

Duck Hunting and Irrigated Farmland near Hillsboro
Washington County, Oregon



	BULK	121	122
PUBLISHED RESERVE:	\$595,000	\$325,000*	\$270,000*
LAST ASKING:	\$695,000	\$370,000	\$325,000
SIZE:	66± Acres	30± Acres	36± Acres

ZONING: EFU (Exclusive Farm Use)

PROPERTY INSPECTION: By Appointment Only - Please contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524

BULK SALE FINANCING: Subject to Seller approval of Purchaser's credit: A 40% down payment with the balance secured by a first deed of trust, amortized over 20 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 3 years.

DESCRIPTION: This 66± acre property, developed as a duck club and farm, is located near Hillsboro, along NW Roy Road. It is bordered on the west by E. Fork Dairy Creek, tributary to Tualatin River. It is within a forty minute drive of Portland, and fifteen minutes from the Sunset Corridor, home to Intel, Nike, and other companies. The property is available it its entirety, or in two parcels of 30± acres (north of NW Roy Road) and 36± acres (south of NW Roy Road). The property has strategic location within the Pacific Flyway, between Sauvie Island Wildlife Management Area, Ridgefield National Wildlife Refuge, and Lower Columbia River National Wildlife Refuge to the north, and Wapato Lake National Wildlife Refuge, Tualatin National Wildlife Refuge, and Jackson Bottom Wetland Preserve, to the south.

Seller has spent the last ten years enhancing habitat for waterfowl and other wildlife along 1.4 miles of E. Fork Dairy Creek by re-establishing wetlands and native waterfowl food plants including Wapato, Wild Millett, and varieties of Smartweed. A total of eight duck ponds can be used, with some ponds pumped from E. Fork Dairy Creek. Balance of the property is high value farmland with irrigation priority rights, some dating back to 1930.

There is a 2,925± square foot barn with cement floor on Auction Property #121 that can be used as clubhouse, workshop, rental, or for storage. Currently, half the barn is rented on a month to month basis



for \$450 a month, and the lessee would like to continue renting.

There is annual income from a government tree planting program along E. Fork Dairy Creek, hunting fees, farm lease, and rental of half of barn, totaling \$25,000. Both parcels have been used by five hunters for total income of \$8,000 per year. Please see Supplemental Information Package for detail.

Soils on both parcels are mostly Chehalis and Verboort Silty Clay Loam, which will grow high value crops including corn, wheat, oats, peas, and grass seed.

Seller will use sale proceeds to enhance a wildlife area near Jackson Bottom Wetlands Preserve, along Tongue Lane, for a future gift to Oregon Wildlife Foundation.

Auction Property #121

Published Reserve: \$325,000

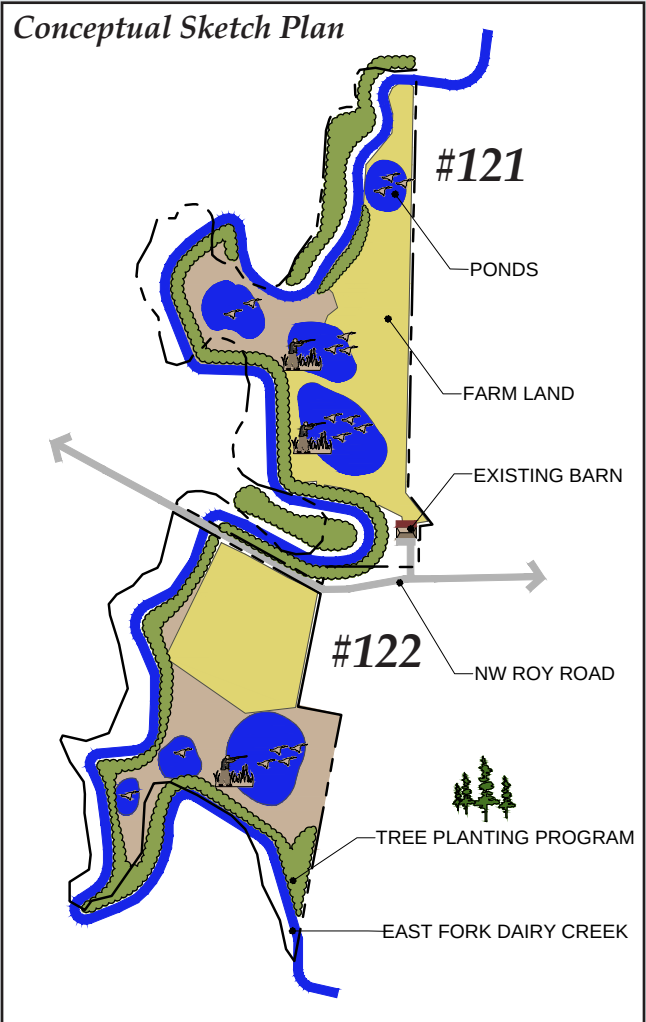
The north parcel contains the 2,965± square foot barn and has 3,600± feet of E. Fork Dairy Creek frontage along the western boundary. There is a portable pump included in the sale, used to provide water from E. Fork Dairy Creek to the largest pond on the property, and to irrigate farmland. There are inlet pipes from the creek which serve three other ponds in fall and winter. A Certificate of Water Rights provides irrigation for the entire parcel under Permit 16725, with priority date of 1945. A copy of the certificate is included in the Supplemental Information Package.

Auction Property #122

Published Reserve: \$270,000

The south parcel has no improvements. It has 3,900± feet of E. Fork Dairy Creek along the western and southern boundaries. There is an electric outlet for a portable pump in the northwest section, with three inlet pipes along E. Fork Dairy Creek which serve a total of four ponds. There are water rights for 20 acres, with a priority date of 1930.

LOCATION: NW Roy Road, Washington County, Oregon
Taxlot 1N3090000704 and Taxlot 1N3160000500



SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 19, 2021

Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made application to a public agency.