

30576 STELLMACHER DR

OREGON FARM & HOME BROKERS



**Oregon
Farm & Home**
★ BROKERS ★

KW MID-WILLAMETTE
KELLER WILLIAMS REALTY

KELLER WILLIAMS
LAND

KELLER WILLIAMS
Luxury
INTERNATIONAL

NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

AGENT INFORMATION



PAUL
TERJESON

PTERJY@KW.COM
503-999-6777



STEVE
HELMS

STVEHELM@KW.COM
541-979-0118

2125 Pacific Blvd. Albany 97321
1121 NW 9th Ave Corvallis 97330



PROPERTY DETAILS



- 2284 SqFt
 - 3 Bedrooms, 3 Bathrooms
 - Open Concept Layout
 - Custom Built 2020
 - Single Story
 - 9' to 12' Ceilings
- Hardwood Hickory Floors from Canada
- Knotty Alder Custom Cabinets
- Large Master Bedroom with Walk In Closet & Built Ins, Walk In Shower & Dual Sinks.
- Propane Fireplace in Living Room
- Top of the Line Water Filtration System
- Professional Security Alarm System
- 41.71 Acres
 - 35.7 Acres of Water Rights
 - 37 +/- Acres of Yamhill Hazelnuts
- Beautifully Landscaped
- Outdoor Patio
 - Fully Enclosed, Screened In
 - Built In BBQ and Mini Fridge
 - Built In Propane Fire Pit
- Hot Tub
- Garage
 - Storage Room
 - TV for Workout Area
 - 2nd Washer Dryer
 - Sink
- Back Up Kohler Propane Generator



PARCEL MAP



NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.



 Boundary

LIST PACKS





Fidelity National Title®

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0940428**
Tax Lot: **11S04W1500503**
Owner: Stellmacher, William J
CoOwner: Stellmacher, Barbara S
Site: 30576 Stellmacher Dr
Albany OR 97321
Mail: 30416 Stellmacher Dr SW
Albany OR 97321
Zoning: County-EFU - Exclusive Farm Use
Std Land Use: AFAR - Farms And Crops
Legal:
Twn/Rng/Sec: T:11S R:04W S:15 Q: QQ:

ASSESSMENT & TAX INFORMATION

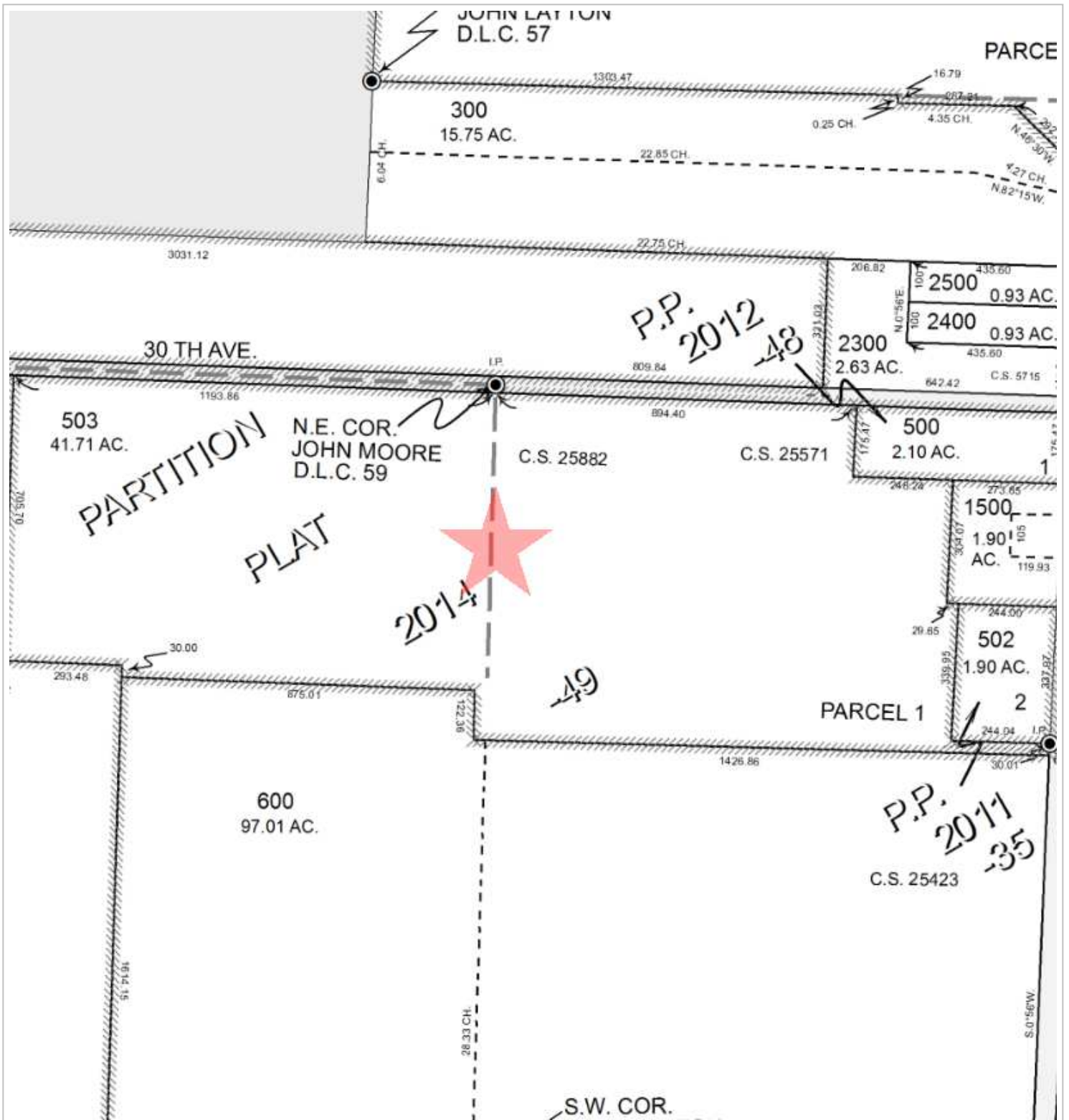
Market Total: **\$547,010.00**
Market Land: **\$415,080.00**
Market Impr: **\$131,930.00**
Assessment Year: **2021**
Assessed Total: **\$136,363.00**
Exemption:
Taxes: **\$1,897.19**
Levy Code: 00802
Levy Rate: 13.9128

