

18072 N Santiam Hwy SE Stayton, OR



PROPERTY FEATURES

- ±39.13-ac Pristine private property
- Includes ±32-ac of fenced and cross fenced pasture
- Meticulously landscaped, includes garden area, sprinkler systems, blueberries & more
- 2415 SF home is beautifully remodeled with quality finishes, 3 bedrooms, 2 bathrooms, and a finished basement (mostly)
- Outbuildings include; 36'x24' shop, 36'x36' barn, 32'x60' machine shed, 36'x48' feeder barn + 8'x48' lean-to and a 42'x14' chicken coop.
- Private pond

VIDEO TOUR LINK

<https://vimeo.com/911712488>

CALL FOR DETAILS

Find us on  

AMY PENDLEY
PRINCIPAL BROKER/CO-OWNER
503.910.4689
AMY@AGRIBIS.COM



TERRY SILBERNAGEL
PRINCIPAL BROKER/CO-OWNER
503.559.3200
TERRY@AGRIBIS.COM

18072 N SANTIAM HWY SE STAYTON

Set thoughtfully from the main access providing a private setting, this immaculate single-story home has been completely remodeled from top to bottom. The most recent updates include a new architectural roof (Dec. 2023), domestic well pressure tank (2023), water heater (Dec. 2022), and main bathroom. Nothing was left untouched from interior/exterior paint, floor coverings, kitchen, bathrooms, etc. as the owners carefully modernized this wonderful 1955-built home with quality finishes throughout. Bonus, this home is also wired for a full-home backup generator! Enjoy ample natural light from the newer windows on main level which includes an open dining room and living room with woodstove. The home includes 3 bedrooms, 2 bathrooms, + attached 2-car garage (finished). The basement is mostly finished with the exception of a storage/utility area and includes a family room, office, large pantry, and laundry room with sink.



AGRIBIS.COM

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 must be verified by interested parties.

Remarkable setting and grounds with thoughtful landscaping surrounding the residence including sprinkler system (front/back yard + stubbed for expansion). Enjoy the fruits of the fully deer fenced garden area with productive blueberries, blackberries, grapes, fruit trees, and room for more.

The property also includes a wonderful recreational pond with a OWRD water rights certificate (71727) allowing continued storage and recreational use.

Enjoy the back covered and open patio carefully designed to provide ample privacy and a quiet setting to either relax or entertain.

- BEAUTIFULLY LANDSCAPED GROUNDS
- GARDEN AREA WITH DEER FENCING
- SPRINKLER SYSTEM IN FRONT & BACK YARD
- PRODUCTIVE BLUEBERRIES, BLACKBERRIES & GRAPES
- FRUIT TREES INCLUDING; APPLE, PLUM AND CHERRY



39.13 PERIMETER FENCED ACRES

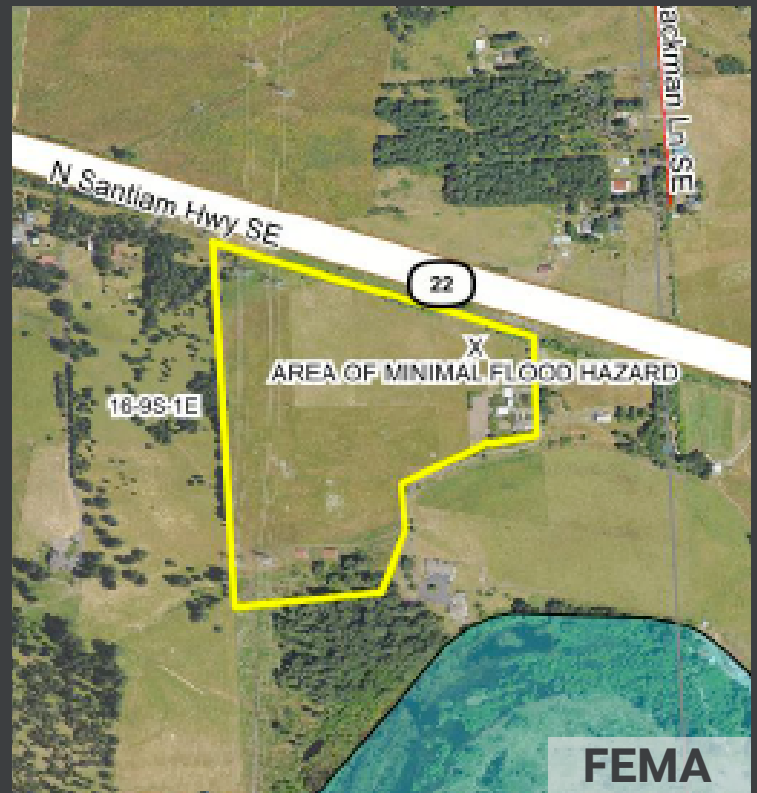
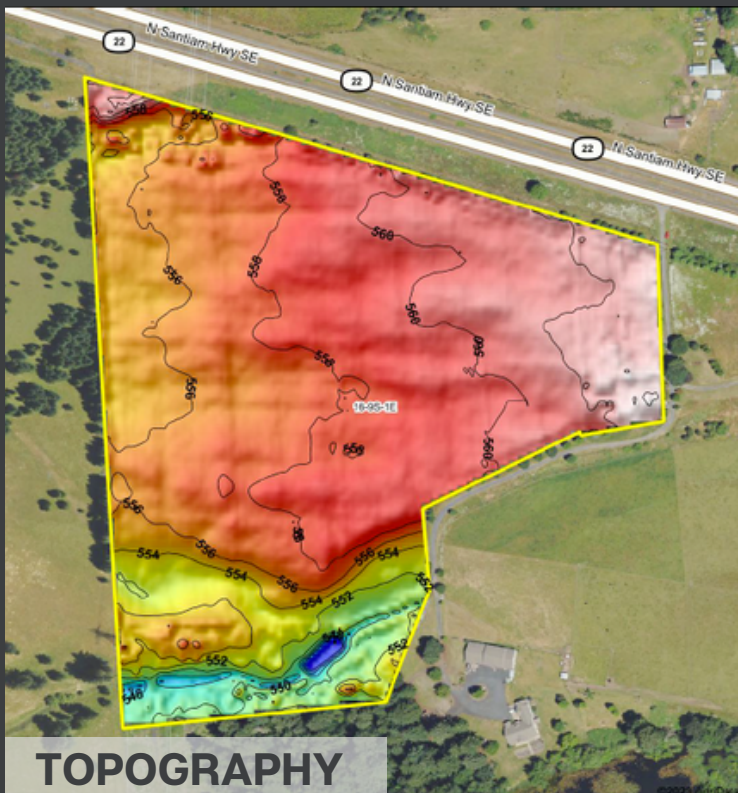
Plenty of space for toys, critters, and farm equipment with well positioned outbuildings and partitioned pastures including perimeter fencing and cross-fencing. Outbuildings include a spacious covered carport, greenhouse, shop, barn, machine shed, feeder barn, chicken coop, and pump house.

