



175 Scravel Rd. NE Albany, OR

FEATURES

- ±31.40 acres
- Zoned EFU by Linn County
- 17,640 SF Warehouse, 1,800 SF office + 2-bay truck well
- Steel-Framed/Metal Clad Warehouse
- Attached Office w/open + private office space
- ±27 acres of quality tillable land w/class 2/3 soils + drainage tiling

CALL FOR DETAILS

VIDEO TOUR LINK

<https://vimeo.com/1004574675>

Amy Pendley

Principal Broker/Co-Owner

P. **503.910.4689**

E. amy@agribis.com

Terry Silbernagel

Principal Broker/Co-Owner

P. **503.559.3200**

E. terry@agribis.com



@agribis_real_estate



@AgriBisRE

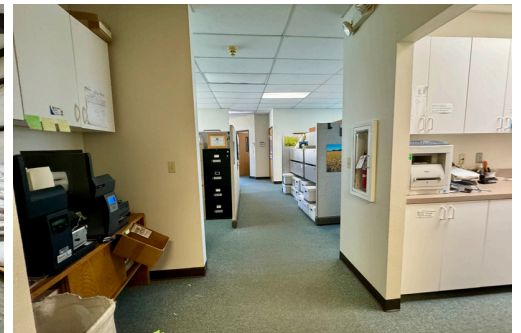
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This information deemed reliable, but not guaranteed. All maps and exhibits presented are based on information obtained from the county and must be verified by interested parties.



175 SCARAVEL HILL RD NE ALBANY, OR

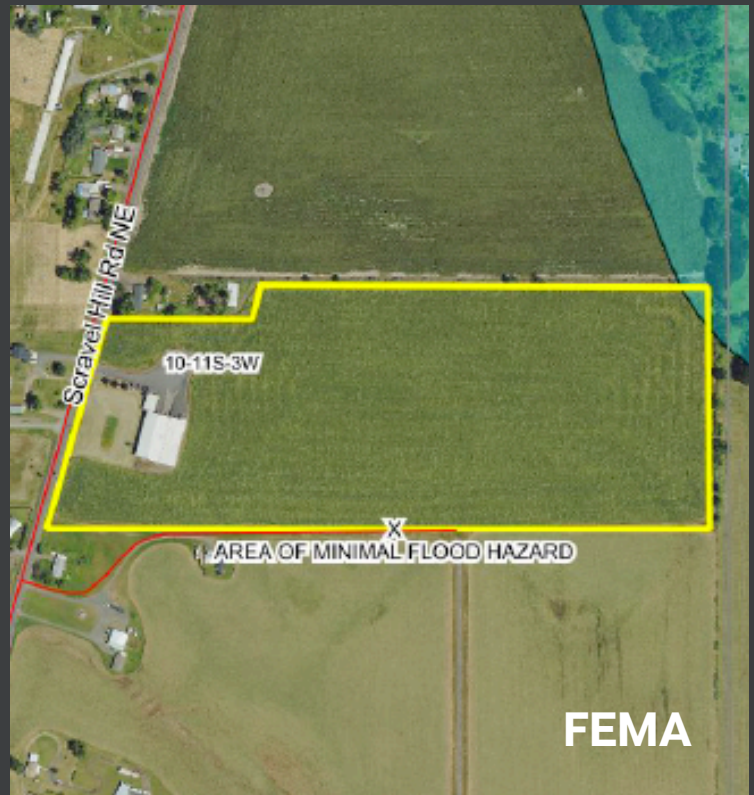
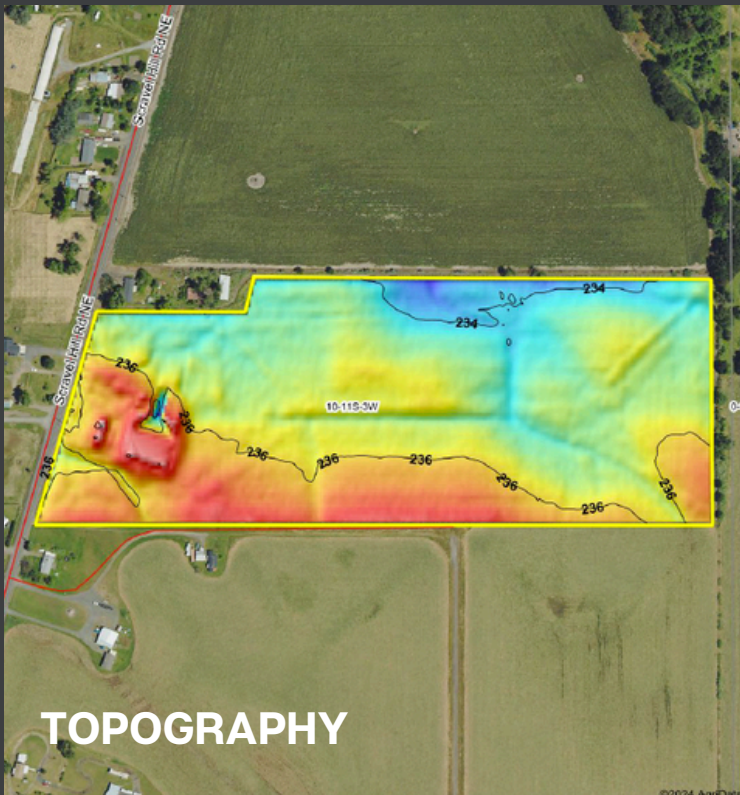
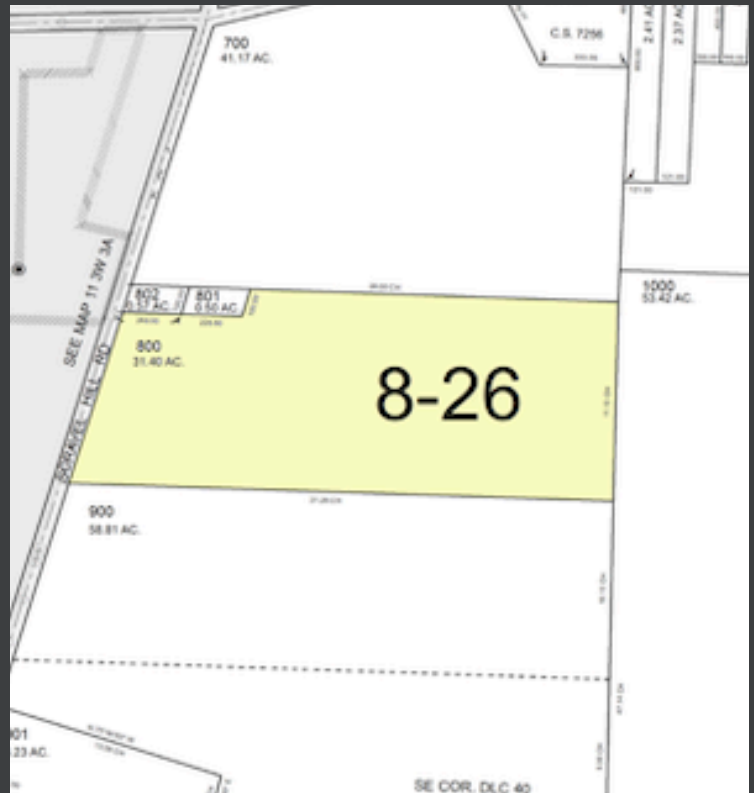
Well-located 17,640 SF Warehouse + 1,800 SF office approximately 2-miles east of I-5 access on 31.40 acres. The steel-frame metal clad **Warehouse** includes 18-23 foot ceiling heights, interior insulation, adequate access throughout building via overhead, roll up, and standard doors, 2-bay truck well, restroom, private office. **Office** space includes break room with kitchenette, reception area, open office space, private office, printer room, 2 restrooms. Utilities include 600-amp power (split between 3 areas), onsite well, septic system, natural gas, propane (tank leased). Paved access and parking lot with 7-spaces and ample truck circulation. 27-acres of quality tillable land with Class 2/3 soils and drainage tiling (cropland lease thru 9.15.25). *Farm use zone (EFU), buyer to confirm building size & intended use w/Linn County.*



