



**36038 Eicher Rd SE Albany, OR**



## PROPERTY FEATURES

- ±92.20-ac Pristine property with two homes
- Custom primary home 2,731 SF built in 2006, 3 bd 2.5 ba + private office w/ separate entrance, attached 2-car garage w/bonus living space, and immaculate landscaping
- Farmhouse (2nd home) 1,872 SF built in 1930 (fixer) 5 bd 1 ba
- Shop 1,920 SF built in 2006, insulated and room for RV

- ±70-ac of tillable land currently in grass seed
- Solar lease on ±20-ac a good distance from home site & provides extra income
- Feeder Barn 4,896 SF

## VIDEO TOUR LINK

<https://www.youtube.com/MZHuguPQZow>

Find us on  **Instagram**

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# 36038 EICHER RD SE ALBNAY, OR

Two homes on 92.20 acres just minutes (2-miles) from Albany and I-5 access for easy commute. Custom primary home 2,731 SF built in 2006 with spacious living areas, oak cabinetry and granite countertops, formal dining, living room with woodstove, private office with separate entrance, and oversize attached 2-car finished garage with ample storage and finished bonus living space above garage. **The home is wonderfully set overlooking the immaculate landscaped yard and not too distant foothills and Snow Peak providing gorgeous sunrise and evening scenes.** 2nd home is an older farm house 1,872 SF built in 1930 (fixer). Both homes have separate wells and septic systems. 1,920 SF shop built in 2006, insulated, and room for RV. Circular gravel drive and parking area. 70-acres of tillable land currently in grass seed. Solar lease on  $\pm$ 20-acres good distance from home site provides extra income!



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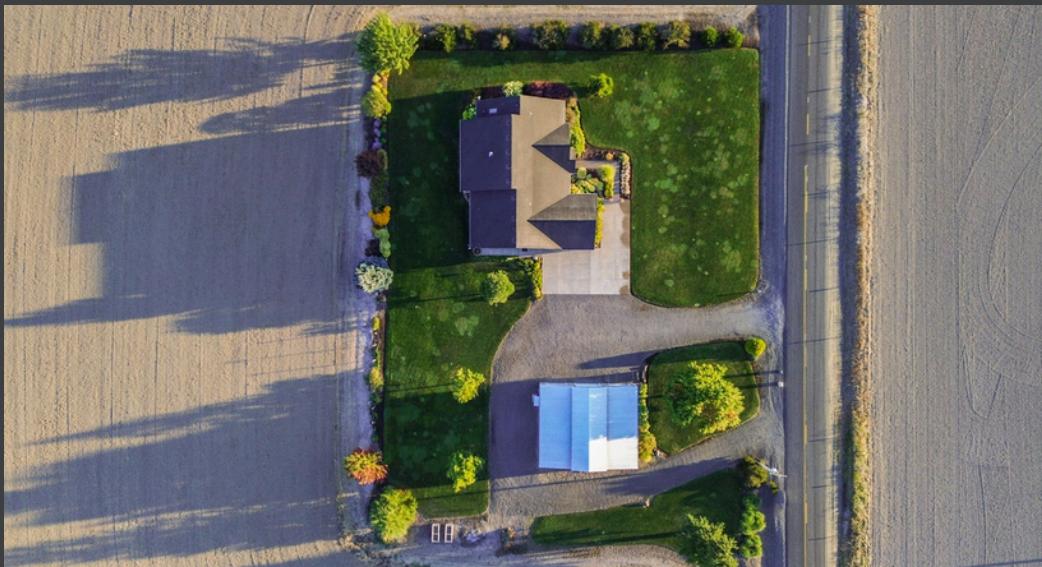
This information deemed reliable, but not guaranteed. All maps, exhibits presented are based on information obtained from the county must be verified by interested parties.