The grounds also include ample gravel drives including some with new gravel, and gated private access points. There are three wells on the property, one serves the residence, one the garden areas and cattle, and the third is not currently used; however, is reported to have an ample supply of water. In addition, there is a second 220-amp meter base near the pond area.

- Carport: 36' x 36', built 2003
- Shop: 36' x 24', built 1992
- Barn: 36' x 36', built 2001
- Greenhouse: shelving, power, water, fans
- Machine Shed: 32' x 60', built 1989
- Feeder Barn: 36' x 48' + 8' x 48' lean-to, built 1987-88
- Chicken Coop: 42' x 14'



MAPS & INFORMATION



AGRIBIS.COM

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 should be verified by interested parties.

COUNTY INFO

Obtained through county records



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

MARION COUNTY, OREGON
REAL PROPERTY DESCRIPTION
CODE: 29540 **PCL:** 551 **ACRES:** 26.09
MAP: 091E160000300
LEGAL:
SITUS: 18078 NORTH SANTIAM HWY SE STAYTON

PROPERTY TAX STATEMENT
MARION COUNTY TAX COLLECTOR
555 COURT ST NE, RM 2242
SALEM, OR 97301
(503) 588-5215

JULY 1, 2023 TO JUNE 30, 2024

TAX ACCOUNT NO.

540657

Payment Due by November 15, 2023

TIERSMA LT & TIERSMA, MARK P TRE &
PO BOX 900
STAYTON OR 97383

VALUES:	LAST YEAR	THIS YEAR
LAND	344,400	438,750
STRUCTURES	17,470	19,020
TOTAL RMV	361,870	457,770
TAXABLE ASSESSED	42,221	43,485
EXEMPTIONS		
NET TAXABLE	42,221	43,485
TAX LEVIED	507.18	528.59

N SANTIAM SCHOOL	191.22
WILLAMETTE REG ESD	12.90
CHEMEKETA COM COL	27.22
EDUCATION TOTAL:	231.34

MARION COUNTY	131.55
MARION SOIL & WTR	2.17
MC EXT & 4-H SERV DIST	2.17
STAYTON FD	57.11
STAYTON FD LOCAL OPT '22	38.64
REGIONAL LIBRARY	3.56
GENERAL GOVT TOTAL:	235.20

N SANTIAM SCHOOL BOND	51.40
CHEMEKETA COM COL BOND	10.65
BONDS - OTHER TOTAL:	62.05

FARM/FOREST/OTHER DEFERRAL -POTENTIAL ADD'L TAX LIAB

IF A MORTGAGE CO. PAYS YOUR TAXES THEN THIS STATEMENT IS FOR YOUR RECORDS ONLY
REFUNDS FOR DUPLICATE PAYMENTS MAY TAKE SEVERAL MONTHS TO PROCESS

Paystation®

When it's time to pay your bills

You can also pay Online: www.co.marion.or.us/AO/TAX

Or by Phone: **1-877-254-7870**

Paystation, the service provider, charges a fee of 3% for credit or debit cards and \$1.70 for electronic checks.



Payment Schedule	11/15/23	02/15/24	05/15/24	Savings
Full Payment 3% Discount	512.73	---	---	15.86
2/3 Payment 2% Discount	345.34	---	176.20	7.05
1/3 Payment No Discount	176.20	176.20	176.19	None

TOTAL DUE

(After 3% Discount and Prepayments
and Including Any Delinquent Taxes)

\$512.73

↑Tear Here
2023-2024 Marion County Real Property Taxes

SITUS: 18078 NORTH SANTIAM HWY SE STAYTON

ACRES: 26.09

Payment Options **Net Amount Due by November 15, 2023**

Full Payment by 11/15/23	... includes 3% Discount	512.73
2/3 Payment by 11/15/23	... includes 2% Discount	345.34
1/3 Payment by 11/15/23	... No Discount	176.20

Payment Due by November 15, 2023

☐ Mailing Address
Change on Back

- 003805 - 51273

TIERSMA LT & TIERSMA, MARK P TRE &
PO BOX 900
STAYTON OR 97383

Tear Here ↑

TAX ACCOUNT NO.

540657

Enter Payment Amount

\$

**Discount is Lost & Interest
Applies After Due Date**

MAKE CHECK PAYABLE TO:

MARION COUNTY TAX COLLECTOR
PO BOX 3416
PORTLAND OR 97208-3416

24100005406570000017620000003453400000512739

MARION COUNTY, OREGON
REAL PROPERTY DESCRIPTION
CODE: 29540 PCL: 551 ACRES: 10.02
MAP: 091E160000500
LEGAL:
SITUS: 18072 NORTH SANTIAM HWY SE STAYTON

PROPERTY TAX STATEMENT
MARION COUNTY TAX COLLECTOR
555 COURT ST NE, RM 2242
SALEM, OR 97301
(503) 588-5215

JULY 1, 2023 TO JUNE 30, 2024

TAX ACCOUNT NO.