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MAPS



COUNTY INFO

Obtained through county records



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LINN COUNTY, OREGON PROPERTY TAX STATEMENT

300 4TH AVE SW RM 214

PO BOX 100

ALBANY, OR 97321

JULY 1, 2023 TO JUNE 30, 2024

ACCOUNT NO:
69019

69019

REAL PROPERTY INFORMATION

CODE: 00826 **PCL:** 551
MAP: 11S03W02-00-00800
ACRES: 31.40
SITUS: 175 SCRAVEL HILL RD NE ALBANY

LOS FLORES HUNT PROPERTY III LLC
PO BOX 1277
CARPINTERIA CA 93014

ESD LINN-BTN-LINC 227.19
LBCC 373.98
GAPS #8J 3,416.83
EDUCATION TOTAL: 4,018.00

LINN COUNTY 949.01
LINN COUNTY LOC OP 2,220.51
ALBANY RFD 1,602.05
4H EXTENSION DISTRICT 52.16
GENERAL GOVT TOTAL: 4,823.73

LBCC BND 116.54
LBCC BND 2 46.42
GAPS #8J BND 2 1,622.54
GRAND PRAIRIE #2B 176.17
BONDS - OTHER TOTAL: 1,961.67

VALUES	LAST YEAR	THIS YEAR
REAL MARKET		
LAND	386,110	414,710
STRUCTURES	726,040	893,030
TOTAL RMV	1,112,150	1,307,740
TOTAL ASSESSED VALUE	723,441	745,138
EXEMPTIONS		
NET TAXABLE:	723,441	745,138
TOTAL TAX:	10,710.27	10,803.40

-POTENTIAL ADDITIONAL TAX LIABILITY-

PAY OPTIONS: ..IN PERSON OR ..ONLINE
..BY VISA DEBIT: \$3.95 FEE
..BY E-CHECK ONLINE: \$1.50 FEE
..BY CREDIT OR DEBIT CARD: 2.5% FEE
..MAIL: USE ENCL ENV, NOV 15TH POSTMARK ACCEPTED
FOR TAX QUESTIONS CALL: (541) 967-3808

YOUR CANCELLED CHECK IS YOUR RECEIPT

2023 - 2024 TAX (Before Discount) 10,803.40

PAYMENT OPTIONS

Date Due	3% Option	2% Option	Trimester Option
11/15/23	10,479.30	7,058.22	3,601.14
02/15/24			3,601.13
05/15/24		3,601.13	3,601.13
Total	10,479.30	10,659.35	10,803.40

