

NETTER CREEK FARM



Meridian Road
Aurora, Oregon

135 Total Acres
107 Orchard Acres

\$4,200,000

**Agri-Investment
Services** A Division of Berkshire Hathaway
HomeServices NW Real Estate

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"Land isn't merely soil underfoot- it grows more than crops. Land nourishes the years of our youth; its harvests sustain the summers and autumns of our life; and it provides shelter against the winters ahead. Land is our legacy to the future."

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Brett A. Veatch
Regional Director
Licensed in Oregon,
Washington & Idaho

503.708.4663



OVERVIEW

The Netter Creek Farm is set on 135 acres just minutes outside of Aurora, Oregon and 10 minutes from Interstate-5.

The farm is supported by 107 acres of new varietal hazelnuts planted to a 11 ft. x 19 ft. spacing.

The orchard was developed in phases, with 45 acres of Sacajawea planted in 2014 and a second planting of 40 acres of Sacajawea occurred in 2015. In 2016 a 22 acre block of MacDonalds was planted.

Irrigation is provided from water rights to an on-site reservoir fed from Netter Creek. The system is a Twig wireless automated system on four zones. Moisture content is monitored by two moisture sensors that are connected to the Probe-Schedule mobile application. The system is pressurized by a 25 hp pump.

The orchard was patterned tiled on forty-foot centers. Soils are all high value and rated as Tier 1 for hazelnuts. Approximately 80+% of the soils are Latourell loam with another 10+% in Amity silt loam.

This farm is further developed with a harvest staging area, loading dock, equipment storage and a barn.

There are three separate permanent dwellings on the property.

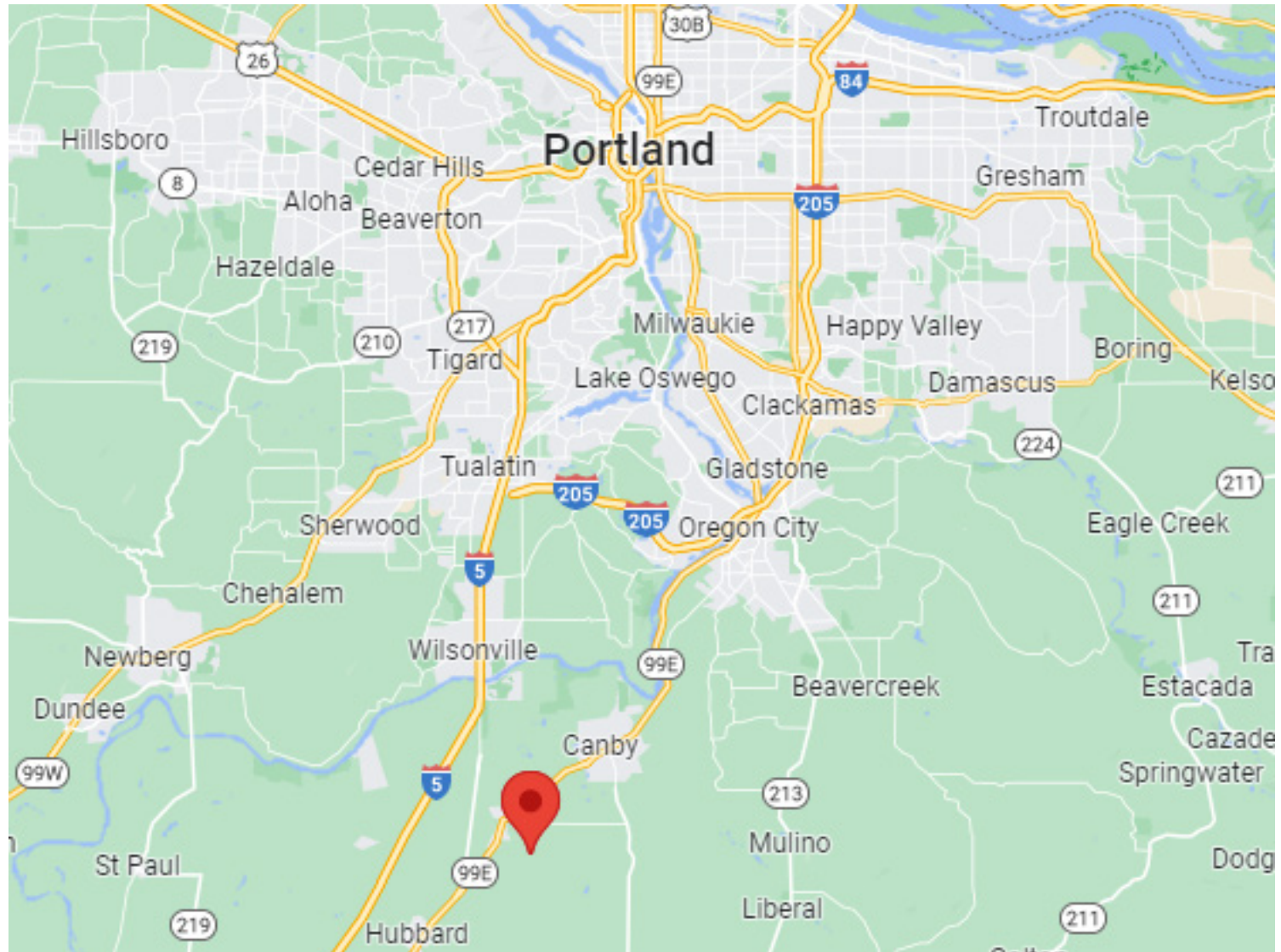
The main quarters consists of a 3300 square foot log home built in 1989. This overlooks the reservoir and is situated amongst tall shade trees, surrounded by an expansive lawn. This dwelling is currently rented to long-term tenants who meticulously maintain it.