540664

Payment Due by November 15, 2023

TIERSMA LT & TIERSMA, MARK P TRE &
TIERSMA, KRISTINE E TRE
PO BOX 900
STAYTON OR 97383

VALUES:	LAST YEAR	THIS YEAR
LAND	163,180	203,380
STRUCTURES	388,990	354,000
TOTAL RMV	552,170	557,380
TAXABLE ASSESSED	181,142	186,442
EXEMPTIONS		
NET TAXABLE	181,142	186,442
TAX LEVIED	2,175.95	2,266.27

N SANTIAM SCHOOL	819.84
WILLAMETTE REG ESD	55.32
CHEMEKETA COM COL	116.69
EDUCATION TOTAL:	991.85

MARION COUNTY	564.02
MARION SOIL & WTR	9.32
MC EXT & 4-H SERV DIST	9.32
STAYTON FD	244.85
STAYTON FD LOCAL OPT '22	165.65
REGIONAL LIBRARY	15.25
GENERAL GOVT TOTAL:	1,008.41

N SANTIAM SCHOOL BOND	220.37
CHEMEKETA COM COL BOND	45.64
BONDS - OTHER TOTAL:	266.01

FARM/FOREST/OTHER DEFERRAL -POTENTIAL ADD'L TAX LIAB

IF A MORTGAGE CO. PAYS YOUR TAXES THEN THIS STATEMENT IS FOR YOUR RECORDS ONLY
REFUNDS FOR DUPLICATE PAYMENTS MAY TAKE SEVERAL MONTHS TO PROCESS

Paystation®

When it's time to pay your bills

You can also pay Online: www.co.marion.or.us/AO/TAX

Or by Phone: 1-877-254-7870

Paystation, the service provider, charges a fee of 3% for
credit or debit cards and \$1.70 for electronic checks.



Payment Schedule	11/15/23	02/15/24	05/15/24	Savings
Full Payment	2,198.28	---	---	67.99
3% Discount				
2/3 Payment	1,480.63	---	755.42	30.22
2% Discount				
1/3 Payment	755.43	755.42	755.42	None
No Discount				

TOTAL DUE

(After 3% Discount and Prepayments
and Including Any Delinquent Taxes)

\$2,198.28

↑Tear Here

PLEASE INCLUDE THIS COUPON WITH YOUR PAYMENT — NO STAPLES, PAPER CLIPS, OR TAPE

Tear Here ↑

2023-2024 Marion County Real Property Taxes

SITUS: 18072 NORTH SANTIAM HWY SE STAYTON

ACRES: 10.02

Payment Options Net Amount Due by November 15, 2023

Full Payment by 11/15/23 ... includes 3% Discount 2,198.28

2/3 Payment by 11/15/23 ... includes 2% Discount 1,480.63

1/3 Payment by 11/15/23 ... No Discount 755.43

TAX ACCOUNT NO.

540664

Enter Payment Amount

\$

Discount is Lost & Interest
Applies After Due Date

Payment Due by November 15, 2023

☐ Mailing Address
Change on Back

- 003806 - 219828

TIERSMA LT & TIERSMA, MARK P TRE &
TIERSMA, KRISTINE E TRE
PO BOX 900
STAYTON OR 97383

MAKE CHECK PAYABLE TO:

MARION COUNTY TAX COLLECTOR
PO BOX 3416
PORTLAND OR 97208-3416

24100005406640000075543000014806300002198281

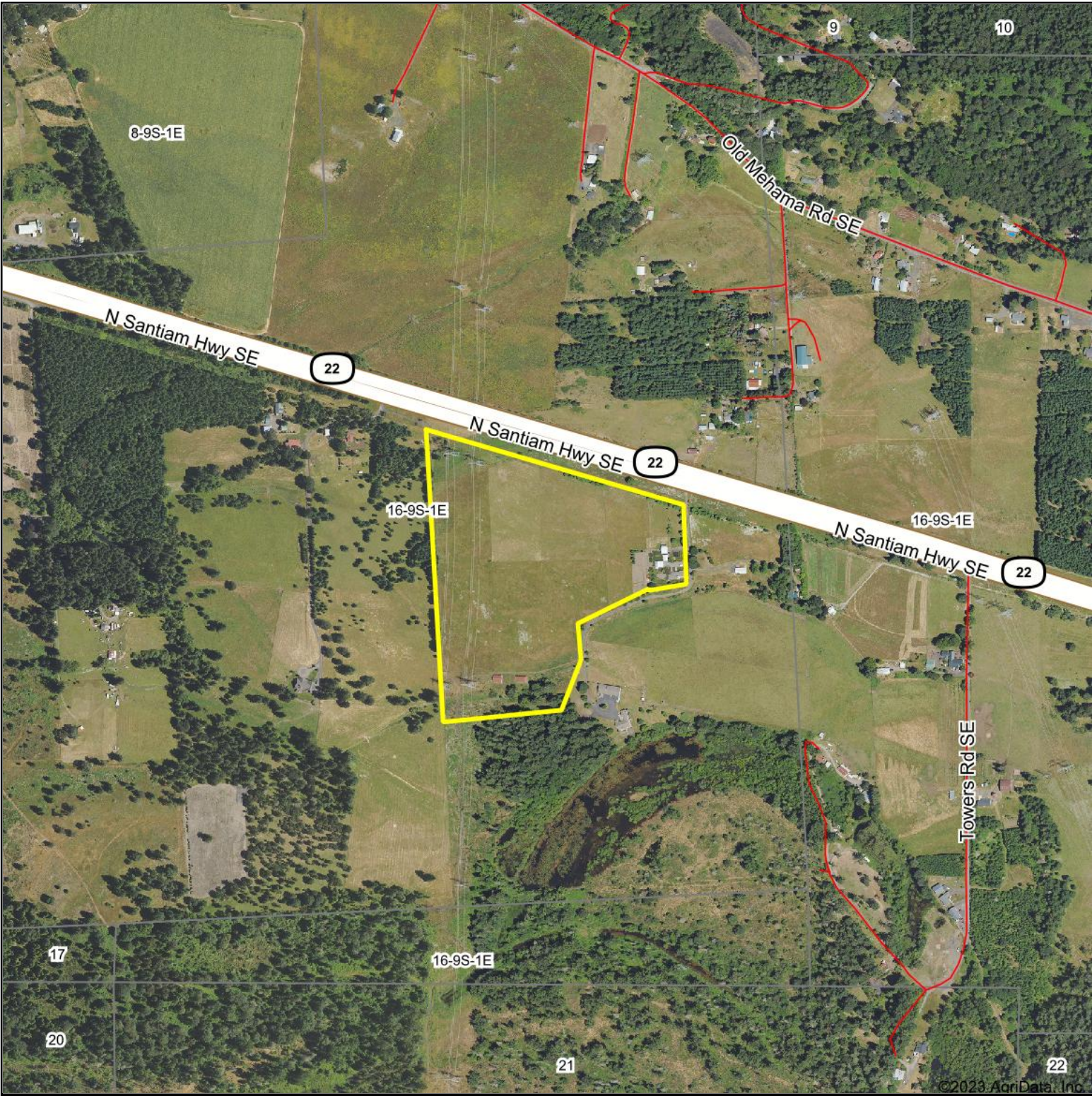
MAPS

Estimated based on county GIS mapping records

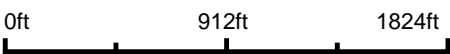


This information deemed reliable, but not guaranteed. All maps, exhibits, and water rights presented are estimated based on information obtained from the county and OWRD and are to be verified by interested parties.

