

Quality

WILLAMETTE VALLEY IRRIGATED FARM

S PACIFIC HWY W MONMOUTH, OREGON

FEATURES

- 221.67 acres, zoned EFU
- Ample Soap Creek frontage with irrigation water rights for 181.40-acres
- Class 1 Willamette & Class 2 Woodburn silt loam soils
- Subterranean drainage tiling
- Good Highway access and bridge crossings to 2 small farm fields
- 1920 2-Story Farmhouse (4bd/3ba); spacious with full unfinished basement
- Outbuildings: Loft Barn (6,120 SF); Machine Shed (1,100 SF)

CALL FOR DETAILS



Amy Pendley

Principal Broker/Co-Owner

amy@agribis.com

503.910.4689



VIDEO TOUR LINK

<https://vimeo.com/821328158>

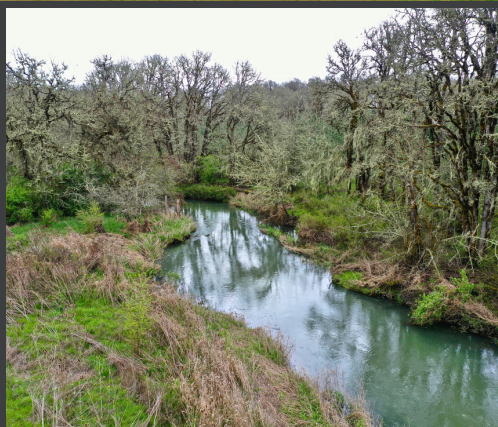
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13860 S PACIFIC HWY W MONMOUTH, OR

First time to the market in over 75-years, this highly productive 222-acre Willamette Valley, Oregon farm includes top tier Willamette Class 1 and Woodburn Class 2 silt loam soils and subterranean