SALE & LOAN INFORMATION

Sale Date: 11/05/2020
Sale Amount: \$325,000.00
Document #: 22936
Deed Type: Deed
Loan
Amount: \$325,000.00
Lender: ZIONS FIRST NAT'L BK
Loan Type: Conventional
Interest Type:
Title Co: TICOR TITLE

PROPERTY CHARACTERISTICS

Year Built: 2020
Eff Year Built:
Bedrooms: 3
Bathrooms: 3
of Stories: 1
Total SqFt: 2,284 SqFt
Floor 1 SqFt:
Floor 2 SqFt:
Basement SqFt:
Lot size: 41.71 Acres (1,816,888 SqFt)
Garage SqFt:
Garage Type:
AC:
Pool:
Heat Source:
Fireplace:
Bldg Condition:
Neighborhood:
Lot:
Block:
Plat/Subdiv:
School Dist: 8JZ3 - Greater Albany
Census: 1013 - 030700
Recreation:



Parcel ID: 0940428

Site Address: 30576 Stellmacher Dr

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

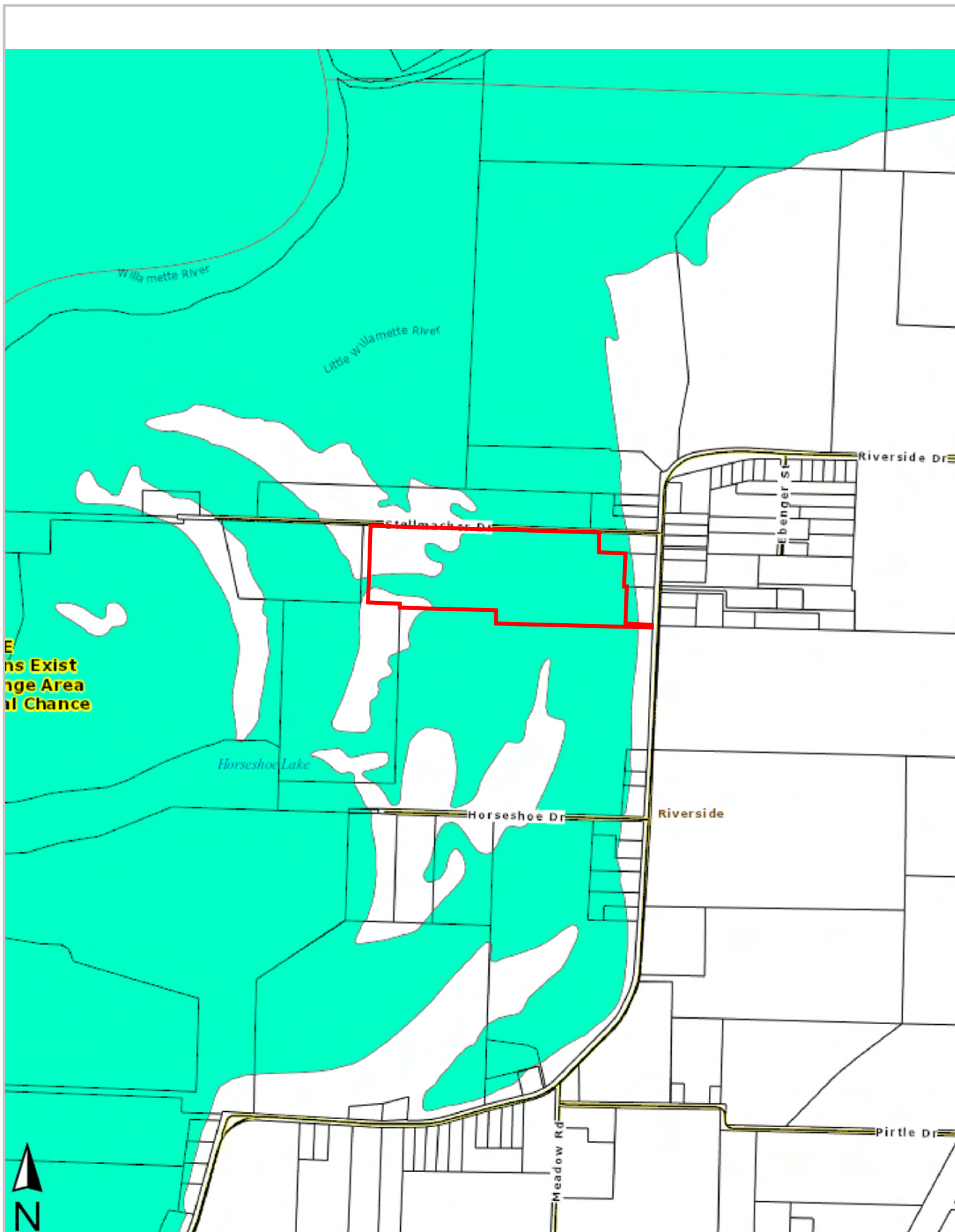
Aerial Map



Fidelity National Title

Parcel ID: 0940428

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Elbinger St
ns Exist
nge Area
of Chance



Fidelity National Title

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title

LINN County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

June 6, 2022 1:00:59 pm

Account # 940428

Map # 11S04W1500 00503

Code - Tax # 00802-940428

Tax Status ASSESSABLE

Acct Status ACTIVE

Subtype NORMAL

Legal Descr Metes & Bounds - See legal report for full description.

Mailing Name STELLMACHER WILLIAM J & BARBARA S

Deed Reference # 2020-22936

Agent

Sales Date/Price 11-04-2020 / \$325,000.00

In Care Of

Appraiser VANDERWOOD, LISA

Mailing Address 30416 STELLMACHER DR SW
ALBANY, OR 97321

Prop Class 551 MA SA NH Unit
RMV Class 501 02 00 000 14069-1

Situs Address(s)	Situs City
ID# 30576 STELLMACHER DR	ALBANY

Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
00802	Land	411,320			Land	100
	Impr.	458,710			Impr.	326,780
Code Area Total		870,030	405,590	467,098	326,780	
Grand Total		870,030	405,590	467,098	326,780	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
00802	3	<input checked="" type="checkbox"/>			Farm Site	100	A	1.00	FARM	10,000
00802	1	<input checked="" type="checkbox"/>			Farm Use Zoned	100	A	33.84	1I	314,040
00802	2	<input checked="" type="checkbox"/>			Farm Use Zoned	100	A	6.87	3I	52,280
00802					S.A. OSD	100				35,000
Grand Total								41.71		411,320

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
00802	2	2021	110	Residential Other Improvements		100	0			2,920
00802	1	2020	151	RES One story		100	2,284			455,790
Grand Total							2,284			458,710

Exemptions / Special Assessments / Potential Liability

NOTATIONS:

■ POT'L ADD'L TAX LIABILITY

Appr Maint: 2022 - MAINTENANCE (RES - % COMPLETE)

Comments: 12MX: MEASURE 49 SEG'D THIS FROM ACCT 148664. THIS IS A NON-BUILDABLE LOT. 12/11 NB (H&B USE FARMLAND)