Aerial Map

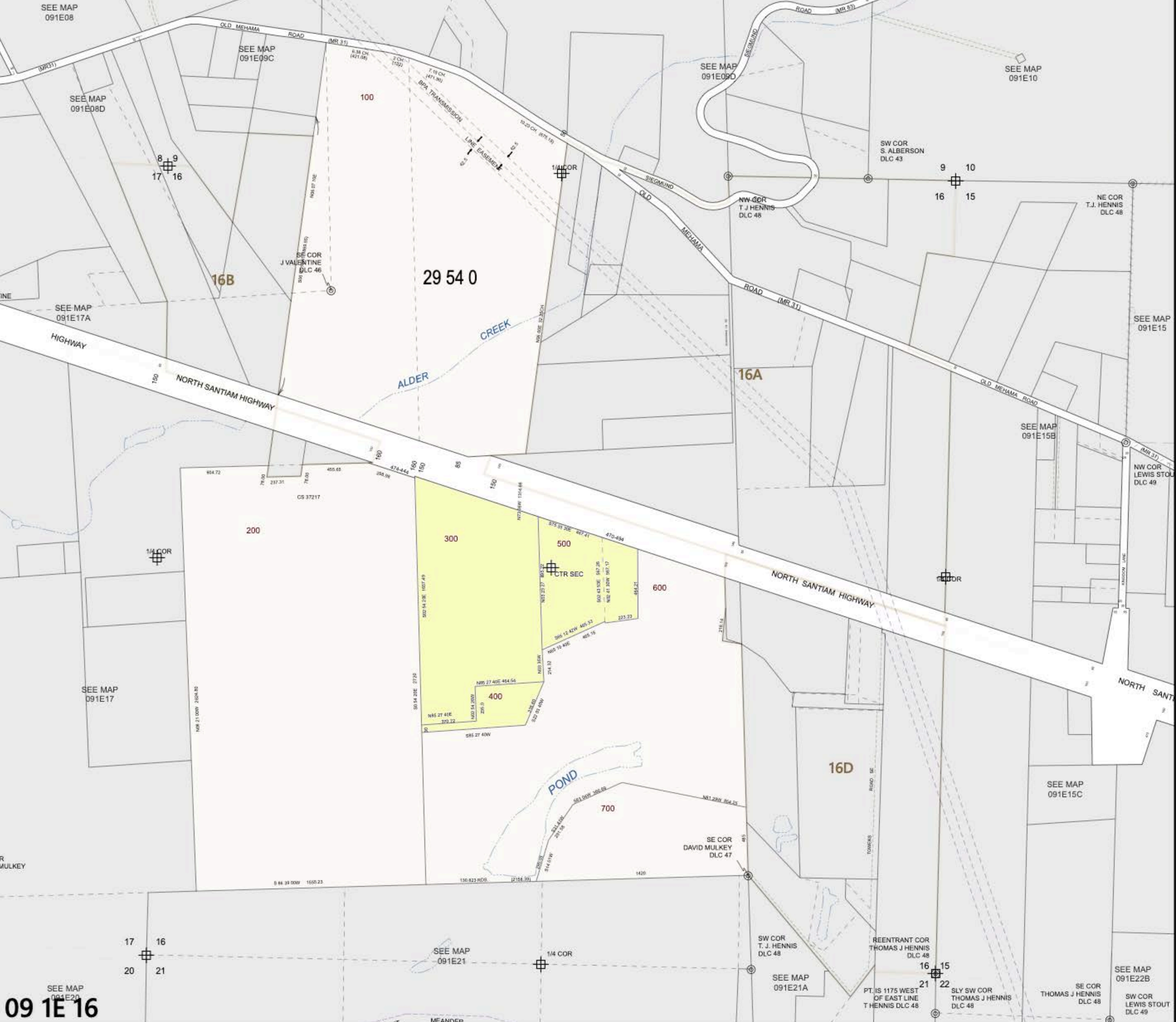


Boundary Center: 44° 47' 13.96, -122° 41' 34.82



16-9S-1E
Marion County
Oregon





MARION COUNTY, OREGON
SEC 16 T9S R1E W.M.
SCALE 1" = 400'

LEGEND

- LINE TYPES**
- | | |
|--------------------------|-----------------------|
| Taxlot Boundary | Historical Boundary |
| Road Right-of-Way | Easement |
| Railroad Right-of-Way | Railroad Centerline |
| Private Road ROW | Taxcode Line |
| Subdivision/Plat Bndry | Map Boundary |
| Waterline - Taxlot Bndry | Waterline - Non Bndry |

- CORNER TYPES**
- | | |
|-----------------------|----------------------|
| + 1/16TH Section Cor. | 1/4 Section Cor. |
| ⊙ DLC Corner | 16 15 Section Corner |
| | 21 22 |

NUMBERS
Tax Code Number
00 00 0
Acreage
0.25 AC
All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