drainage tiling. This excellent opportunity is located along Highway 99W just 8-mi south of Monmouth and 12.5-mi north of Corvallis with good access. OWRD indicates the property includes certificated primary irrigation water rights for 181.40 -acres and supplemental water for 28.80 acres with pump sites along Soap Creek which is located on the property.

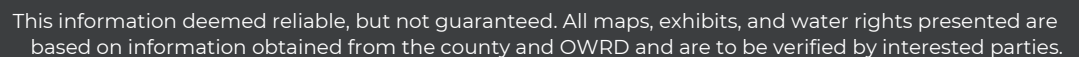
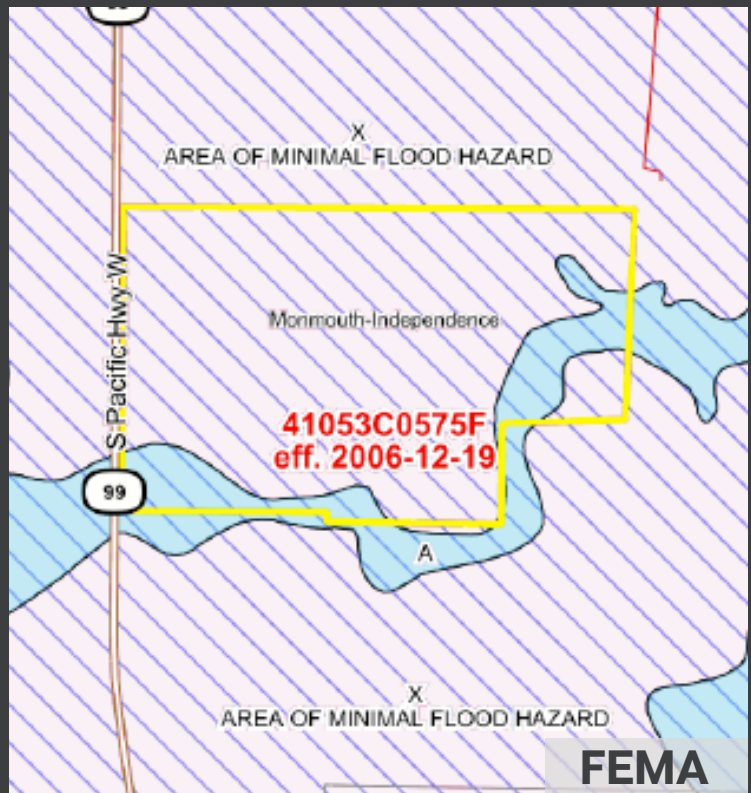
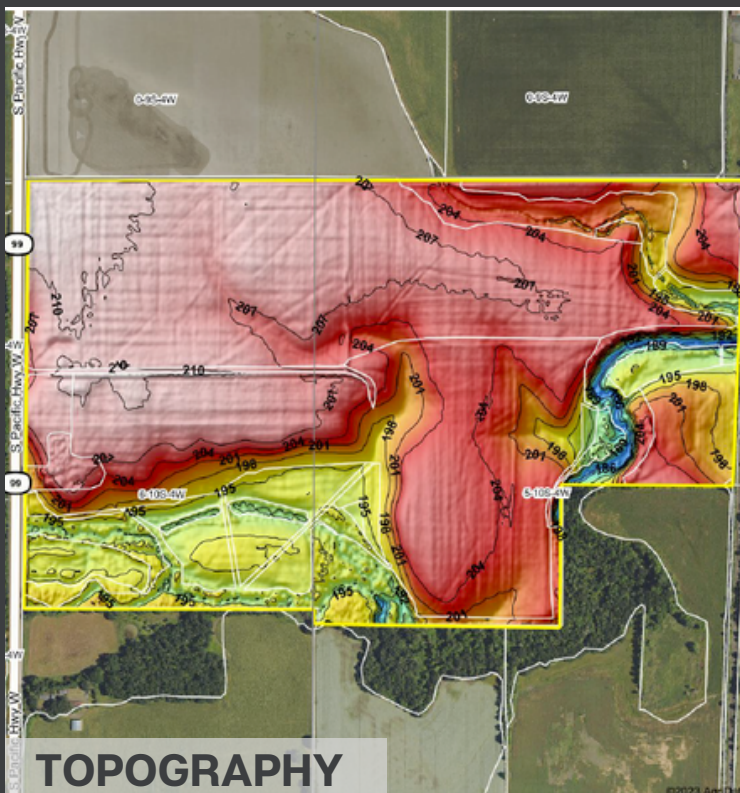
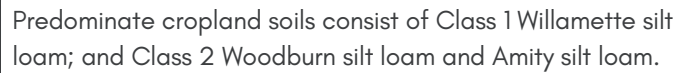
Private home site with mature trees improved with a spacious 1920 2-story 4bd, 3ba farmhouse with full unfinished basement. Older farm outbuildings including a 6,120 SF loft barn and 1,100 SF machine shed. The property includes two highway access points and two bridge crossings for access to smaller farm fields bisected by the creek. Soap Creek meanders through the property providing scenic areas to enjoy the creek and wildlife.