13MX: PART PLAT GIVES 1AC TO ACCT 148664. ALL SAV. 1/13 NB

15MX: LLA W/ACCT 416475. NO CHANGE IN ACREAGE. 5/15 NB

21MX: PLANS FOR NSFR. RES 35% COMPLETE FOR 2021. RURAL OSD ADDED. SEE 2022 FOR COMPLETION OF RES, LDSCP & RA'S. 1/21 LV

21:Qualified 1 acre homesite and SA OSD's 2-21mc

22MX: RES FROM 35% TO 100% COMPLETE. ALSO ADDED RA'S. 10/21 LV

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

6-Jun-2022

STELLMACHER WILLIAM J & BARBARA S
30416 STELLMACHER DR SW
ALBANY OR 97321

Tax Account #	940428	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00802
Situs Address	30576 STELLMACHER DR ALBANY OR 97321	Interest To	Jun 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,897.19	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$716.26	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$700.83	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$683.74	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$663.57	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$608.15	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$599.72	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$582.46	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$555.77	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$545.11	Nov 15, 2012
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$7,552.80	

RECORDING REQUESTED BY:



1433 SW 6th Avenue
Portland, OR 97201

GRANTOR'S NAME:

Joan M. Swink

GRANTEE'S NAME:

William J. Stellmacher and Barbara S. Stellmacher

AFTER RECORDING RETURN TO:

Order No.: 471820096609-JL

William J. Stellmacher and Barbara S. Stellmacher, as tenants by
the entirety
30416 Stellmacher Drive SW
Albany, OR 97321

SEND TAX STATEMENTS TO:

William J. Stellmacher and Barbara S. Stellmacher
30416 Stellmacher Drive SW
Albany, OR 97321

Map: 0940428

11S04W15-00-00503

41.71 Acres, Albany, OR 97321

LINN COUNTY, OREGON

2020-22936

D-WD

Stn=10131 K. PETERSON 11/05/2020 12:46:00 PM

\$15.00 \$11.00 \$10.00 \$60.00 \$19.00

\$115.00

I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify
that the instrument identified herein was recorded in the Clerk
records.

Steve Druckenmiller - County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

William J. Stellmacher and Barbara S. Stellmacher, husband and wife, as to a 1/2 interest and Joan M. Swink, as to a 1/2 interest, Grantor, conveys and warrants to William J. Stellmacher and Barbara S. Stellmacher, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Linn, State of Oregon:

Parcel 1, PARTITION PLAT NO. 2014-049, recorded December 9, 2014 as 2014-15859, in the County of Linn and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$325,000.00). (See ORS 93.030).