CANCELLED NUMBERS

--	--	--	--

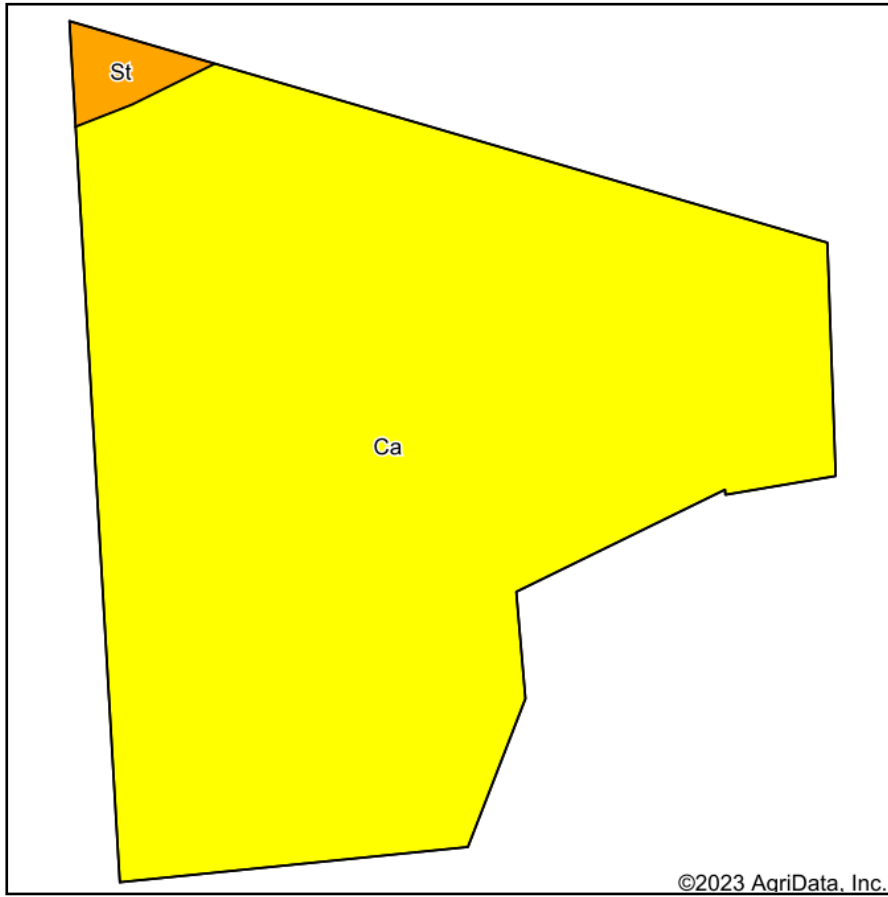
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



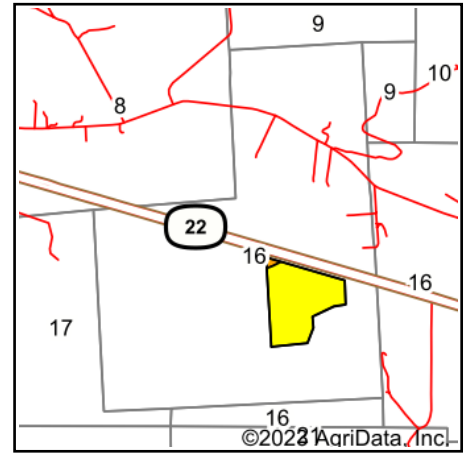
FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 10/17/2020

Soils Map



Soils data provided by USDA and NRCS.



State: **Oregon**
 County: **Marion**
 Location: **16-9S-1E**
 Township: **Stayton**
 Acres: **38.64**
 Date: **9/21/2023**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: OR643, Soil Area Version: 20

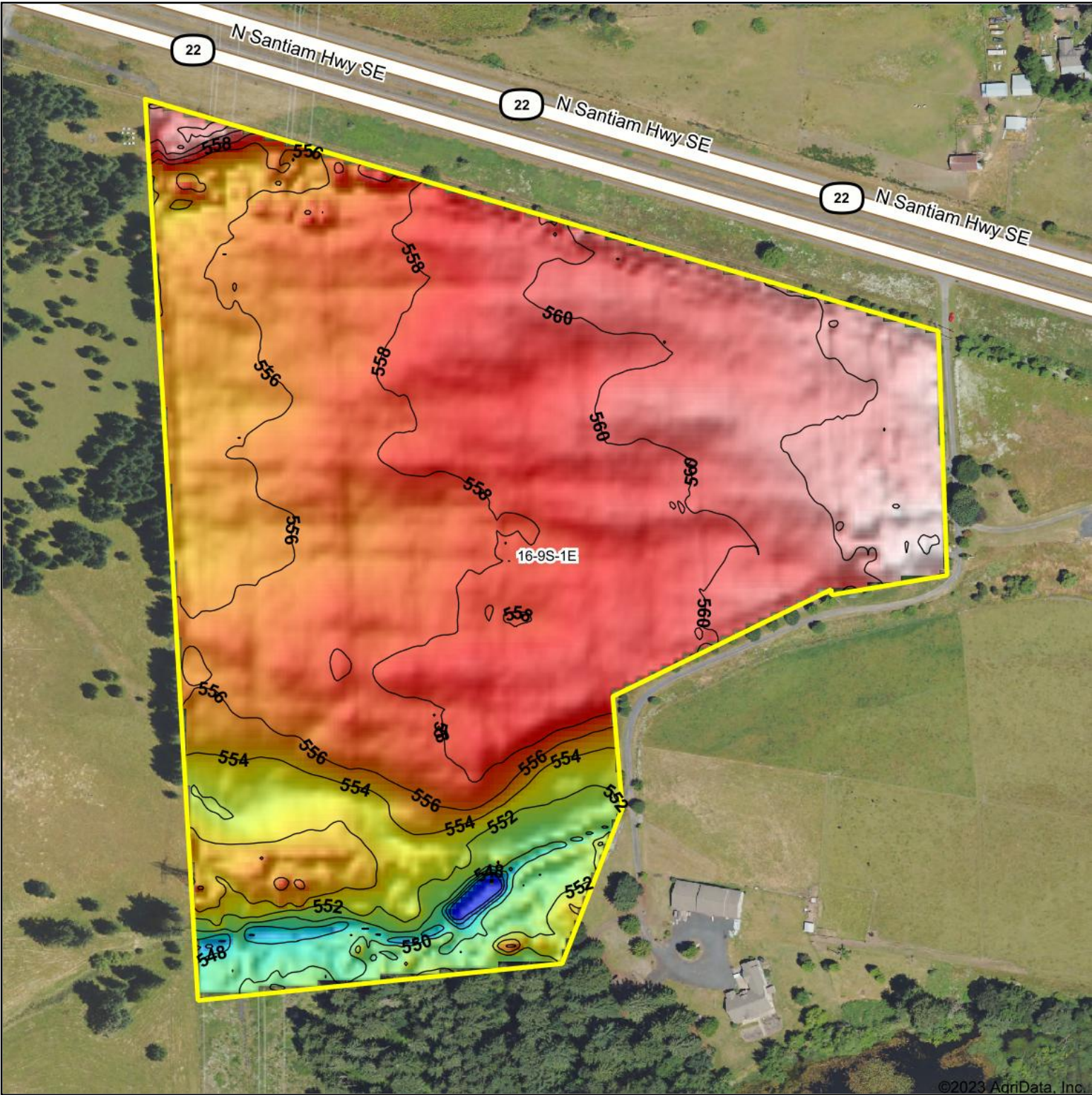
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
Ca	Camas gravelly sandy loam	37.93	98.2%		Excessively drained	IVw	IVw	45
St	Sifton gravelly loam	0.71	1.8%		Well drained	IIIs	IIIs	61
Weighted Average						3.98	3.98	*n 45.3

