

300± ACRE PARCEL	290± ACRE PARCEL	123± ACRE PARCEL*
MapTaxlotNumbers:	MapTaxlotNumbers:	MapTaxlotNumbers:
8N4W2700 200	8N4W2800 300	8N4W2800 800
8N4W2700 400	8N4W2800 1400	8N4W2800 900
8N4W2700 100	8N4W2700 1600	8N4W3200 100
8N4W27A0 300	8N4W3300 100	8N4W3300 1000
	8N4W3400 300	8N4W3200 300

\*See updated Preliminary Title Report



Package  
Two

291± Acre Farm and Duck Hunting Tracts  
Columbia County, Oregon



**LAST ASKING:** \$698,300 / \$2,400 per acre

**ZONING:** PA-80 (Primary Agriculture Use)

**PROPERTY INSPECTION:** At Any Time

**FINANCING:** None – All Cash

**DESCRIPTION:** These two adjacent tracts total 291± acres. They are located two miles north of Clatskanie, and just south of the Columbia River. They had been used for growing hybrid poplar trees. Both properties are currently fallow, except for 14± acres in the northwest corner of the western parcel. A large blueberry farm operation is located east of the properties.

The lands have frontage along Clatskanie River and Beaver Slough, providing boat access to the Columbia River. Erickson Dike Road is along the western and southern boundaries. Both are located in the Beaver Drainage District, and the 174± acre parcel has access to public water from City of Clatskanie.

Zoning may allow up to three home sites on the entire 291± acres, based on PA-80 zoning, in association with a farm or ranch operation. Please see Supplemental Information Package for detail.

This area of Lower Columbia River is known for its abundant waterfowl, and either parcel could be developed as a private duck hunting club.

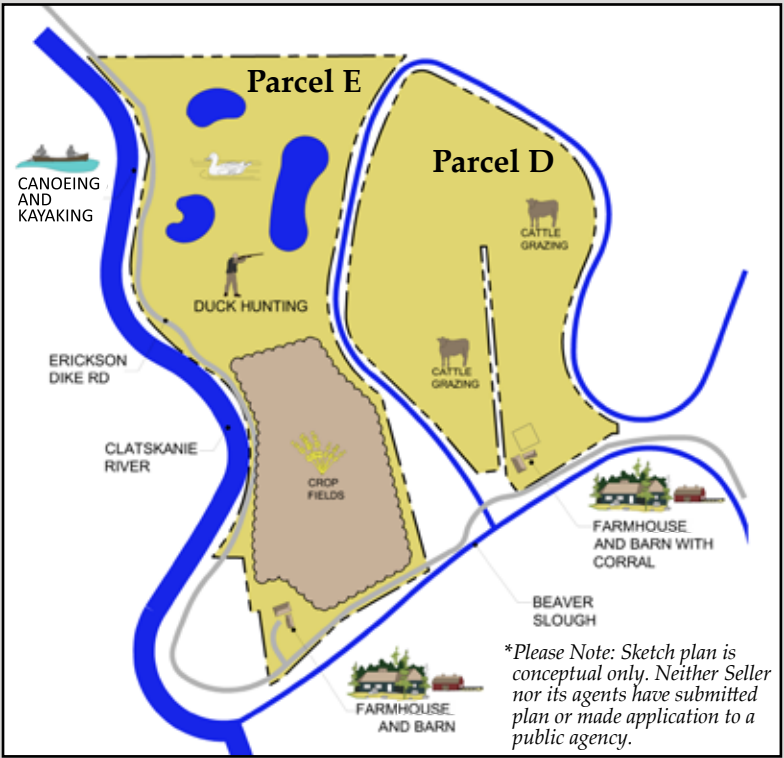
**LOCATION:**

117± Acre Parcel D - Township 8 North, Range 4 West, Section 32,  
Tax Lot 1100

174± Acre Parcel E - Township 8 North, Range 4 West, Section 31,  
Tax Lots 500, 100



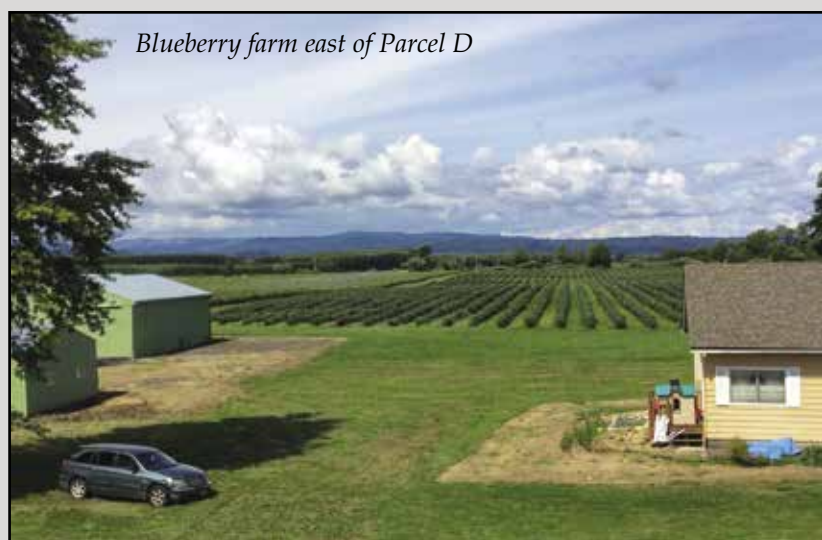
Clatskanie River along western boundary







*Parcels A, B, and C have water rights for irrigation, with 506 acres of poplar trees*



*Blueberry farm east of Parcel D*



*Parcels D and E are fallow, and are available for conversion*

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*Broker Cooperation Invited*

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**1-800-845-3524**

*Supplemental Information is available for Package One and Package Two. It includes Aerials, Poplar Tree Inventory with Map, Adjoining Ownership, Soils Maps, Zoning, Preliminary Title Reports, and Purchase and Sale Agreement. Please contact Auction Information Office at 1-800-845-3524 or [info@rmnrw-auctions.com](mailto:info@rmnrw-auctions.com)*