Subject to:

As disclosed by the assessment and tax roll, the premises herein were once specially assessed for farmland, forestland or other special assessment status and later disqualified. Per ORS 308A.700 to 308A.733, additional taxes were imposed and remain as potential additional tax liability for the property. A check with the Assessor's office will be necessary to determine the effect and continuation of the additional tax liability.

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Well and Waterline
Plat: Partition Plat No. 2012-48

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Joan Swink and Janet Zweggardt
Purpose: Well
Recording Date: November 19, 2012
Recording No: 2012-17890

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Joan Swink and Janet Zweggardt
Purpose: Pipeline
Recording Date: November 19, 2012
Recording No: 2012-17891

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Well and Waterline
Plat: Partition Plat No. 2014-49

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS

60976 2008/11/18 2009
TICOR TITLE

STATUTORY WARRANTY DEED

(continued)

INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11/4/2020

Joan M. Swink
Joan M. Swink

William J. Stellmacher

Barbara S. Stellmacher

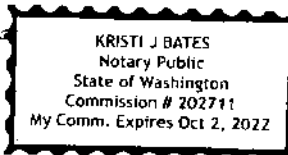
State of Washington
County of Whatcom

This instrument was acknowledged before me on Nov. 4, 2020 by Joan M. Swink.

Kristi J. Bates

Notary Public - State of ~~Oregon~~ Washington 11/4/2020

My Commission Expires: Oct. 2, 2022
Residing at: Blaine, WA



State of _____
County of _____

This instrument was acknowledged before me on _____ by William J. Stellmacher and Barbara S. Stellmacher

Notary Public - State of Oregon

My Commission Expires: _____

STATUTORY WARRANTY DEED

(continued)

INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: _____

Joan M. Swink

William J. Stellmacher

Barbara S. Stellmacher

State of _____
County of _____

This instrument was acknowledged before me on _____ by Joan M. Swink.

Notary Public - State of Oregon

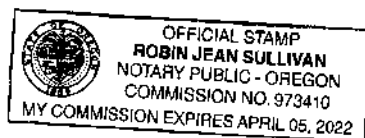
My Commission Expires: _____

State of OR
County of Linn

This instrument was acknowledged before me on 10/30/2020 by William J. Stellmacher and Barbara S. Stellmacher

