O OTTER ROCK

OTTER ROCK, OR





Land

82 Acres

- Located Off Highway 101
- Close Proximity to the Ocean
- Electricity on Property
- Potential for Home Building Site
 - Buyer to do Due Diligence
- Gravel Roads



AGENT INFORMATION

Steve is a fifth generation farmer who was born and raised on a farm in the Willamette Valley. Steve farmed for 32 years growing crops that includes blueberries, mint, row crops, and grass seed. He also has a wide array of knowledge about soils, water rights, property management, ranching and forestry. Steve has served on the South Santiam River Water Board for fifteen years. Steve enjoys working on improving his forested property and spending time at his farm in Eastern Oregon. He looks forward to serving the hard working people of the Willamette Valley and surrounding areas with their real estate needs. He uses his attention to detail and foresight to proactively address every aspect of his client's real estate transactions. With a reputation of hard work, honesty, and protecting his client's interests, Steve is interested in doing everything possible to ensure you are successful.



STEVE HELMS STEVEHELMS@KW.COM 541-979-0118



PAUL TERJESON PTERJY@KW.COM 503-999-6777

Paul Terjeson is the Principal Broker/Owner of Oregon Farm Brokers, the Willamette Valleys leading Farm, Ranch, and Land experts. For over 25 years, Paul and his team have been representing Sellers and Buyers and are experts in the purchase or sale of: High Value Farm Ground, Ranch Land, Development Property, Luxury, Small and Large Acreage, Residential, and Multifamily. Oregon Farm Brokers diverse background includes 5th generation farmer, nursery and dairy manager, land developers, and economist. Paul and his team have the combination of skills, experience, and service to understand the layers of complexity and fluency with local zoning, water rights, soils, and construction standards in Oregon. We are here to assist you in building your Real Estate Portfolio. Paul brings a high degree of professionalism to help you sell your property for the highest possible value, find the next perfect property and protect you and your interests throughout the transaction.



Maps











County Information

List Packet (s) Provided Through County Records





Property Profile Report

Kafoury P Jr Living Trust

Tax Lot 091120000020000 OR 97369

June 13, 2023

Bend

Suite 100

Bend, OR 97702

Tel: (541) 389-5751

Newport 255 SW Coast Highway, Suite 100 Newport, OR 97365 Tel: (541) 265-2288 Fax: (541) 265-9570

> Sisters 330 West Hood Avenue Sisters, OR 97759 Tel: (541) 548-9180 Fax: (541) 588-6601

Madras 60 SE 6th Street Madras, OR 97741 Tel: (541) 460-5107 Fax: (541) 460-5109

> Prineville 446 NW 3rd Street, Suite 107 Prineville, OR 97754 Tel: (541) 447-7861 Fax: (541) 447-5424

1777 SW Chandler Avenue, Fax: (541) 330-1242

> Redmond 153 SW 5th Street Redmond, OR 97756 Tel: (541) 548-2911 Fax: (541) 548-8601

Eugene 497 Oakway Road, Suite 340 Eugene, OR 97401 Tel: (541) 485-3588 Fax: (541) 485-3597

3469 NW Highway 101 Lincoln City, OR 97367 Tel: (541) 994-8928 Fax: (541) 994-7075

Lincoln City

Roseburg 2365 NW Kline Street, Suite 201 Roseburg, OR 97471 Tel: (541) 672-3388 Fax: (541) 672-8110

Part of a FORTUNE 500 Company

A partnership beyond expectations.

This information is provided as a courtesy. The documents provided here may not include all those currently affecting your property. Only a full title report will provide you with all encumbrances affecting your property including any CC&R's or Homeowner Association by-laws. Western Title & Escrow Co. makes no express or implied warranty respecting the information presented and assumes no responsibility for its use.