*n: The aggregation method is "Weighted Average using all components"

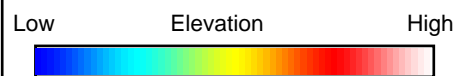
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



©2023 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 2

Min: 542.0

Max: 564.3

Range: 22.3

Average: 557.4

Standard Deviation: 3.35 ft

0ft 296ft 592ft



9/26/2023

16-9S-1E
Marion County
Oregon

Maps Provided By:

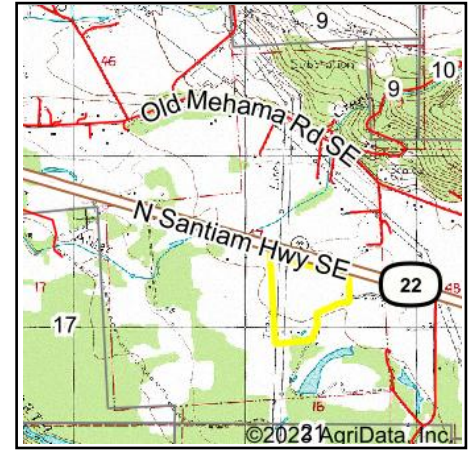
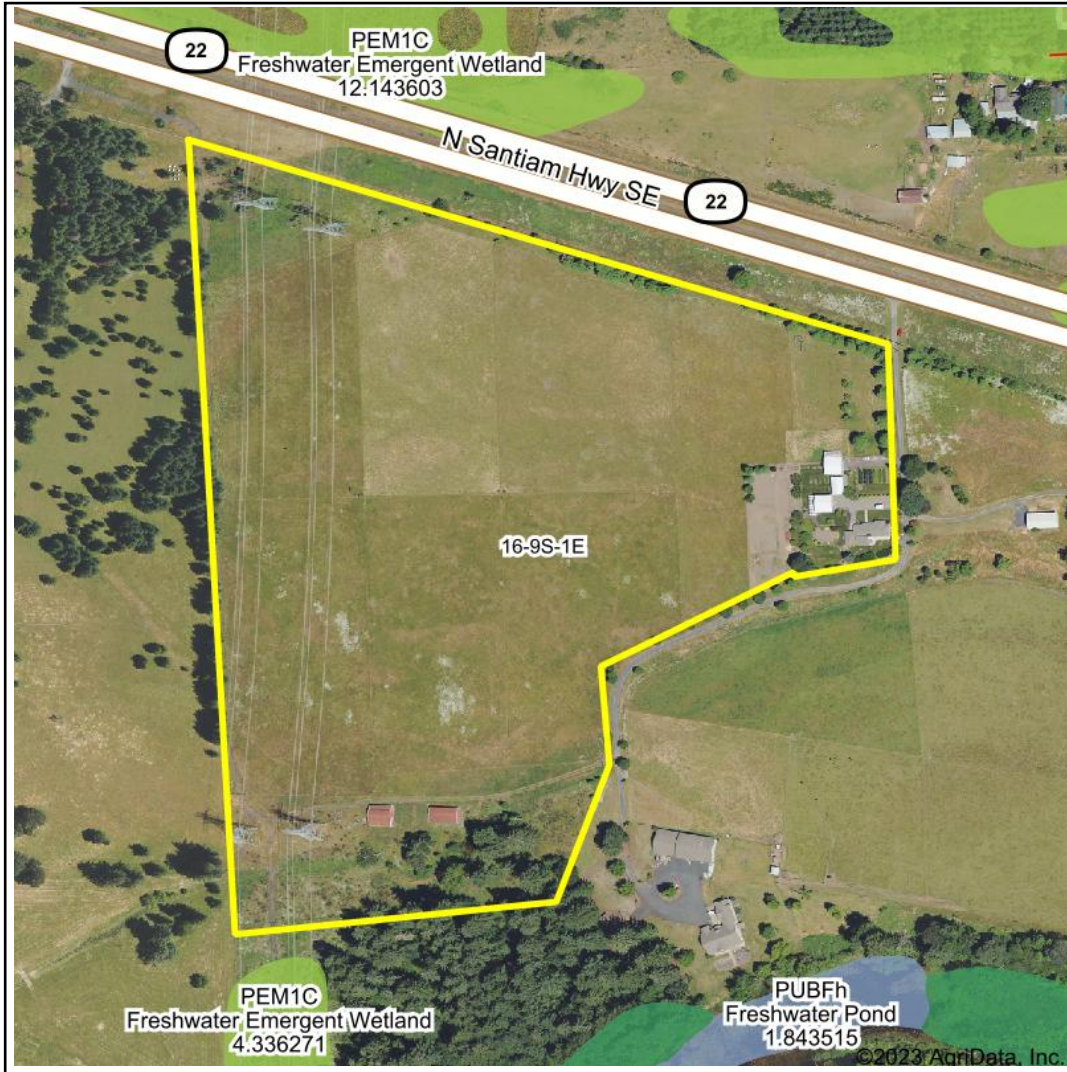


© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 44° 47' 13.96, -122° 41' 34.82

Wetlands Map



State: **Oregon**
 Location: **16-9S-1E**
 County: **Marion**
 Township: **Stayton**
 Date: **9/21/2023**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