Notary Public - State of Oregon

My Commission Expires: 4/5/2022

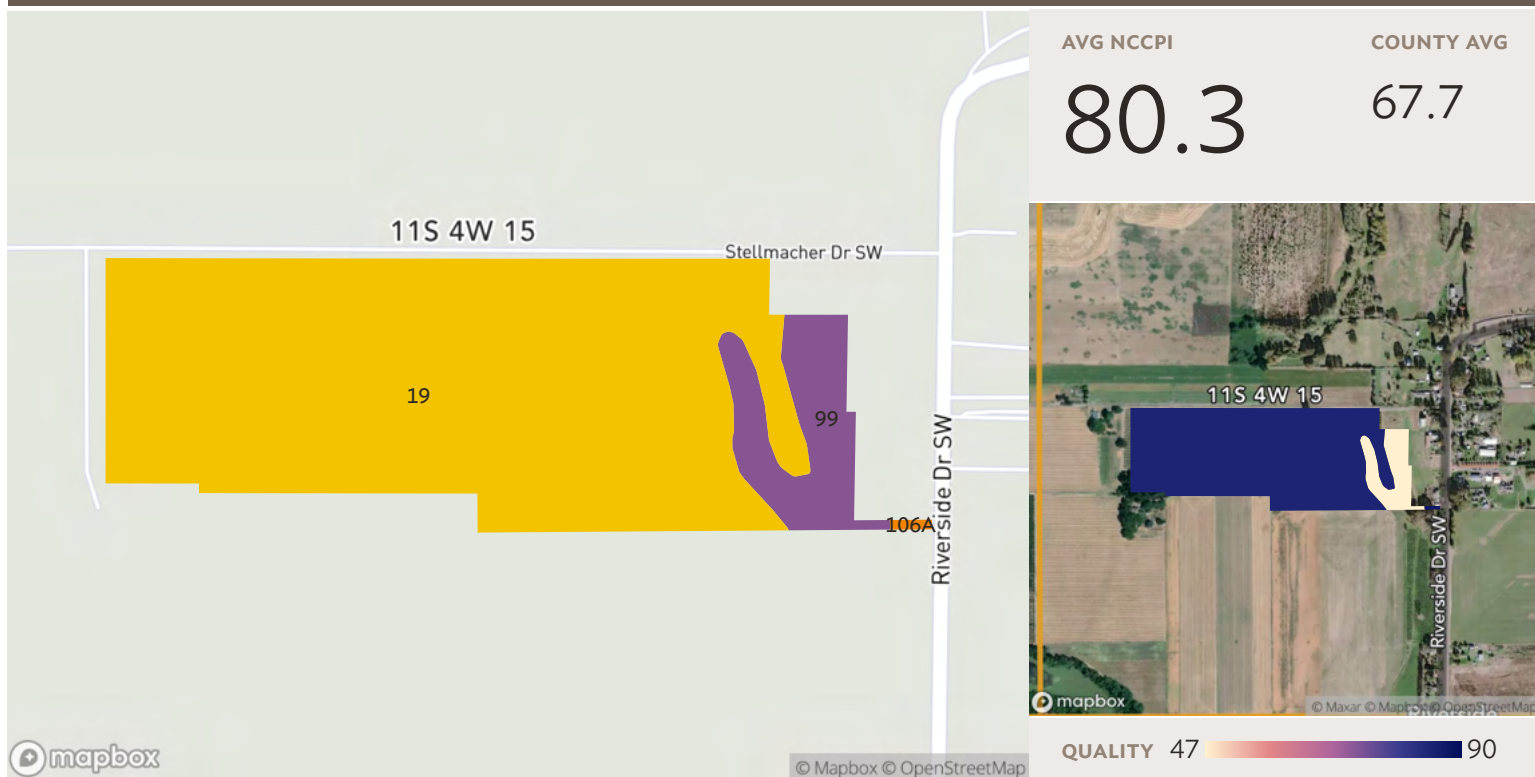


SOILS



1 field, 42 acres in Linn County, OR

TOWNSHIP/SECTION 11S 4W - 15



Source: NRCS Soil Survey

All fields

42 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
19	Chapman loam	37.27	89.4%	1	84.7
99	Wapato silty clay loam	4.31	10.3%	3	42.4
106A	Woodburn silt loam, 0 to 3 percent slopes	0.09	0.2%	2	87.1
		41.67			80.3

WELL



NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

(USE ADDITIONAL SHEETS IF NECESSARY)

WATER RIGHTS



NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

STATE OF OREGON
COUNTY OF LINN
CERTIFICATE OF WATER RIGHT

This Is to Certify, That **W. F. AND ELDRED C. STELLMACHER**

of Route 3, Box 706, Albany , State of Oregon , has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of Well No. 1

a tributary of Willamette River for the purpose of
irrigation of 35.7 acres

under Permit No. G-2840 of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from March 12, 1965

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.45 cubic foot per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the NE $\frac{1}{4}$ SW $\frac{1}{4}$, as projected within Moore DIC 59, Section 15, T. 11 S., R. 4 W., W. M. Well located 280 feet South and 10 feet West from the NE Corner, Moore DIC 59.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2 $\frac{1}{2}$ acre feet per acre for each acre irrigated during the irrigation season of each year;

and shall

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

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

12.4 acres NE $\frac{1}{4}$ SW $\frac{1}{4}$ as projected within Layton DIC 58
9.9 acres NE $\frac{1}{4}$ SW $\frac{1}{4}$ as projected within Moore DIC 59
7.7 acres NW $\frac{1}{4}$ SW $\frac{1}{4}$ as projected within Moore DIC 59
5.7 acres NW $\frac{1}{4}$ SE $\frac{1}{4}$ as projected within Layton DIC 58
Section 15
T. 11 S., R. 4 W., W. M.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

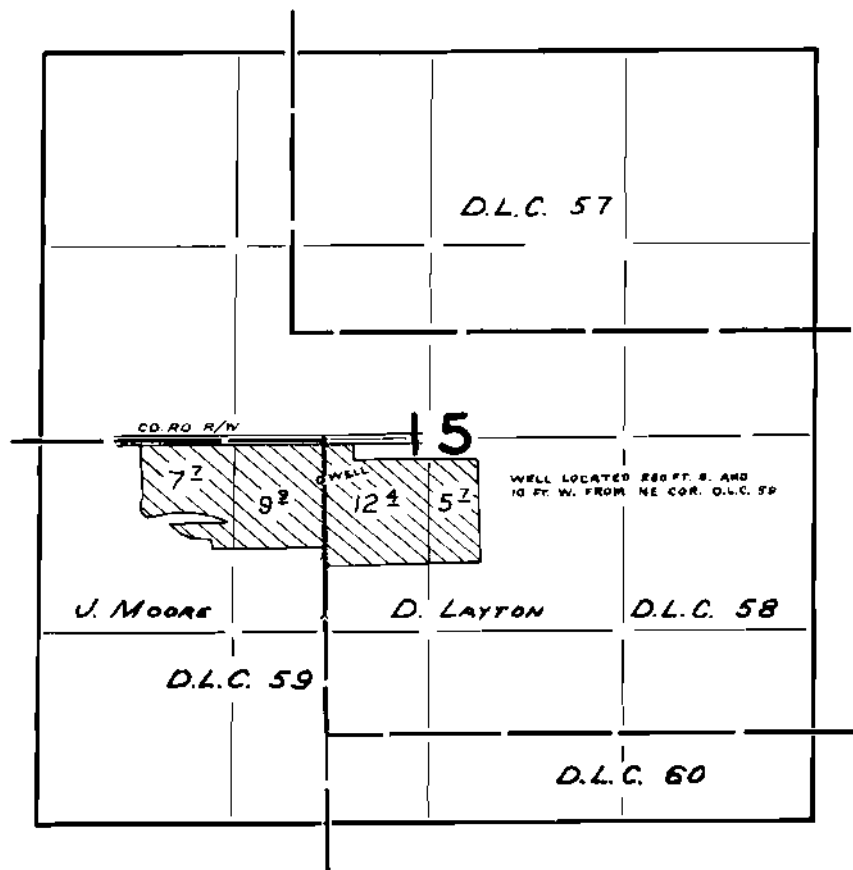
WITNESS the signature of the State Engineer, affixed

this date. April 26, 1967

CHRIS L. WHEELER

State Engineer

T.11S. R.4 W. W.M.