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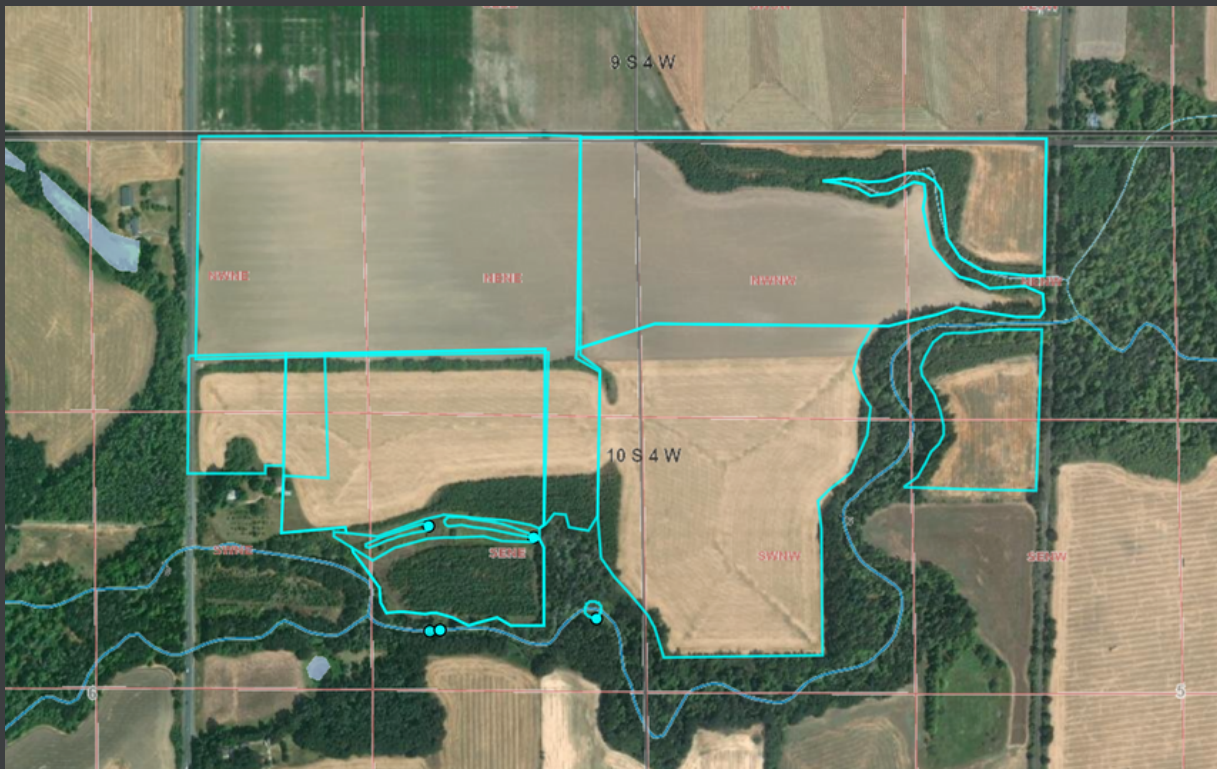
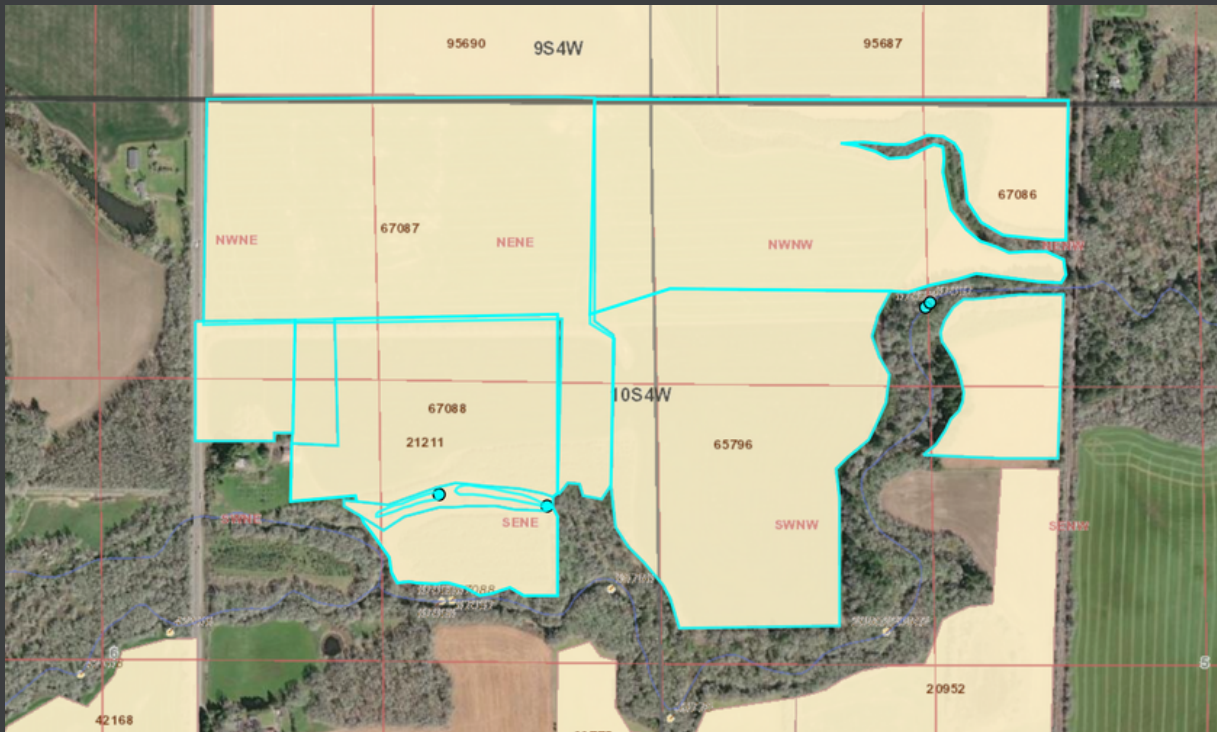
This information deemed reliable, but not guaranteed. All maps, exhibits, and water rights presented are based on information obtained from the county and OWRD and are to be verified by interested parties.

An aerial photograph of a rural property. A yellow line outlines the property boundary, which includes a large tan-colored field, a green field, and a wooded area. To the left of the property is Highway 90W, marked with a white shield. To the right is Soap Creek. The word 'AERIAL' is written in large, bold, black letters at the bottom left of the image.



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WATER RIGHTS (OWRD) EXHIBITS



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