Two other dwellings are also rented to provide a supplemental cash flow. The first is a 2026 square foot home built in 1940. The second is a 1736 square foot home built in 2017.

The Sacajawea and MacDonald varietals are highest value hazelnuts produced in Oregon and have good yields. This orchard is just about to come into maturity and will be an excellent farm for many years.

Sale subject to a 1031 Tax Deferred Exchange and ownership acquiring a replacement farm under contract.

MAPS - LOCATION





AERIAL MAP



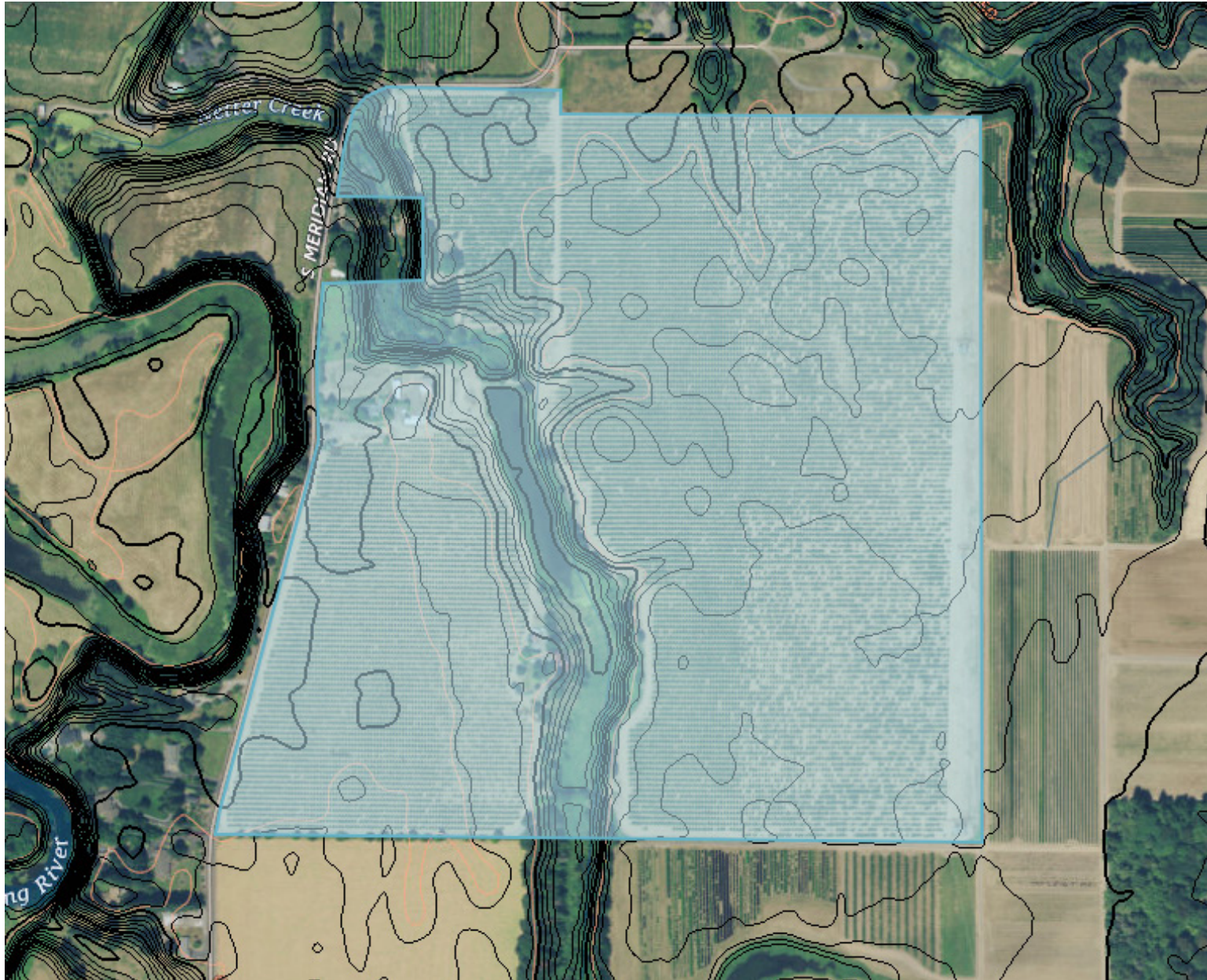
SOILS MAP