FINAL PROOF SURVEY
UNDER

Application No. C-3044 Permit No. C-2840
IN NAME OF

W. F. & ELDRED C. STELLMACHER

Surveyed OCT. 12, 1965, by R. JACKSON

YIELDS



Stellmacher Main Yamhill Orchard



Year	Variety	Acres	Harvested Clean Nut Weight (Lbs)	Pounds Yielded per Acre	Market Price per Pound	Combined Gross Revenue	Per Pound Market Bonus	Market Bonus	Total Yearly Revenue	Production Anomaly Notes
2013	Yamhill (1 Year Old)	38.7	No Production	No Production	\$1.70	N/A	\$0.65	N/A	N/A	
2014	Yamhill (2 Years Old)	38.7	No Production	No Production	\$1.70	N/A	\$0.65	N/A	N/A	
2015	Yamhill (3 Years Old)	38.7	No Production	No Production	\$1.22	N/A	\$0.40	N/A	N/A	
2016	Yamhill (4 Years Old)	38.7	22,185	573.26	\$1.18	\$26,178.30	\$0.34	\$7,542.90	\$33,721.20	
2017	Yamhill (5 Years Old)	38.7	54,070	1,397.16	\$0.97	\$52,447.90	\$0.11	\$5,947.70	\$58,395.60	
2018	Yamhill (6 Years Old)	38.7	101,552	2,624.08	\$0.81	\$82,257.12	\$0.06	\$6,093.12	\$88,350.24	
2019	Yamhill (7 Years Old)	38.7	105,613	2,729.02	\$0.83	\$87,658.79	\$0.22	\$23,234.86	\$110,893.65	
2020	Yamhill (8 Years Old)	38.7	83,045	2,145.87	\$0.90	\$74,740.50	\$0.11	\$9,134.95	\$83,875.45	There were tree starts propagated off 50% of the orchard. Those tree starts pulled a great amount of energy from the trees thus reducing the crop production. Per our Agronomist & Oregon State University.
2021	Yamhill (9 Years Old)	38.7	159,413.00	4,119.20	\$0.90	\$143,471.70	\$0.01	\$1,594.13	\$145,065.83	
2021	Yamhill (9 Years Old)	38.7	177,283.50	4,580.97	\$0.90	\$159,555.15	\$0.01	\$1,772.84	\$161,327.99	Due to repeated issues with a new harvester Stellmacher Farms was not able to complete 100% of 2nd harvest. However, they were able to rent another harvester to finish first harvest. At the end of the rental period they were able to harvest just 4 rows for second prior to heavy rains. That harvest yielded 515 pounds per acre. It was then estimated that due to harvester issues 17,870.50 lbs were left in the orchard, and that if 2nd harvest had been able to be completed the orchard would have yielded 4,581.77 lbs / acre.



Payment Report By Orchard

Page # 1 of 2
Print Date: 5/9/2022 6:17:39 PM

JB LLC [JBLLC]
2016 Crop Year

Lot Number	Date Received	Received Weight	Merchant Weight	Gross Value	Bonus Premium	Variety Premium	Jumbo Premium	Hauling Allowance	Clean/Dry Charges	O.H.C. Charge	Sorting Charge	Net Payment
Main Orchard [Yamhill]												
17082	10/17/16	30,200.0	22,185.0	\$26,178.30	\$7,542.90	\$0.00	\$0.00	\$221.85	\$1,288.80	\$188.57	\$0.00	\$32,465.68
TOTALS:		30,200.0	22,185.0	\$26,178.30	\$7,542.90	\$0.00	\$0.00	\$221.85	\$1,288.80	\$188.57	\$0.00	\$32,465.68

Total Premiums: **\$7,542.90**

Total Charges: **-\$1,477.37**

SUMMARY BREAKDOWN

Payee	Merchant Weight	Gross Value	Total Premiums	Hauling Allowance	Total Charges	Total Deductions	Net Payment
JB LLC [JBLLC] - 100%	22,185.0	\$26,178.30	\$7,542.90	\$221.85	\$1,477.37	\$0.00	\$32,465.68



Payment Report By Orchard

Page # 2 of 2
 Print Date: 5/9/2022 6:17:40 PM

JB LLC [JBLLC]
 2016 Crop Year

Lot Number	Date Received	Received Weight	Merchant Weight	Gross Value	Bonus Premium	Variety Premium	Jumbo Premium	Hauling Allowance	Clean/Dry Charges	O.H.C. Charge	Sorting Charge	Net Payment
GRAND TOTALS												
Payee				Merchant Weight	Gross Value	Total Premiums	Hauling Allowance	Total Charges	Total Deductions	Net Payment		
JB LLC [JBLLC]				22,185.0	\$26,178.30	\$7,542.90	\$221.85	\$1,477.37	\$0.00	\$32,465.68		