Parcel Information

Parcel Information		Assessment Info	rmation		
Parcel #: F	R343952	Market Value Land:	\$195,160.00		
Tax Lot: 0	091120000020000	Market Value Impr:	\$0.00		
Site Address:		Market Value Total:	\$195,160.00		
	OR 97369	Assessed Value:	\$24,290.00		
Owner:	Kafoury P Jr Living Trust				
Owner2:		Tax Information			
Owner Address: 2	25017 Alpine Rd	Levy Code Area:	400		
Ν	Monroe OR 97456 - 9444	Levy Rate:	10.7497		
Twn/Range/Section: 0	09S / 11W / 20	Tax Year: 2	2022		
Parcel Size: 8	32.00 Acres (3,571,920 SqFt)	Annual Tax: S	\$367.81		
Plat/Subdivision:		<u>Legal</u>			
Lot:					
Block:		TWNSHP 09, RNG 11, ACRES 82.00, NON-FOREST DWELLING, DOC201409968			
Census Tract/Block: 9	950800 / 1013				
Waterfront:					
Land					
Land					
Cnty Land Use: 600 - Non Des	signated Vacant Forest Land	Land Use Std: AM	ISC - Agricultural Misc		

Zoning: T-C - Timber Conservation	Neighborhood: RINB
Watershed: Rock Creek-Frontal Pacific Ocean	Recreation:
School District: Lincoln County School District	Primary School: YAQUINA VIEW ELEMENTARY
Middle School: NEWPORT MIDDLE SCHOOL	High School: NEWPORT HIGH SCHOOL

Improvement

Year Built:	Fin SqFt:	Bedrooms:	
Bsmt Fin SqFt:	Flr 1 SqFt:	Bathrooms:	
Bsmt UnFin SqFt:	Flr 2 SqFt:	Attic Fin SqFt:	
Deck SqFt:	Garage SqFt:	Attic Unfin SqFt:	
Carport:	Garage Desc:	Exterior:	
Roof Type:	Foundation:	Porch: ()
Roof Mtl:	AC:	Heat Type:	

Transfer Information

Rec. Date: 03/01/2023	Sale Price:	Doc Num: 1227	Doc Type: Deed
Owner: Kafoury P Jr Liv	ing Trust	Grantor: KAFOURY PAUL	JR
Orig. Loan Amt:		Title Co:	
Finance Type:	Loan Type:	Lender:	

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.

Property Owner R343952 KAFOURY PAUL JR TSTEE & FREEMAN KATHERINE A TSTEE -

Property Address

2023 In Process Real Market Value <u>\$195,</u>160

2023 GENERAL INFORMATION		RELATED PROPERTIES
Property Status	A Active	Linked Properties -
Property Type	RP Residential	
Legal Description	TWNSHP 09, RNG 11, ACRES 82.00, NON- FOREST DWELLING, DOC202301227	
Alternate Account Number	-	
Neighborhood	RINB: IMMONEN ROAD LAND	
Map Number	09-11-20-00-00200-00	
Property Use	600: VACANT H&B USE FOREST - NO APPLICATION	
Levy Code Area	400	
Zoning	T-C	

2023 OWNER INFORMATION

Owner Name	KAFOURY PAUL JR TSTEE & FREEMAN KATHERINE A TSTEE
Mailing Address	25017 ALPINE RD MONROE, OR 97456

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	FNO: H&B USE FORESTLAND	82.00 Acres
TOTALS		3571920.00 Sq. ft / 82.00 acres

			17141 4	JI LOINE OUL	NUSEUSED WILLOE
2023 (In Process)	\$0	\$195,160	\$195,160	\$24,290	\$24,290
2022	\$0	\$195,160	\$195,160	\$24,290	\$24,290
2021	\$0	\$195,160	\$195,160	\$23,580	\$23,580
2020	\$0	\$195,160	\$195,160	\$22,890	\$22,890
2019	\$0	\$48,440	\$48,440	\$22,230	\$22,230
2018	\$0	\$32,510	\$32,510	\$21,580	\$21,580
2017	\$0	\$32,680	\$32,680	\$20,950	\$20,950
2016	\$0	\$32,060	\$32,060	\$19,750	\$19,750