TOTAL DUE (After Discount and Pre-payments) 10,479.30

↑ Tear Here

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Tear Here ↑

2023 - 2024 PROPERTY TAXES

LINN COUNTY REAL

ACCOUNT NO. 69019

PAYMENT OPTIONS	Discount	Date Due	Amount	Date Due	Amount	Date Due	Amount
Full Payment Enclosed	3%	11/15/23	10,479.30				
or 2/3 Payment Enclosed	2%	11/15/23	7,058.22			05/15/24	3,601.13
or 1/3 Payment Enclosed	0%	11/15/23	3,601.14	02/15/24	3,601.13	05/15/24	3,601.13

DISCOUNT IS LOST AFTER DUE DATE & INTEREST MAY APPLY

☐ Mailing address change on back

Enter Payment Amount

\$

MAKE PAYMENT TO:

- 002056 - 1047930

LOS FLORES HUNT PROPERTY III LLC
PO BOX 1277
CARPINTERIA CA 93014

LINN COUNTY TAX COLLECTOR
PO BOX 309
ALBANY, OR 97321



FOR CREDIT CARD PAYMENT INFO:

www.linncountyor.gov/assessor/page/online-tax-payments

22100000690190000360114000070582200010479309

Linn County
2023 Real Property Assessment Report
Account 69019

Map 11S03W02-00-00800
Code - Tax ID 00826 - 69019

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing LOS FLORES HUNT PROPERTY III LLC
PO BOX 1277
CARPINTERIA CA 93014

Deed Reference # 2022-19933
Sales Date/Price 12-22-2022 / \$0
Appraiser UNKNOWN

Property Class 551 **MA** **SA** **NH**
RMV Class 501 02 00 000

Site	Situs Address	City
1	175 SCRAVEL HILL RD NE	ALBANY

		Value Summary			
Code Area	RMV	MAV	AV	RMV Exception	CPR %
00826 Land	414,710		Land	0	
Impr	893,030		Impr	0	
Code Area Total	1,307,740	716,050	745,138	0	
Grand Total	1,307,740	716,050	745,138	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00826	1	<input checked="" type="checkbox"/>			Farm Use Zoned	104	28.90 AC	3	241,650
	2	<input checked="" type="checkbox"/>			Market	104	2.50 AC		173,060
Code Area Total							31.40 AC		414,710

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
00826	100	1995	801	County Industrial	123	11,704			893,030
Code Area Total						11,704			893,030

Exemptions / Special Assessments / Notations			
Code Area 00826			
Special Assessments		Amount	Year Used
■ GRAND PRAIRIE #2B		176.17	2023
Notations			
■ RP IND RETURN - COUNTY RESPONSIBILITY			

PP Accounts 00826 - 732244

Linn County
2023 Real Property Assessment Report
Account 69019

Comments

***** CAP NOTE - Type I *****

95MX:WORK STARTED ON LAND,WAREHOUSE BLDG NOT ENOUGH FOR VALUE CHANGE.DUS 7/95
96MX:CK FOR LAND OSI & FOR CONSTRUCTION OF NEW SEED WAREHOUSE & ADJOINING
OFFICE.DUS 7/95

96MX: PICKED UP BY INDUSTRIAL SECTION FOR 1996.

Permit for 50x140 warehouse addition. 8-3-00 list.

01MX: PICKED UP NEW WHSE ADDITION DS 5/23/01

***** CAP NOTE - Type J *****

EV97-586: MAV CORRECTION TO REFLECT NEW BUILDING DS 12/4/97

2022: re-appraised market land (RMV), mixed warehouse and farm use. Zoned EFU, changed RMV class to 501.
7/2022 MW

After recording return to:
Los Flores Hunt Property III, LLC
P.O. Box 1277
Carpinteria, CA 93014

LINN COUNTY, OREGON	2022-19933
D-WD	
Stn=10131 K. PETERSON	12/22/2022 11:43:00 AM
\$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	

Until a change is requested, send tax statements to:
Los Flores Hunt Property III, LLC
P.O. Box 1277
Carpinteria, CA 93014

STATUTORY WARRANTY DEED

VICTOR WILLIAM SCHAFF and SUSAN MARIE SCHAFF, Trustees of The 1998 Victor William Schaff and Susan Marie Schaff Revocable Trust dated January 23, 1998 "Grantors," hereby convey and warrant to LOS FLORES HUNT PROPERTY III, LLC, a California limited liability company "Grantee," Grantors' interest in and to the following real property:

County: Linn County, Oregon
Address: 175 Scravel Hill Road, Albany, OR
Map / Tax Lot: 11S 03W 02 00800
Account Number: 69019

See Exhibit A, attached hereto and incorporated herein

Subject to covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS OTHER PROPERTY OR VALUE.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

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.

Dated: ~~November~~ ^{December} 5, 2022



VICTOR WILLIAM SCHAFF, Trustee of The
1998 Victor William Schaff and Susan Marie
Schaff Revocable Trust dated January 23, 1998



SUSAN MARIE SCHAFF, Trustee of The 1998
Victor William Schaff and Susan Marie Schaff
Revocable Trust dated January 23, 1998

Grantors

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Barbara

On December 5, 2022 before me, Deborah Murphy, Notary Public, personally appeared VICTOR WILLIAM SCHAFF AND SUSAN MARIE SCHAFF, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.