Payment Report By Orchard

Page # 1 of 2
Print Date: 5/9/2022 6:17:05 PM

JB LLC [JBLLC]
2017 Crop Year

Lot Number	Date Received	Received Weight	Merchant Weight	Gross Value	Bonus Premium	Variety Premium	Jumbo Premium	Hauling Allowance	Clean/Dry Charges	O.H.C. Charge	Sorting Charge	Net Payment
Main Orchard [Yamhill]												
21582	09/29/17	50,400.0	44,765.0	\$43,198.22	\$0.00	\$0.00	\$0.00	\$447.65	\$1,506.36	\$380.50	\$0.00	\$41,759.01
21585	09/29/17	10,515.0	9,305.0	\$8,979.32	\$0.00	\$0.00	\$0.00	\$93.05	\$324.59	\$79.09	\$0.00	\$8,668.69
TOTALS:		60,915.0	54,070.0	\$52,177.54	\$0.00	\$0.00	\$0.00	\$540.70	\$1,830.95	\$459.59	\$0.00	\$50,427.70

Total Premiums: **\$0.00**

Total Charges: **-\$2,290.54**

SUMMARY BREAKDOWN

Payee	Merchant Weight	Gross Value	Total Premiums	Hauling Allowance	Total Charges	Total Deductions	Net Payment
JB LLC [JBLLC] - 100%	54,070.0	\$52,177.54	\$0.00	\$540.70	\$2,290.54	\$0.00	\$50,427.70



Payment Report By Orchard

Page # 2 of 2
 Print Date: 5/9/2022 6:17:05 PM

JB LLC [JBLLC]
 2017 Crop Year

Lot Number	Date Received	Received Weight	Merchant Weight	Gross Value	Bonus Premium	Variety Premium	Jumbo Premium	Hauling Allowance	Clean/Dry Charges	O.H.C. Charge	Sorting Charge	Net Payment
---------------	------------------	--------------------	--------------------	----------------	------------------	--------------------	------------------	----------------------	----------------------	------------------	-------------------	----------------

GRAND TOTALS

Payee	Merchant Weight	Gross Value	Total Premiums	Hauling Allowance	Total Charges	Total Deductions	Net Payment
JB LLC [JBLLC]	54,070.0	\$52,177.54	\$0.00	\$540.70	\$2,290.54	\$0.00	\$50,427.70



Payment Report By Orchard

Page # 1 of 2
Print Date: 5/9/2022 6:16:22 PM

JB LLC [JBLLC]
2018 Crop Year

Lot Number	Date Received	Received Weight	Merchant Weight	Gross Value	Bonus Premium	Variety Premium	Jumbo Premium	Hauling Allowance	Clean/Dry Charges	O.H.C. Charge	Sorting Charge	Net Payment
Main Orchard [Yamhill]												
26561	10/30/18	28,555.0	27,567.0	\$17,091.54	\$1,654.02	\$5,237.73	\$0.00	\$275.67	\$623.17	\$234.32	\$0.00	\$18,163.74
26563	10/31/18	44,970.0	41,945.0	\$26,005.90	\$2,516.70	\$7,969.55	\$0.00	\$419.45	\$1,105.53	\$356.53	\$0.00	\$27,479.99
26564	10/31/18	34,155.0	32,040.0	\$19,864.80	\$1,922.40	\$6,087.60	\$0.00	\$320.40	\$0.00	\$272.34	\$0.00	\$21,835.26
TOTALS:		107,680.0	101,552.0	\$62,962.24	\$6,093.12	\$19,294.88	\$0.00	\$1,015.52	\$1,728.70	\$863.19	\$0.00	\$67,478.99

Total Premiums: **\$25,388.00**

Total Charges: **-\$2,591.89**

SUMMARY BREAKDOWN

Payee	Merchant Weight	Gross Value	Total Premiums	Hauling Allowance	Total Charges	Total Deductions	Net Payment
JB LLC [JBLLC] - 100%	101,552.0	\$62,962.24	\$25,388.00	\$1,015.52	\$2,591.89	\$0.00	\$86,773.87



Payment Report By Orchard

Page # 2 of 2

Print Date: 5/9/2022 6:16:23 PM

JB LLC [JBLLC]

2018 Crop Year

Lot Number	Date Received	Received Weight	Merchant Weight	Gross Value	Bonus Premium	Variety Premium	Jumbo Premium	Hauling Allowance	Clean/Dry Charges	O.H.C. Charge	Sorting Charge	Net Payment
---------------	------------------	--------------------	--------------------	----------------	------------------	--------------------	------------------	----------------------	----------------------	------------------	-------------------	----------------

GRAND TOTALS

Payee	Merchant Weight	Gross Value	Total Premiums	Hauling Allowance	Total Charges	Total Deductions	Net Payment
JB LLC [JBLLC]	101,552.0	\$62,962.24	\$25,388.00	\$1,015.52	\$2,591.89	\$0.00	\$86,773.87



Payment Report By Orchard

Stellmacher, Bill [STELLB]