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	KAFOURY PAUL JR & FREEMAN KATHERINE A	KAFOURY PAUL JR TSTEE & FREEMAN KATHERINE A TSTEE	202301227	-	BSD BARGAIN AND SALE DEED
	KAFOURY PAUL JR	KAFOURY PAUL JR & FREEMAN KATHERINE A	201409968	-	BSD BARGAIN AND SALE DEED
11/3/2014	KRIETZ KENNETH F TRUSTEE	KAFOURY PAUL JR	201409967	\$175,000	WD WARRANTY DEED
	EQUITY RESIDENTIAL LLC	KRIETZ KENNETH F TRUSTEE	201300296	-	BSD BARGAIN AND SALE DEED
	ALDRIDGE ROBERT J & ALDRIDGE DAWN R	EQUITY RESIDENTIAL LLC	201012651	-	DLF DEED IN LIEU
9/5/2007	EQUITY RESIDENTIAL GROUP	ALDRIDGE ROBERT J & ALDRIDGE DAWN R	200713023	\$450,000	WD WARRANTY DEED
	ROSCOE B J	EQUITY RESIDENTIAL GROUP	200602505	-	TD TRUSTEE'S DEED
	ROAD RUNNER OIL INC	ROSCOE B J	MF411- 0485	-	QCD QUIT CLAIM DEED
	ROSCOE B J	ROAD RUNNER OIL INC	MF351- 2073	-	BSD BARGAIN AND SALE DEED
10/22/1996	CLINE ROBERT E & JOAN D	ROSCOE B J	MF327- 0186	\$50,000	BSD BARGAIN AND SALE DEED
8/26/1992	SHOEMAKER ELIZABETH H	CLINE ROBERT E & JOAN D	MF249- 1268	\$95,000	WD WARRANTY DEED

• If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TOTAL TAXES DUE

TAX SUM	AX SUMMARY				ctive Date:	6/13/2023	× Details
TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2022	\$367.81	\$261.12	\$106.69	\$367.81	\$0.00) –	\$0.00
2021	\$359.55	\$254.61	\$104.94	\$359.55	\$0.00) –	\$0.00
2020	\$350.05	\$250.50	\$99.55	\$350.05	\$0.00) –	\$0.00
2019	\$338.34	\$240.06	\$98.28	\$338.34	\$0.00) –	\$0.00
2018	\$328.53	\$236.65	\$91.88	\$328.53	\$0.00) –	\$0.00
2017	\$322.75	\$230.07	\$92.68	\$322.75	\$0.00) –	\$0.00
2016	\$305.06	\$217.57	\$87.49	\$305.06	\$0.00) –	\$0.00
2015	\$280.09	\$200.43	\$79.66	\$280.09	\$0.00) –	\$0.00
2014	\$275.21	\$0.00	\$0	\$275.21	\$0.00) –	\$0.00
2013	\$257.72	\$0.00	\$0	\$257.72	\$0.00) -	\$0.00
2012	\$244.78	\$0.00	\$0	\$244.78	\$0.00) -	\$0.00
2011	\$242.94	\$0.00	\$0	\$242.94	\$0.00) -	\$0.00
2010	\$229.41	\$0.00	\$0	\$229.41	\$0.00) -	\$0.00
2009	\$232.35	\$0.00	\$0	\$232.35	\$0.00) -	\$0.00
2008	\$241.64	\$0.00	\$0	\$241.64	\$0.00) –	\$0.00
2007	\$218.47	\$0.00	\$0	\$218.47	\$0.00) -	\$0.00
2006	\$214.61	\$0.00	\$0	\$214.61	\$0.00) –	\$0.00
2005	\$210.71	\$0.00	\$0	\$210.71	\$0.00) –	\$0.00
2004	\$194.55	\$0.00	\$0	\$194.55	\$0.00) –	\$0.00
2003	\$86.96	\$0.00	\$0	\$86.96	\$0.00) –	\$0.00
2002	\$86.19	\$0.00	\$0	\$86.19	\$0.00) –	\$0.00
2001	\$75.64	\$0.00	\$0	\$75.64	\$0.00) –	\$0.00
2000	\$72.54	\$0.00	\$0	\$72.54	\$0.00) –	\$0.00

Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

199	9	\$71.98	\$0.00	\$0	\$71.98	\$0.00	-	\$0.00
199	8	\$32.52	\$0.00	\$0	\$32.52	\$0.00	-	\$0.00
199	7	\$35.99	\$0.00	\$0	\$35.99	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2022	LINC-5118	10-31-2022	\$356.78
2021	1640474	10-28-2021	\$348.76
2020	1584908	10-29-2020	\$339.55
2019	1561741	11-18-2019	\$328.19
2018	1481137	11-1-2018	\$318.67
2017	1424464	10-30-2017	\$313.07
2016	1378803	11-3-2016	\$295.91
2015	1324698	11-4-2015	\$271.69
2014	1284082	11-14-2014	\$275.21
2013	1214250	10-31-2013	\$249.99
2012	1184592	11-15-2012	\$237.44
2011	1122494	11-8-2011	\$235.65
2010	1098048	12-16-2010	\$1,123.78
2004	889916	11-27-2006	(\$250.74)
2006	890543	11-27-2006	(\$0.87)
2006	890543	11-27-2006	\$0.87
2006	890543	11-27-2006	(\$236.00)
2006	890543	11-27-2006	\$236.00
2006	890543	11-27-2006	(\$208.17)
2006	890543	11-27-2006	\$208.17
2006	890597	11-27-2006	\$693.19
2004	889916	11-22-2006	\$250.74
2003	748117	2-23-2004	\$100.00