# 36038 EICHER RD SE ALBANY, OR

## OUTBUILDINGS & FARMHOUSE

- Farmhouse built in 1930 (fixer) 1,872 SF; 5bd/1ba with its own utilities (well, septic, electric).
- 1,920 SF Shop built in 2006, insulated and room for an RV
- 4,896 SF Feeder barn

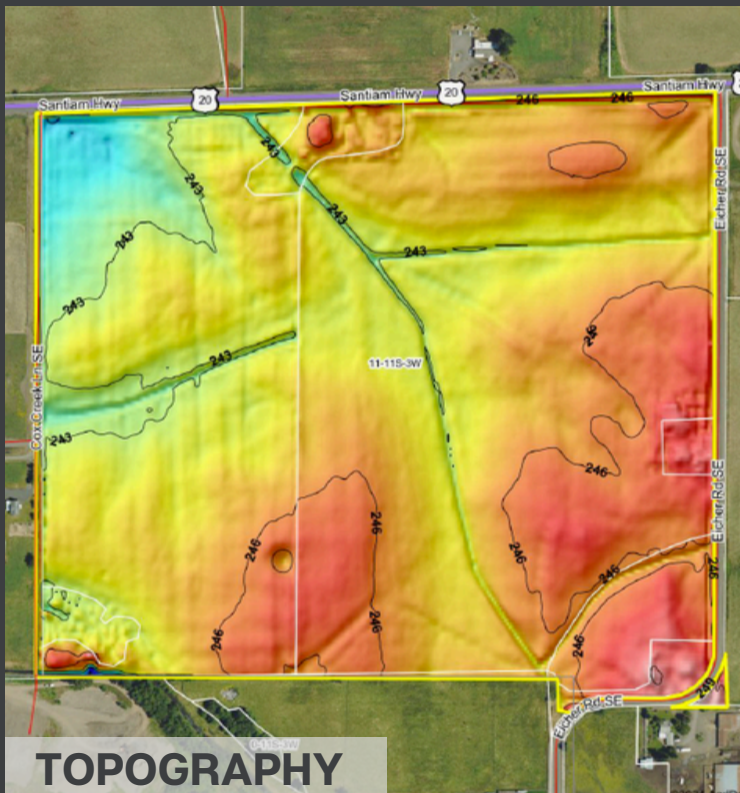




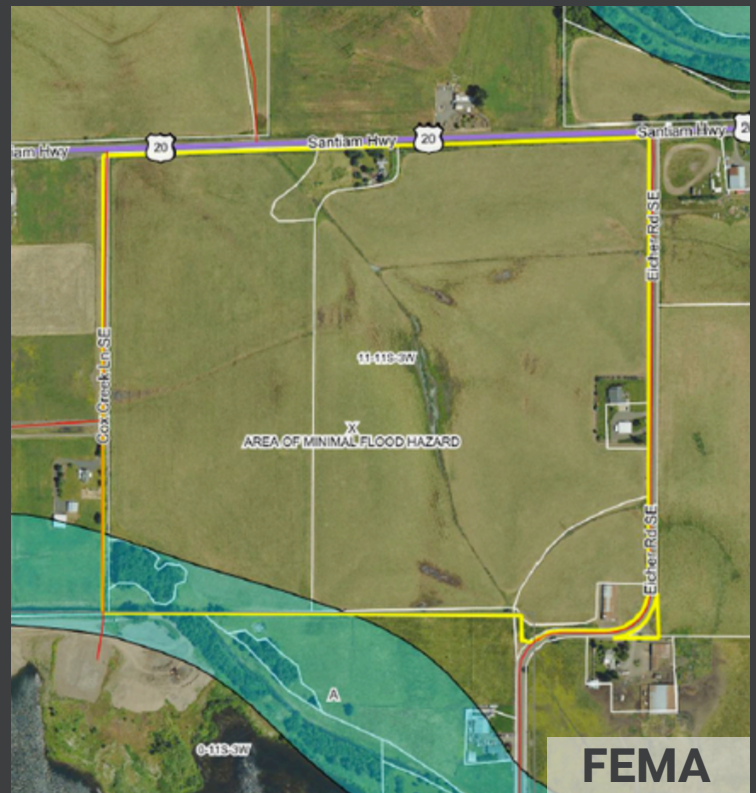
# MAPS & INFORMATION



**AERIAL**



**TOPOGRAPHY**



**FEMA**



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# 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.