Notary Public

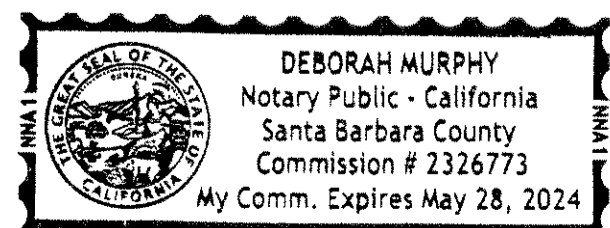


EXHIBIT A

Legal Description

Real property in the County of Linn, State of Oregon, described as follows:

Beginning at a point 28.0 chains West and 30.58 chains North from the Southeast corner of the Matthew C. Chambers Donation Land Claim No. 40, in Township 11 South, Range 3 West, Willamette Meridian, Linn County, Oregon; thence East 28.00 chains to the East line of said Donation Land Claim; thence South along the East line of said Donation Land Claim 11.13 chains; thence West 31.26 chains to the centerline of Scravel Hill Road; thence Northerly along the centerline of said road to the place of beginning.

EXCEPTING that portion described as follows: Beginning at a point 28.00 chains West and 30.58 chains North from the Southeast corner of the Matthew C. Chambers Donation Land Claim No. 40, in Township 11 South, Range 3 West, Willamette Meridian; thence East 474.6 feet; thence Southerly parallel with the centerline of Scravel Hill Road 100 feet; thence West 474.6 feet to the centerline of said road; thence Northerly along the centerline of said road 100 feet to the place of beginning.

4866-7949-9583, v. 1

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. This report is for the exclusive use of the IgniteRE user who obtained it from the First American IgniteRE website: ignite.firstam.com. No one else can use or rely on this report. This report is subject to the terms and conditions of the FirstAm IgniteRE End User License Agreement agreed to by the IgniteRE user who obtained the report, available here: properties.ignite.firstam.com/showeula. ©2005-2024 First American Financial Corporation and/or its affiliates. All rights reserved.

11S03W02
ALBANY

Cancelled Nos.
213
214

11S03W02
ALBANY

4/3/2023

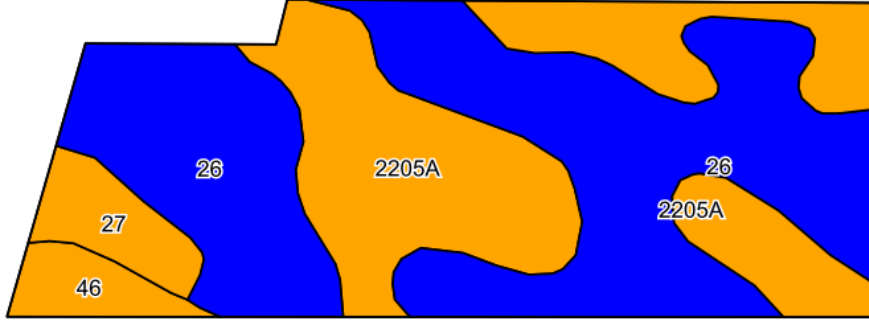
MAPS

Estimated based on county GIS mapping records



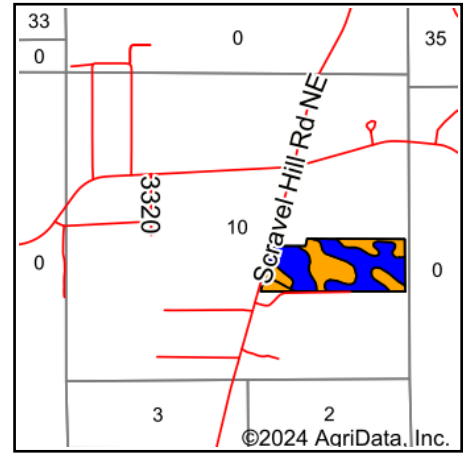
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Soils Map



©2024 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Oregon**
 County: **Linn**
 Location: **10-11S-3W**
 Township: **Albany**
 Acres: **31.4**
 Date: **7/17/2024**

Maps Provided By:

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



Area Symbol: OR639, Soil Area Version: 19

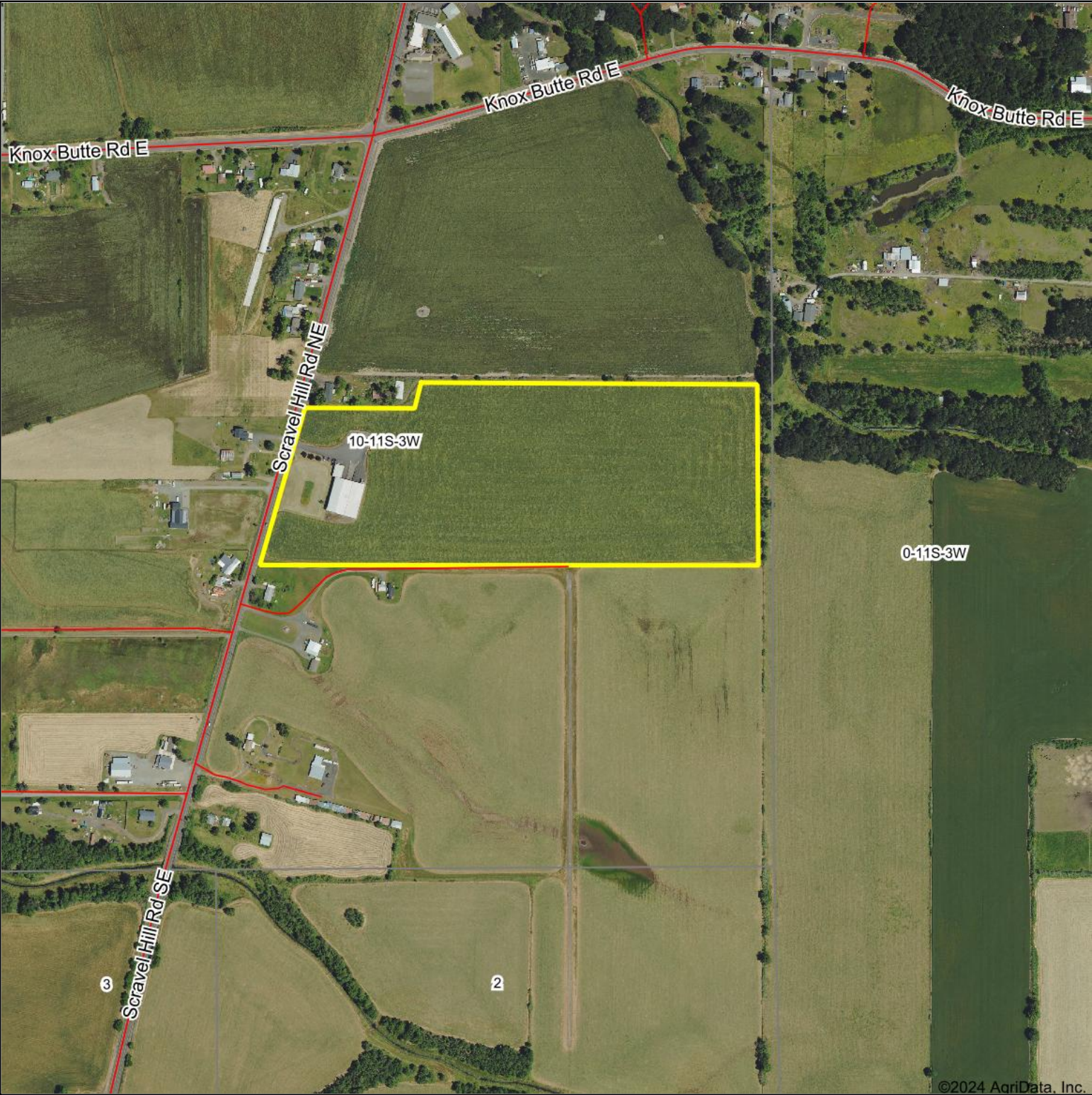
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
26	Coburg silty clay loam	17.24	54.9%		Moderately well drained	IIw	IIw	85
2205A	Conser silty clay loam, 0 to 3 percent slopes	11.34	36.1%		Poorly drained	IIIw	IIIw	69