2002	694560	12-11-2002	\$2.00
2002	693893	12-2-2002	\$85.00
2001	635891	11-19-2001	\$155.00
1999	560537	6-19-2000	\$3.44
1999	550082	12-14-1999	\$152.31

LINCOLNPROD PROPERTY RECORD CARD

Property ID: R343952	Map and Taxlot: 0	9-11-20-00-00200-00				Tax Yea	r: 2023	Run Date: 6/13/202	3 3:21:01 PM
PROPERTY SITUS ADDRESS	GENERA	L PROPERTY INFORMATION				VALU	E HISTORY		
PROPERTY SITUS ADDRESS Maintenance Area: C-20 OWNER NAME AND MAILING ADDRESS KAFOURY PAUL JR TSTEE FREEMAN KATHERINE A TSTEE 25017 ALPINE RD MONROE, OR 97456 LEGAL DESCRIPTION TWNSHP 09, RNG 11, ACRES 82.00, NON-FOREST DWELLING, DOC202301227	GENERA Prop Class: NBH Code: Prop Type Code: Prop Code: Next Appr Date: Next Appr Reasor Last Appr Date: Appraiser: Zoning: Code Area: Related Accts:	600 RINB RES Z6: SPECIAL ASSESSMENT PROGR/	Year 2022 2021 2020 2019 2018 2017 Land Non-LS Improvemen Non-LSU RM Land LSU: RMV Total: Date	t: IV Total: Type Sa	0 0 0 0 0	NV 0 0 0 0 ASSESSMEN Prior MAV Prior MAV Prior AV Prior AV Prior AV AV +3%:	Total RMV 195,160 195,160 48,440 32,510 32,680 NT INFORMATION /: / Adj: NFORMATION ice Validity	Except RMV: CPR: EX. MAV: LSU: New M50 AV: Inst. Type	LSU Value 24,290 23,580 22,890 22,230 21,580 20,950 24,290 24,290 24,290 24,290
Acres: 82 Sqft: Effective Acres: 82 Type Appraiser Issue Date	Date Checked	BUILDING PERMITS % Comp Comment	11/03/2014 09/05/2007 10/22/1996 AND INSPECTI	17 13 22 ONS		-	SALE SALE SALE	WD WARRANTY DEE WD WARRANTY DEE BSD BARGAIN AND	

PARCEL COMMENTS	EXE	EMPTIONS			Exceptions	
GenFlag- M_10C,M_20C,R_NFD GenCom- STOCKING SURVEY REQUIRED W/APPLICATION TO DESIGNATE FORESTLAND NO LONGER H & B FORESTLAND.	Code	Exempt RMV	Code SU	Year 1999	Amount 0	Method 3

	MARKET LAND INFORMATION								LAND SP	ECIAL USE		
Туре	Table	Method	Acres	Base Value	Adjustment Code - %	NBHD %	Total Adj %	Final Value	Code	SAV Unt Pr	MSAV Unt Pr	LSU
FNO: H&B USE FORESTLAND	RFL	А	82.000	3,500	S-68		0.680	195,160	F	474	29	6 24,290
		Total Acres:	82.000			Total Market L	and Value:	195,160		Tota	al LSU:	24,290



After recording return to:

George B. Heilig PO Box 473 Corvallis, OR 97339

Grantors:

-1. c.