2019 Crop Year

Page # 3 of 4

Print Date: 12/16/2019 9:18:15 AM

Lot Number	Date Received	Received Weight	Merchant Weight	Gross Value	Bonus Premium	Variety Premium	Jumbo Premium	Hauling Allowance	Clean/Dry Charges	O.H.C. Charge	Sorting Charge	Net Payment
Main [Yamhill]												
30173	9/26/2019	59,570.0	48,330.0	\$40,113.90	\$0.00	\$0.00	\$0.00	\$483.30	\$2,246.53	\$483.30	\$0.00	\$37,867.37
30207	10/2/2019	57,605.0	44,879.0	\$37,249.57	\$0.00	\$0.00	\$0.00	\$448.79	\$2,317.42	\$448.79	\$0.00	\$34,932.15
27206	10/26/2019	17,540.0	12,404.0	\$10,295.32	\$0.00	\$0.00	\$0.00	\$0.00	\$864.43	\$124.04	\$0.00	\$9,306.85
TOTALS:		134,715.0	105,613.0	\$87,658.79	\$0.00	\$0.00	\$0.00	\$932.09	\$5,428.38	\$1,056.13	\$0.00	\$82,106.37

Total Premiums: \$0.00

Total Charges: (\$6,484.00)

SUMMARY BREAKDOWN

Payee	Merchant Weight	Gross Value	Total Premiums	Hauling Allowance	Total Charges	Net Payment
Stellmacher, Bill [STELLB] - 100%	105,613.0	\$87,658.79	\$0.00	\$932.09	\$6,484.51	\$82,106.37
Grand Total:	105,613.0	\$87,658.79	\$0.00	\$932.09	\$6,484.51	\$82,106.37



Payment Report By Orchard

Stellmacher, Bill [STELLB]

2019 Crop Year

GRAND TOTALS

Page # 4 of 4

Print Date: 12/16/2019 9:18:15 AM

Payee	Merchant Weight	Gross Value	Total Premiums	Hauling Allowance	Total Charges	Net Payment
Stellmacher, Bill [STELLB]	349,863.0	\$290,386.29	\$0.00	\$3,374.59	\$26,074.84	\$267,686.04



Payment Report By Orchard

Page # 3 of 4
Print Date: 12/7/2020 11:50:12 AM

STELLMACHER FARMS [STELLMA]
2020 Crop Year

Lot Number	Date Received	Received Weight	Merchant Weight	Gross Value	Bonus Premium	Variety Premium	Jumbo Premium	Hauling Allowance	Clean/Dry Charges	O.H.C. Charge	Sorting Charge	Net Payment
MAIN ORCHARD [Yamhill]												
3028	10/05/20	48,740.0	32,507.0	\$29,256.30	\$0.00	\$0.00	\$0.00	\$162.53	\$2,485.24	\$325.07	\$112.21	\$26,496.31
3036	10/06/20	42,660.0	31,172.0	\$28,054.80	\$0.00	\$0.00	\$0.00	\$155.86	\$1,945.03	\$311.72	\$0.00	\$25,953.91
3054	10/08/20	26,440.0	19,366.0	\$17,429.40	\$0.00	\$0.00	\$0.00	\$96.83	\$1,188.90	\$193.66	\$0.00	\$16,143.67
TOTALS:		117,840.0	83,045.0	\$74,740.50	\$0.00	\$0.00	\$0.00	\$415.22	\$5,619.17	\$830.45	\$112.21	\$68,593.89

Total Premiums: \$0.00

Total Charges: -\$6,449.62

SUMMARY BREAKDOWN

Payee	Merchant Weight	Gross Value	Total Premiums	Hauling Allowance	Total Charges	Net Payment
STELLMACHER FARMS [STELLMA] - 100%	83,045.0	\$74,740.50	\$0.00	\$415.22	\$6,561.83	\$68,593.89



Payment Report By Orchard

Page # 3 of 4
Print Date: 5/10/2022 8:34:42 AM

STELLMACHER FARMS [STELLMA]
2021 Crop Year

Lot Number	Date Received	Received Weight	Merchant Weight	Gross Value	Bonus Premium	Variety Premium	Jumbo Premium	Hauling Allowance	Clean/Dry Charges	O.H.C. Charge	Sorting Charge	Net Payment
MAIN ORCHARD [Yamhill]												
3041	10/05/21	55,840.0	45,314.0	\$40,782.60	\$0.00	\$453.14	\$0.00	\$226.57	\$2,182.49	\$453.14	\$0.00	\$38,373.54
3048	10/07/21	50,060.0	36,271.0	\$32,643.90	\$0.00	\$362.71	\$0.00	\$181.36	\$2,340.16	\$362.71	\$0.00	\$30,122.39
3052	10/08/21	48,420.0	35,405.0	\$31,864.50	\$0.00	\$354.05	\$0.00	\$177.03	\$2,201.99	\$354.05	\$0.00	\$29,485.49
3054	10/08/21	53,780.0	42,423.0	\$38,180.70	\$0.00	\$424.23	\$0.00	\$212.12	\$2,100.70	\$424.23	\$0.00	\$35,867.89
TOTALS:		208,100.0	159,413.0	\$143,471.70	\$0.00	\$1,594.13	\$0.00	\$797.08	\$8,825.34	\$1,594.13	\$0.00	\$133,849.31

Total Premiums: **\$1,594.13**

Total Charges: **-\$10,419.47**

SUMMARY BREAKDOWN

Payee	Merchant Weight	Gross Value	Total Premiums	Hauling Allowance	Total Charges	Net Payment
STELLMACHER FARMS [STELLMA] - 100%	159,413.0	\$143,471.70	\$1,594.13	\$797.08	\$10,419.47	\$135,443.44