



ALBANY HAZELNUT ORCHARD

Cooper Drive
Albany, Oregon

50.76 Total Acres
48 Orchard Acres

\$714,900

 **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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OVERVIEW

Well maintained, irrigated hazelnut orchard. 36-acres planted to Ennis and 12-acres planted to Barcelona.

Top-quality soils. The property consists of 86% Chehalis silty loam and 14% Newberg fine sandy loam. Optimal pH levels with lime treatment applied in 2020.

Current water rights from Crooks Creek via an underground mainline with risers. Pressurized by a removable electric pump.

Yields produced:

Year	# Merchantable Yield		% Ennis Jumbo
	Barcelona	Ennis	
2020	31,713	87,429	60%
2021	28,507	83,219	22%
2022	33,901	93,471	57%



Distances by Automobile

Albany - 18 Minutes

Salem - 20 Minutes

Corvallis - 30 Minutes

Eugene - 50 Minutes

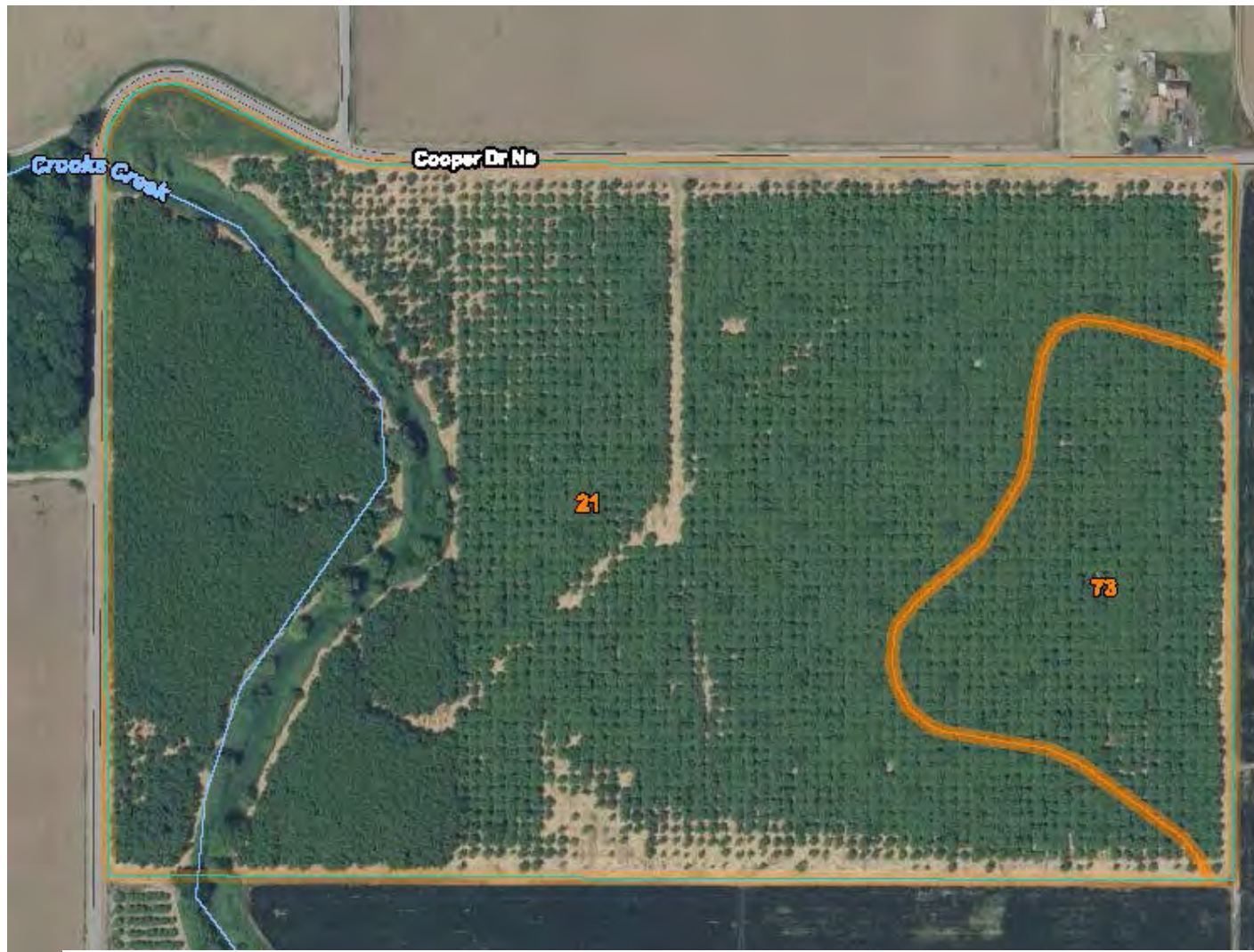
Portland - 1 Hour

MAPS





SOILS



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
21	Chehalis silty clay loam	44.3	85.5%
73	Newberg fine sandy loam	7.5	14.5%
Totals for Area of Interest		51.7	100.0%

TOPOGRAPHICAL









REAL ESTATE'S
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