Paul Kafoury, Jr. and Katherine A. Freeman, as Tenants in Common 25017 Alpine Rd. Monroe, OR 97456

Grantees:

Restated Paul Kafoury, Jr. Revocable Living Trust dated February 2023 and Katherine A. Freeman Revocable Living Trust dated February 2023, as Tenants in Common 25017 Alpine Road Monroe, OR 97456

Until a change is requested

send tax statements to:

Restated Paul Kafoury, Jr. Revocable Living Trust dated February 2023 and Katherine A. Freeman Revocable Living Trust dated February 2023, as Tenants in Common 25017 Alpine Road Monroe, OR 97456

BARGAIN AND SALE DEED

Paul Kafoury, Jr. and Katherine A. Freeman, as Tenants in Common, Grantors, does hereby grant, bargain, sell and convey unto Paul Kafoury, Jr. and Katherine A. Freeman, Trustees of the Restated Paul Kafoury, Jr. Revocable Living Trust Dated February 2023 and the Restated Katherine A. Freeman Revocable Living Trust dated February 2023, hereinafter called Grantees, all of the Grantors' right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Lincoln, State of Oregon, described as follows, to-wit:

See attached Exhibit A, subject to matter of record.

To have and to hold the same for Grantee's heirs, successors and assigns forever.

Consideration: Other than money which is the whole consideration

In construing this Deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this Deed shall apply equally to corporations and individuals.

Page 1 of 3 - Bargain and Sale Deed

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 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 Grantors have executed this instrument this 2/11, , 2023.

GRANTORS:

1 le - trema

Katherine A. Freeman

NOTARY PROVISIONS ON NEXT PAGE

STATE OF OREGON, County of Benton) ss.

The foregoing instrument was acknowledged before me on <u>February</u> 22 2023, by Paul Kafoury, Jr., as Grantor.

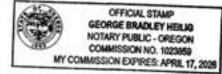
OFFICIAL STAMP GEORGE BRADLEY HEILIG NOTARY PUBLIC - OREGON COMMISSION NO. 1023859 MY COMMISSION EXPIRES: APRIL 17, 2028

-1. . .

Notary Public for Oregon 4/17/2026 My Commission Expires:_

STATE OF OREGON, County of Benton) ss.

The foregoing instrument was acknowledged before me on <u>February</u>, 22 2023, by Paul Kafoury, Jr., as Grantor. Katherine A. Freeman



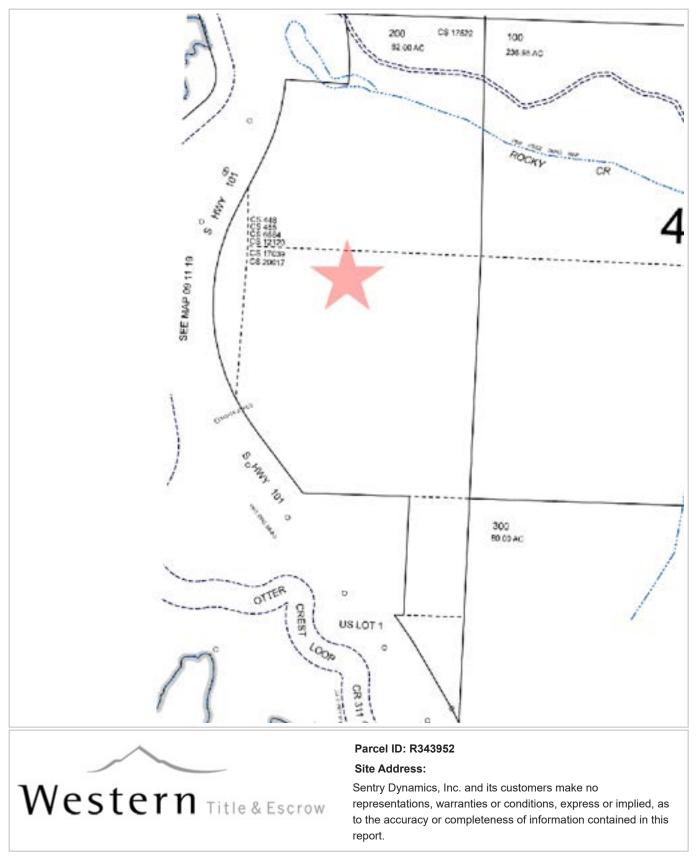
Notary Public for Oregon My Commission Expires: 4/17/2026

Page 3 of 3 - Bargain and Sale Deed

EXHIBIT A LEGAL DESCRIPTION

-l.: ..