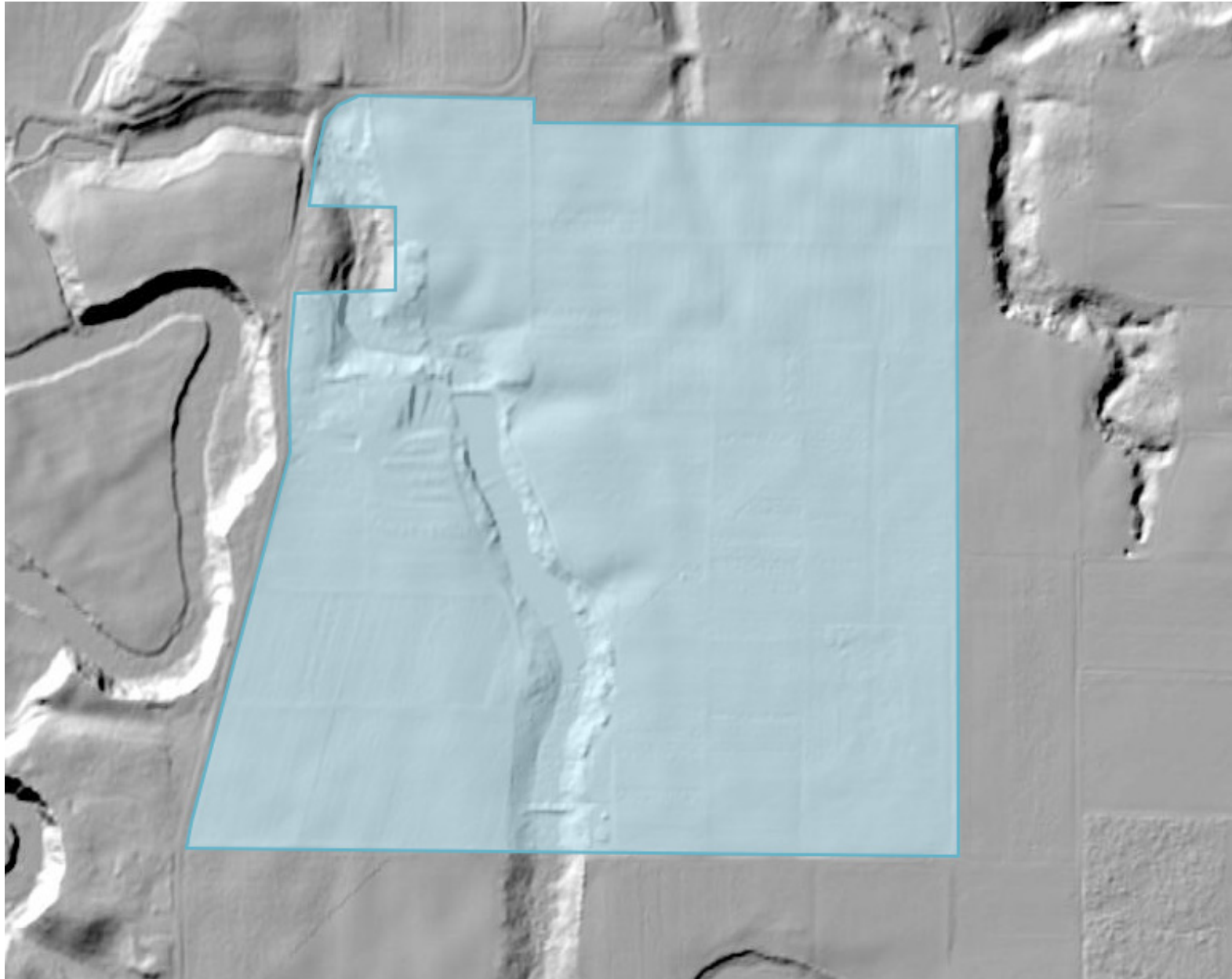
SOILS CHART

1A	Aloha silt loam, 0 to 3 percent slopes	6.8	4.9%
3	Amity silt loam	14.1	10.2%
29	Dayton silt loam	4.3	3.1%
53A	Latourell loam, 0 to 3 percent slopes	61.5	44.4%
53B	Latourell loam, 3 to 8 percent slopes	34.4	24.8%
53D	Latourell loam, 15 to 30 percent slopes	17.6	12.7%

TOPOGRAPHICAL



LIDAR



PHOTOS











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Washington & Idaho

503.708.4663



www.agriinvestmentservices.com



503.212.2735



info@agisg.com



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