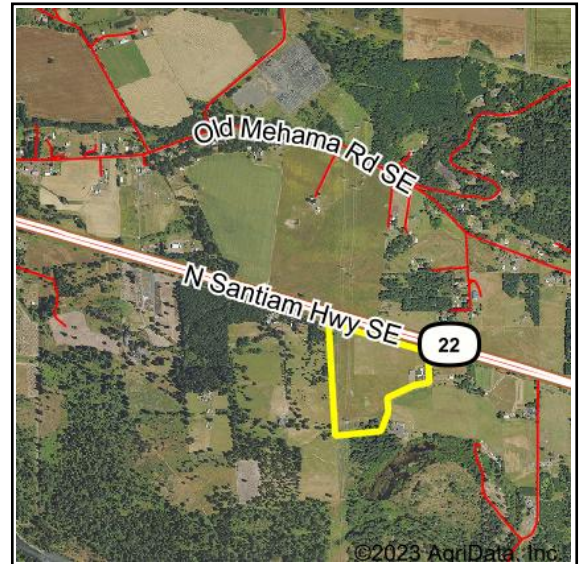
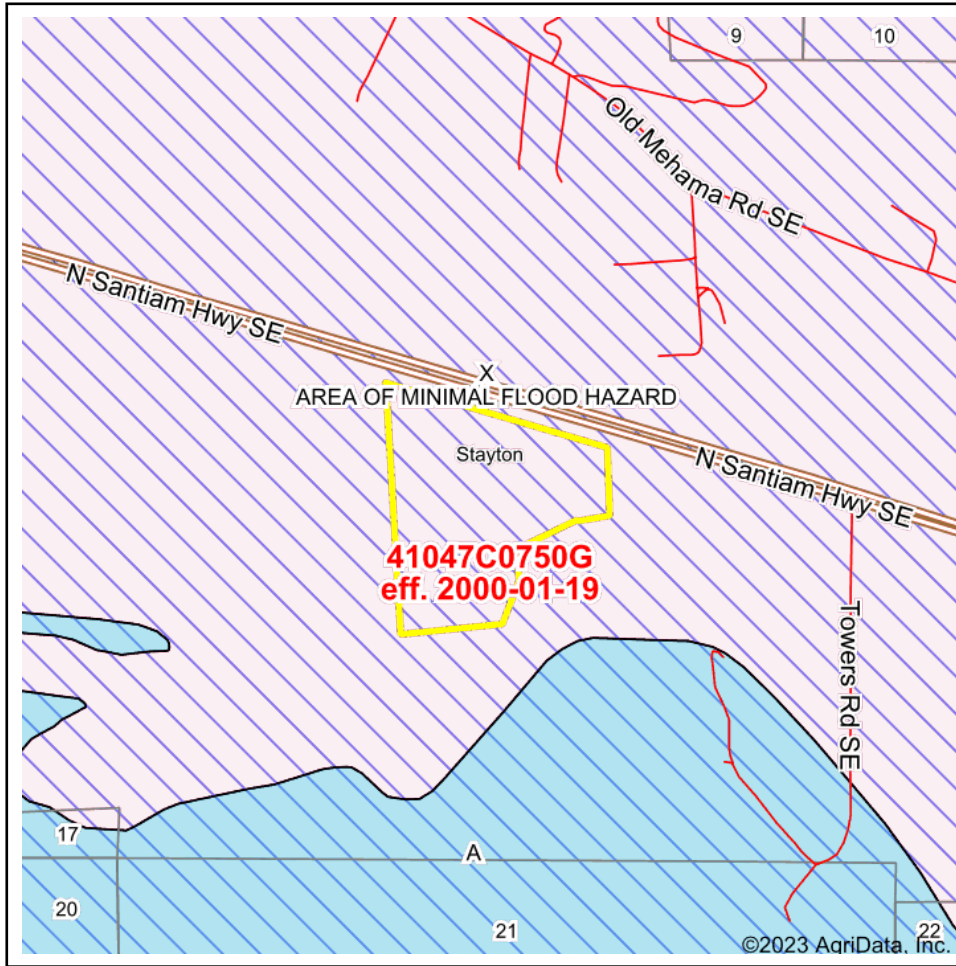


0ft 475ft 949ft

Classification Code	Type	Acres
	Total Acres	0.00

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

FEMA Report



Map Center: 44° 47' 15.52, -122° 41' 35.58
 State: OR Acres: 38.64
 County: Marion Date: 9/21/2023
 Location: 16-9S-1E
 Township: Stayton

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



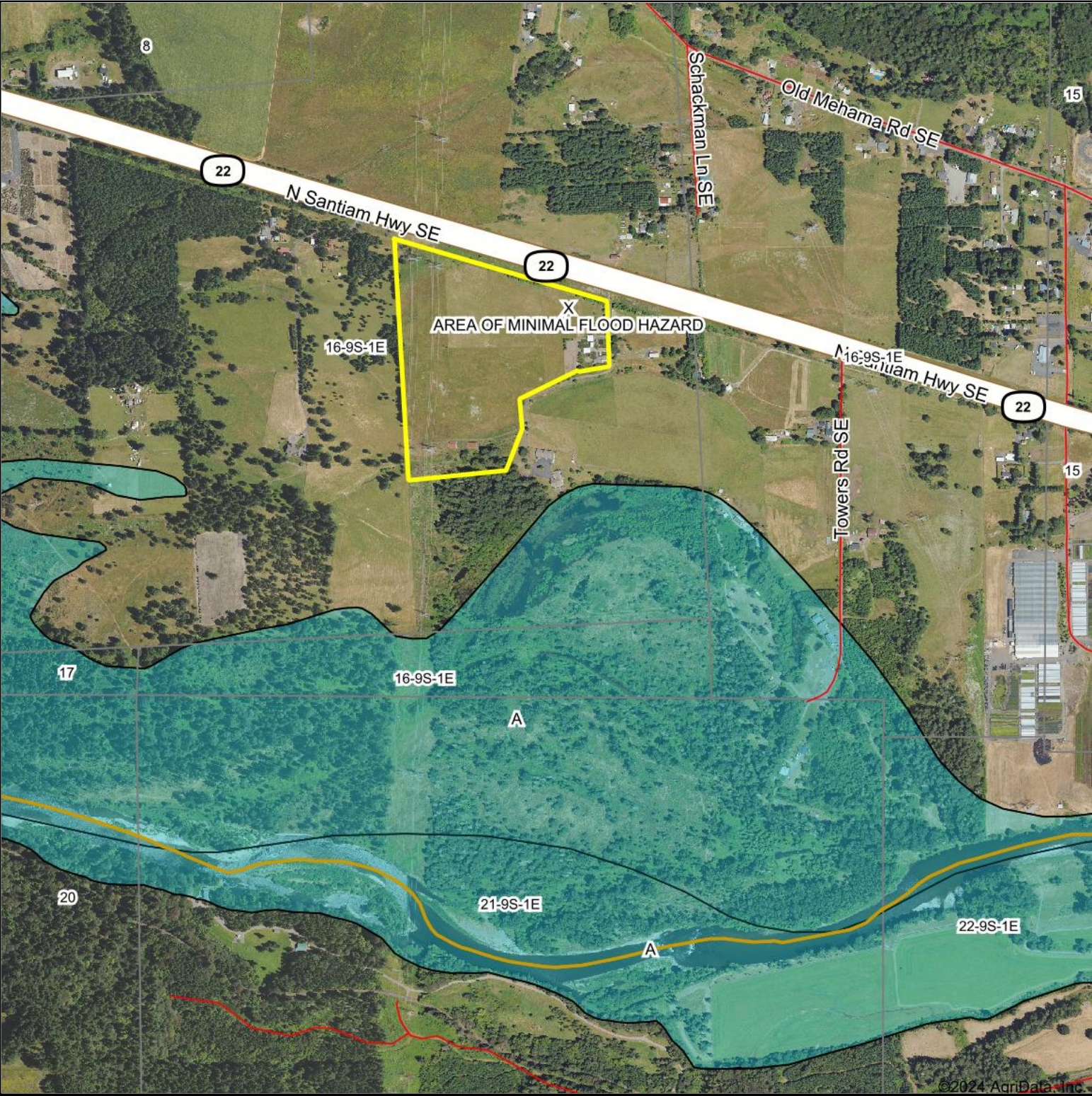
Name	Number	County	NFIP Participation	Acres	Percent
MARION COUNTY	410154	Marion	Regular	38.64	100%
Total				38.64	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