That portion of U.S. Lots 2 and 3 of Section 19 lying Easterly of the State Highway right-of-way; the West one-half of the Southwest quarter of the Northwest quarter and the West one-half of the Northwest quarter of the Southwest quarter of Section 20, the East one-half of the Southwest quarter of the Northwest quarter of the Northwest quarter of the Southwest quarter and the East one-half of the Northwest quarter of the Southwest quarter of Section 20, and the Southeast quarter and the East one-half of the Northwest quarter of U.S. Lot 1 of Section 20, in Township 9 South, Range 11 West, Willamette Meridian, except that portion of the above-described real estate that was conveyed to the State of Oregon, by and through the State Highway Commission, in an instrument that was recorded August 29, 1952, on page 34 of Book 154 of the official records of Lincoln County, and amendments thereto recorded February 5, 1954, on Page 139 of Book 162, and on February 9, 1965, on Page 106 of Book 252 Microfilm Records of Lincoln County, Oregon.







Parcel ID: R343952

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.

Timber Cruise



Otter Rock Property Summary Report

Prepared September 4, 2023

Subject Property: Portions of 80 acre parcel as shown on Exhibit "B"

Site evaluation was done by Frank Ball, Consulting Forester on September 1, 2023.

General observations:

The property is located just above the small community of Otter Rock along Highway 101. The northern portion of the property has very steep slopes draining into Rocky Creek. Rocky Creek supplies domestic water for the community of Otter Rock. There is a 7 acre stand of mature Sitka Spruce on the northern slopes of Rocky Creek. Due to the proximity and steep slope to Rocky Creek, a buffer strip of 100 feet would generally be required to prevent erosion into the creek. The southern portion of the property has moderate slopes, with evidence of abandoned roads over grown with brush and scattered Sitka Spruce.

Access to the subject property is through a locked gate along Rocky Creek and on to property owned by Starker Forests.

Disclaimer

This site evaluation is based upon an onsite walk of the eastern and central proportion of the subject property using aerial photos and GPS locations. The findings are not guaranteed or warranted.

Frank Ball

Frank Ball Forester 554 S Main St. Jefferson, OR 97352 541 979 3660 fvbmpb@gmail.com

	MBF	\$ 0	Otter Rock Timber Based on log: \$/MBF Gross R	Timber Based on log values August 2023 Gross Revenue Logging Cost	oza ogging Cost		Haui	Total net
Gross Volume Net Volume Sitka Spruce		116 101						
16"+		60	\$650.00	\$39,000.00	\$9,600.00		\$7,500.00	\$21,900.00
8 ⁿ -15"		28	\$550.00		\$4,480.00		\$3,500.00	\$7,420.00
Rough #3 grade logs		<u>13</u>	\$450.00		\$2,080.00		\$1,625.00	\$2,145.00
		101		\$60,250.00	\$16,160.00		\$12,625.00	\$31,465.00
						Move in costs		\$3,200.00
						Replanting		\$3,250.00
						Clearing road system	stem	\$2,250.00
						Harvest Tax		\$519.00
Frank Ball						Estimated total net	net	\$22,246.00
Consulting Forester 541 979 3660 fvhmnb@nmail.com								

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1/1





Land id TM - Share Map View - Branded

Soil Report



0 Otter Rock | Share Link Oregon, AC +/-



D Boundary

2125 Pacific Blvd. Albany, OR



The information contained herein was obtained from sources deemed to be reliable. Land idTM Services makes no warranties or guarantees as to the completeness or accuracy thereof.

|D Boundary 81.84 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
45E	Neskowin-Salander silt loams, 5 to 35 percent slopes	40.21	49.13	0	54	6e
44H	Neskowin-Rock outcrop complex, 20 to 99 percent slopes	37.07	45.3	0	9	6e
56G	Tolovana-Reedsport complex, 35 to 60 percent slopes	3.19	3.9	0	16	6e
45G	Neskowin-Salander silt loams, 35 to 65 percent slopes	1.37	1.67	0	15	6e
TOTALS		81.84(*)	100%	-	31.48	6.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability								
	1	2	3	4	5	6	7	8
'Wild Life'	•		•		•	•		•
Forestry						•		
Limited	•				•	•	•	
Moderate		•			٠	٠		
Intense								
Limited	•							
Moderate								
Intense	•							
Very Intense	•							

Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water