27	Concord silt loam	1.61	5.1%		Poorly drained	IIIw	IIIw	42
46	Holcomb silt loam	1.21	3.9%		Somewhat poorly drained	IIIw	IIIw	77
Weighted Average						2.45	2.45	*n 76.7

*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.

Aerial Map



©2024 AgriData, Inc.

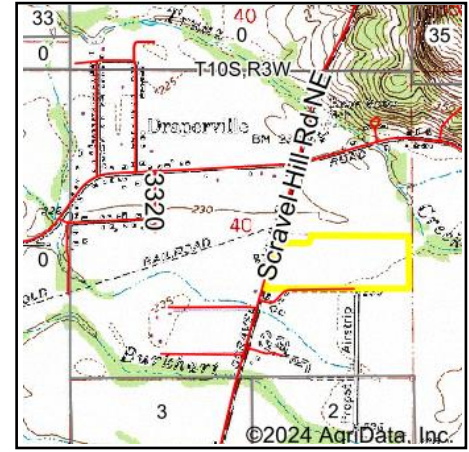
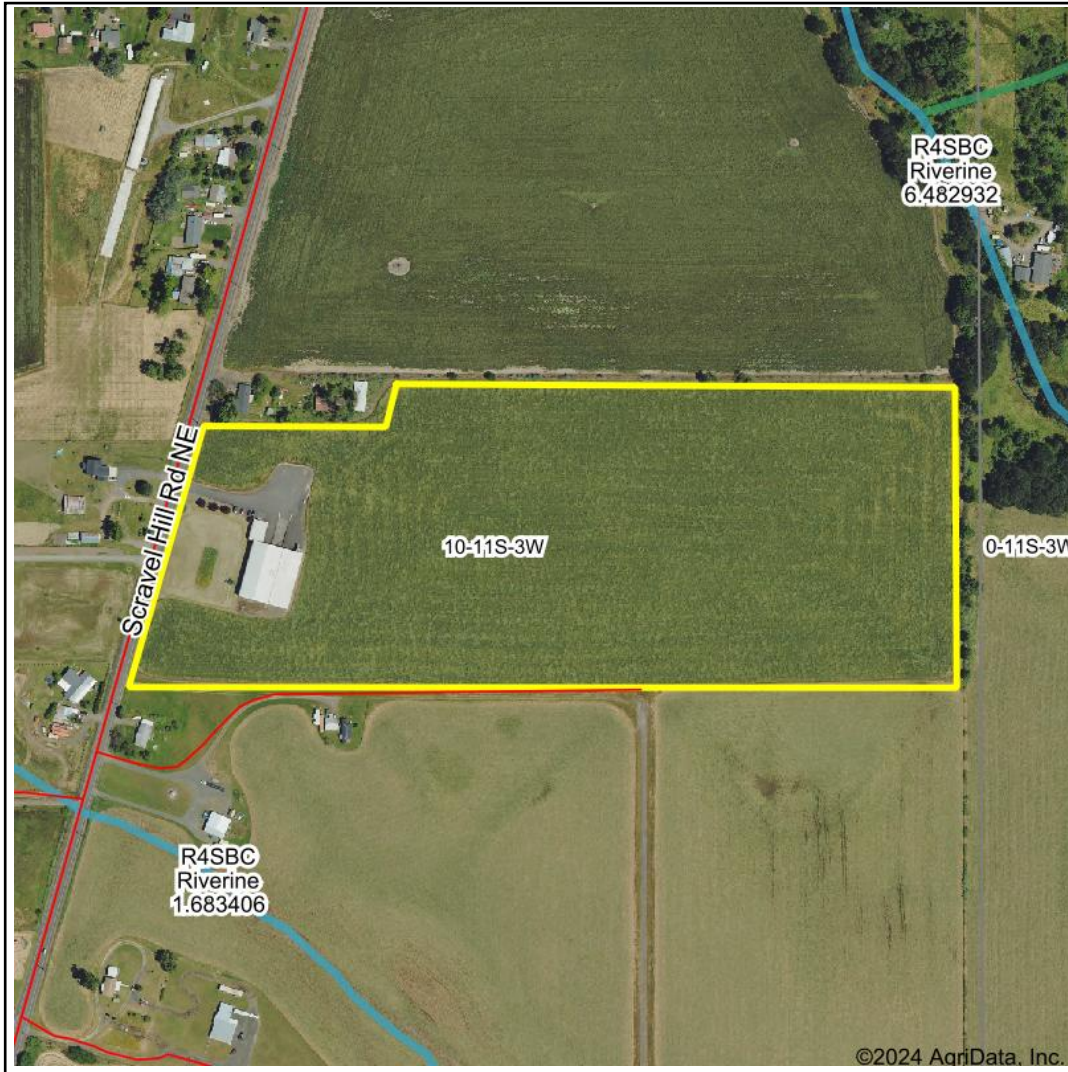
Boundary Center: 44° 38' 34.14, -123° 1' 25.3