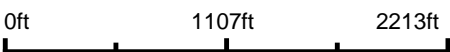
Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	38.64	100%
Total			38.64	100%

Panel	Effective Date	Acres	Percent
41047C0750G	1/19/2000	38.64	100%
Total		38.64	100%

Aerial Map



Boundary Center: 44° 47' 13.96, -122° 41' 34.82



16-9S-1E
Marion County
Oregon



WATER RIGHTS

Obtained through OWRD
Buyer to verify all water rights information.



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



Contact Information (Click to Collapse...)

▼ Contact information

OWNER:
 ▸ NORTH SANTIAM CUTTING CO. INC.
 40667 HUNTLEY RD SE
 STAYTON, OR 97383

Water Right Information (Click to Collapse...)

Status: Non-Cancelled
County: Marion
Basin: Willamette
Authority: HB2153
File Folder Location: Salem
[Watermaster District:](#) 16

Processing History (Click to Collapse...)

▼ Application: R 80039

▸ Staff Person Responsible: no caseworker currently assigned
 ▸ Received: 12/28/1994

▼ Certificate: 71727 [document](#) , [paper map](#)

▸ Signature: 2/27/1996
 ▸ Type: Original

▸ [View right with Web Mapping](#)
 ▸ [View Places of Use from Water Rights in the Same Area](#)

Scanned Documents (Click to Expand...)

Point(s) of Diversion (Click to Collapse...)

▼ [POD 1 - RUNOFF/RESERVOIR >](#)

▼ Description

▸ T-R-S-QQ: 9.00S-1.00E-16-NE SW
 ▸ Location Description:

▼ POD Rate

Max Rate (cfs)	Rate (cfs)	Max Volume (af)	Volume (af)
		0.25	0.25

▼ RECREATION (Primary)

Priority Date	Max Rate (cfs)	Rate (cfs)	Max Volume (af)	Volume (af)	Elevation (ft)	Rate/Acre	Duty	Start Date	End Date	Remarks
1/1/1993	0.0	0.0	0.25	0.25				1/1	12/31	

▼ Reservoir

▼ RESERVOIR

Volume (af)	Dam Height (ft)	Submerged Acres
0.25	0.0	0.04

Place(s) of Use (Click to Collapse...)

[Add TRS.grouping](#)

▼ Use - RECREATION

(Primary); Priority Date: 1/1/1993

T-R-S	QQ	DLC	Gov't Lot	Taxlot	Acres	Status	Linked PODs	Inchoate Info	Remarks
9.00S-1.00E-16	NE SW					NC	1		

Sum of Acres: 0.0

Water Right Genealogy (Click to Collapse...)

— No genealogy records available for this water right, try the family link below instead.

[View Water Rights in same Family](#)

[Report Errors with Water Right Data](#)

STATE OF OREGON
COUNTY OF Marion

CERTIFICATE OF WATER RIGHT (HB - 2153)

THIS CERTIFICATE ISSUED TO

NORTH SANTIAM CUTTING CO. INC.
40667 HUNTLEY RD SE
STAYTON, OR 97383

confirms the right to store the waters of
RUNOFF IN AN UNNAMED RESERVOIR
for RECREATION.

The right to store and use these waters was perfected under Reservoir Application R-80039.
The date of priority is January 1, 1993. The amount of water entitled to be stored and
used each year under this right is not more than 0.25 ACRE-FOOT

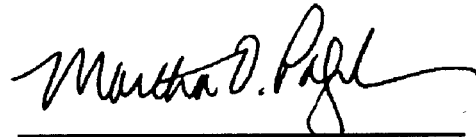
Located as follows:

NE 1/4 SW 1/4 SECTION 16, TOWNSHIP 9 SOUTH, RANGE 1 EAST WM.

The storage of water allowed herein is subject to the installation and maintenance of an outlet pipe, with
a minimum diameter of 8", or the provision of other means to evacuate water when determined necessary
for public safety or to satisfy prior downstream rights as determined by the Water Resources Director.

The right to store and use the water for the above purpose is restricted to beneficial use at the place of
use listed above.

WITNESS the signature of the Water Resources Director, affixed **FEBRUARY 27, 1996.**



Martha O. Pagel

Recorded in State Record of Water Right Certificates numbered 71727

RECEIVED
JUL 27 1992
OFFICE OF THE CLERK OF THE DISTRICT COURT
MARION COUNTY, OREGON

Application No R-80039

Permit No.

SEE MAP 9 IE 17

"CERTIFICATE NO. 71727"

SCALE 1"=9600'



RECEIVED
DEC 28 1994
WATER RESOURCES DEPT.
SALEM, OREGON

MARION COUNTY, OREGON

I have owned this property since 1974 and I dug a small pond in 1976

Walter D. Johnson

1"=400'
13-NOV-91

STATE OF OREGON
COUNTY OF MARION

Subscribed and sworn to (or affirmed) before me this 28th day of Dec 19, 94, by *Walter D. Johnson*

OFFICIAL SEAL
LINDA S. STANDLEY
NOTARY PUBLIC-OREGON
COMMISSION NO. 008600
MY COMMISSION EXPIRES JULY 30, 1995

NOTARY PUBLIC *Linda S. Standley*
MY commission expires 7-30-95

9 IE 16
8 INDEX