10-11S-3W
Linn County
Oregon



Wetlands Map



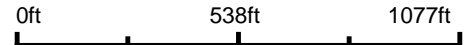
State: **Oregon**
 Location: **10-11S-3W**
 County: **Linn**
 Township: **Albany**
 Date: **7/17/2024**

Maps Provided By:



© AgriData, Inc. 2023

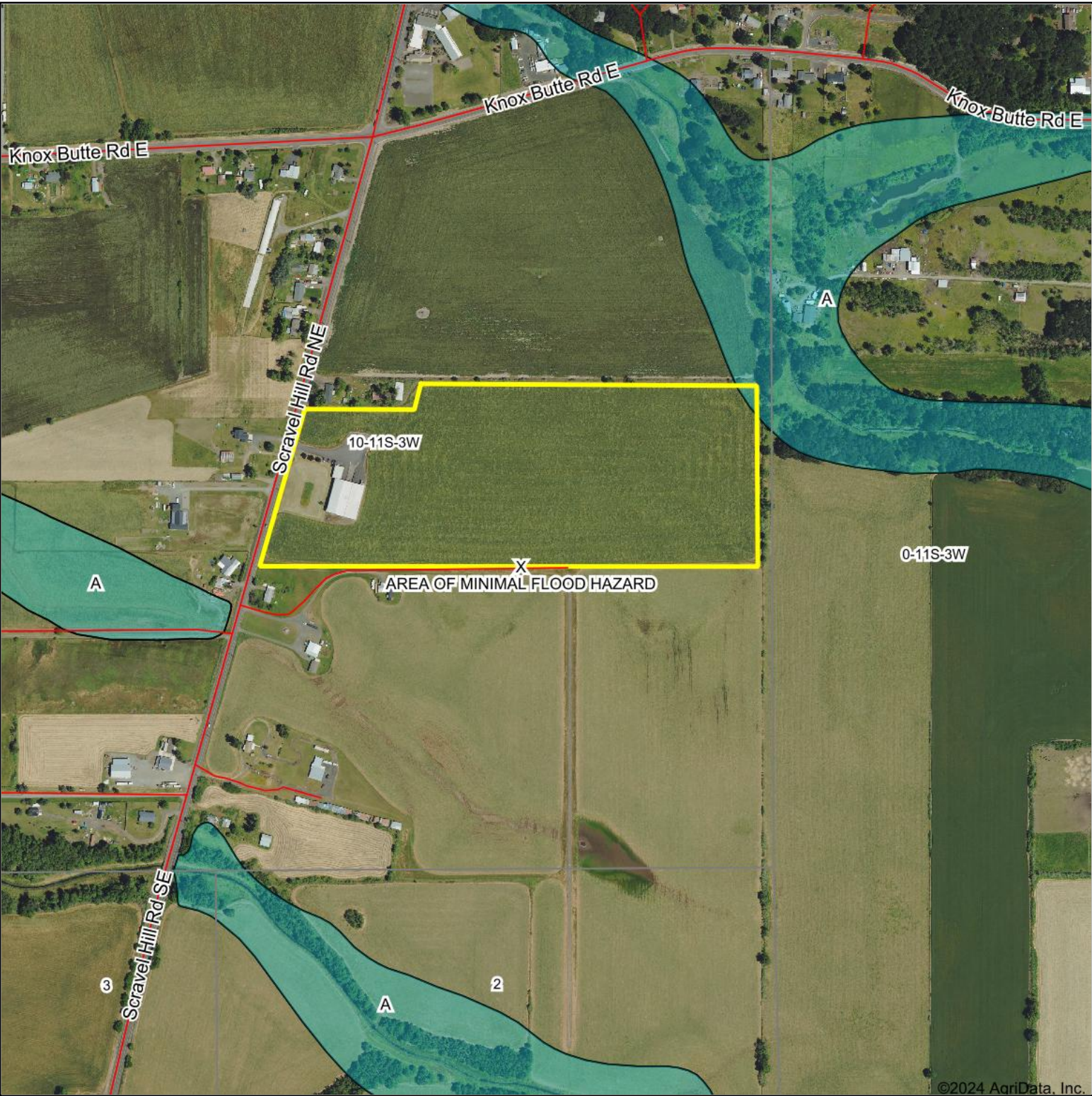
www.AgriDataInc.com



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/>

Aerial Map



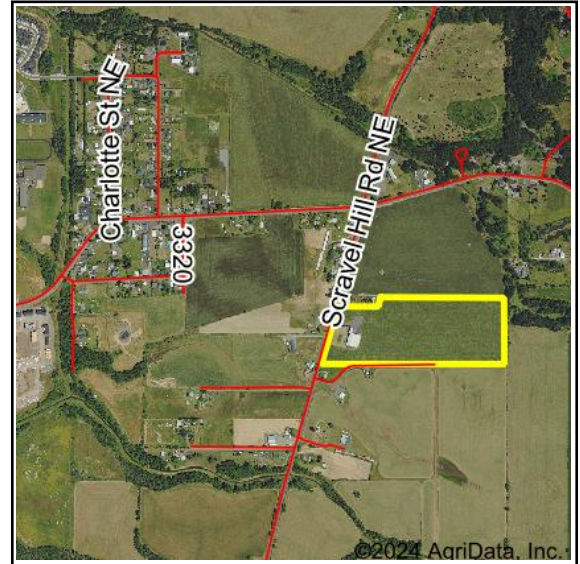
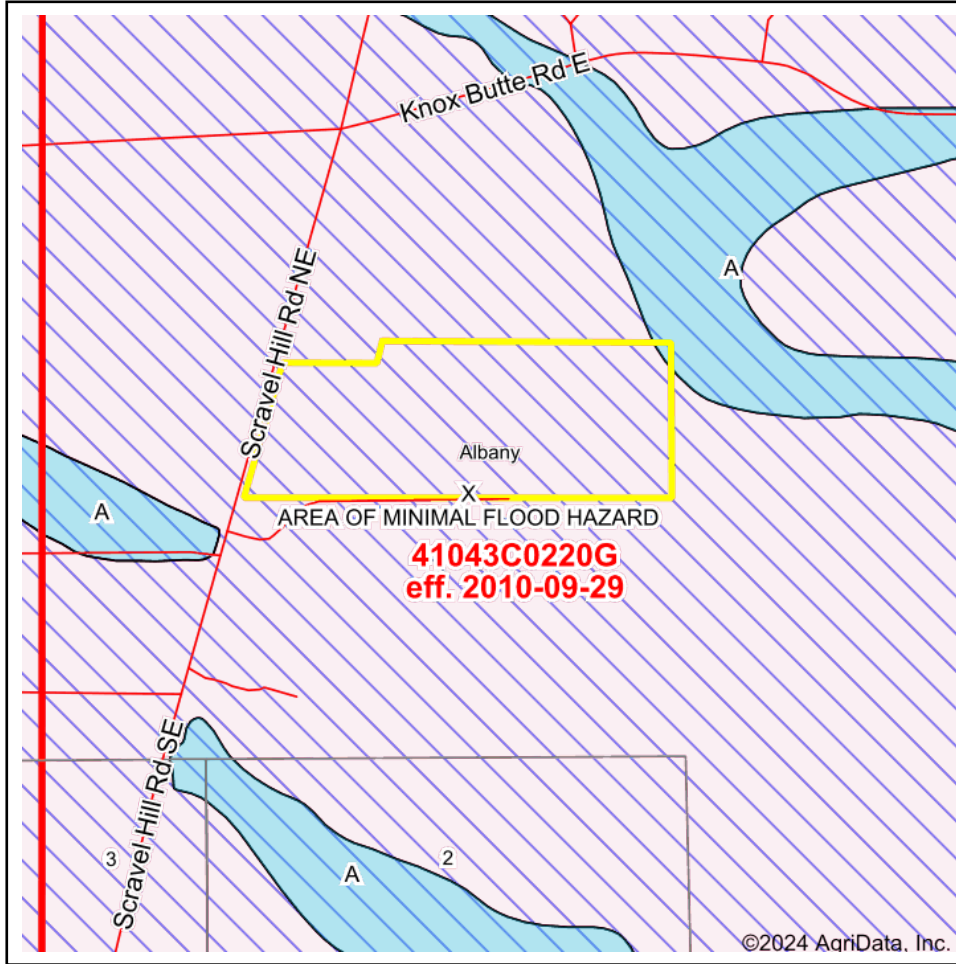
Boundary Center: 44° 38' 34.14, -123° 1' 25.3



10-11S-3W
Linn County
Oregon



FEMA Report



Map Center: 44° 38' 31.18, -123° 1' 23.22

State: OR Acres: 31.4
County: Linn Date: 7/17/2024
Location: 10-11S-3W
Township: Albany

Maps Provided By:



Name		Number	County	NFIP Participation	Acres	Percent
LINN COUNTY		410136	Linn	Regular	31.4	100%
Total					31.4	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	31.28	99.6%
A				100-year Floodplain	0.12	0.4%
Total					31.40	100%
Panel			Effective Date		Acres	Percent
41043C0220G			9/29/2010		31.4	100%
Total					31.4	100%

Topography Contours



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 232.7

Max: 238.8

Range: 6.1

Average: 235.5

Standard Deviation: 0.92 ft

0ft 370ft 740ft



7/17/2024

10-11S-3W
Linn County
Oregon

Boundary Center: 44° 38' 34.14, -123° 1' 25.3

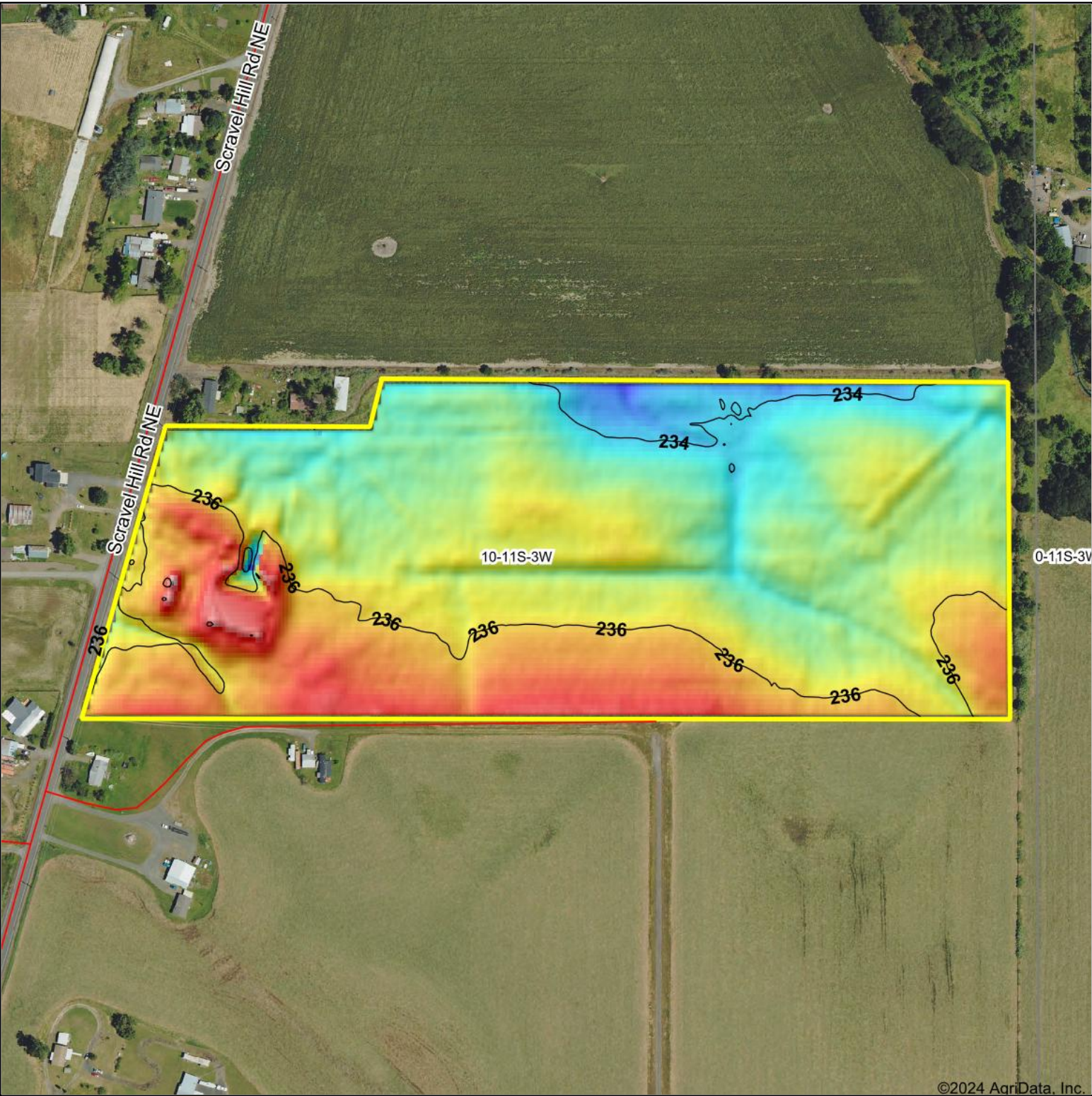
Maps Provided By:



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Topography Hillshade



©2024 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 2

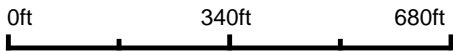
Min: 232.7

Max: 238.8

Range: 6.1

Average: 235.5

Standard Deviation: 0.92 ft



7/17/2024

10-11S-3W
Linn County
Oregon

Maps Provided By:



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Boundary Center: 44° 38' 34.14, -123° 1' 25.3