# 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:  
111423

111423

## REAL PROPERTY INFORMATION

**CODE:** 00826 **PCL:** 551  
**MAP:** 11S03W11-00-00800  
**ACRES:** 92.20  
**SITUS:** 36038 EICHER RD SE ALBANY

DUANE & JANICE M EICHER REV TRUST ET AL  
EICHER JANICE M ET AL TR  
36038 EICHER RD SE  
ALBANY OR 97322

ESD LINN-BTN-LINC 158.05  
LBCC 260.17  
GAPS #8J 2,377.03  
**EDUCATION TOTAL:** 2,795.25

LINN COUNTY 660.21  
LINN COUNTY LOC OP 1,544.77  
ALBANY RFD 1,114.51  
4H EXTENSION DISTRICT 36.29  
**GENERAL GOVT TOTAL:** 3,355.78

LBCC BND 81.07  
LBCC BND 2 32.30  
GAPS #8J BND 2 1,128.77  
GRAND PRAIRIE #2B 122.68  
**BONDS - OTHER TOTAL:** 1,364.82

VALUES	LAST YEAR	THIS YEAR
<b>REAL MARKET</b>		
<b>LAND</b>	776,530	855,420
<b>STRUCTURES</b>	637,330	766,920
<b>TOTAL RMV</b>	1,413,860	1,622,340
<b>TOTAL ASSESSED VALUE</b>	503,785	518,379
<b>EXEMPTIONS</b>		
<b>NET TAXABLE:</b>	503,785	518,379
<b>TOTAL TAX:</b>	7,458.48	7,515.85

### -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 ) 7,515.85**

### PAYMENT OPTIONS

Date Due	3% Option	2% Option	Trimester Option
11/15/23	7,290.37	4,910.36	2,505.29
02/15/24			2,505.28
05/15/24		2,505.28	2,505.28
<b>Total</b>	<b>7,290.37</b>	<b>7,415.64</b>	<b>7,515.85</b>

**TOTAL DUE (After Discount and Pre-payments) 7,290.37**

↑ Tear Here

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Tear Here ↑

2023 - 2024 PROPERTY TAXES

LINN COUNTY REAL

ACCOUNT NO. 111423

PAYMENT OPTIONS	Discount	Date Due	Amount	Date Due	Amount	Date Due	Amount
Full Payment Enclosed	3%	11/15/23	7,290.37				
or 2/3 Payment Enclosed	2%	11/15/23	4,910.36			05/15/24	2,505.28
or 1/3 Payment Enclosed	0%	11/15/23	2,505.29	02/15/24	2,505.28	05/15/24	2,505.28

DISCOUNT IS LOST AFTER DUE DATE & INTEREST MAY APPLY

☐ Mailing address change on back

Enter Payment Amount

\$

MAKE PAYMENT TO:

- 003259 - 729037

DUANE & JANICE M EICHER REV TRUST ET AL  
EICHER JANICE M ET AL TR  
36038 EICHER RD SE  
ALBANY OR 97322

LINN COUNTY TAX COLLECTOR  
PO BOX 309  
ALBANY, OR 97321



FOR CREDIT CARD PAYMENT INFO:

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

22100001114230000250529000049103600007290379



**Linn County**  
**2023 Real Property Assessment Report**  
Account 111423

**Map** 11S03W11-00-00800  
**Code - Tax ID** 00826 - 111423

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** See Record

**Mailing** DUANE & JANICE M EICHER REV TRUST ET AL  
EICHER JANICE M ET AL TR  
36038 EICHER RD SE  
ALBANY OR 97322

**Deed Reference #** 2023-6333  
**Sales Date/Price** 06-12-2023 / \$0  
**Appraiser** BAUER, NATALIE

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

Site	Situs Address	City
1	36038 EICHER RD SE	ALBANY

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
00826	Land	855,420		Land	0
	Impr	766,920		Impr	0
<b>Code Area Total</b>		1,622,340	410,570	518,379	0
<b>Grand Total</b>		1,622,340	410,570	518,379	0

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class Trended RMV
00826	2	<input checked="" type="checkbox"/>			Farm Site	104	1.00 AC	FARM 15,600
	6	<input checked="" type="checkbox"/>			Farm Site	104	1.00 AC	FARM 15,600
	1	<input checked="" type="checkbox"/>			Farm Use Zoned	104	90.20 AC	3 754,220
					S.A. OSD	100		35,000
					S.A. OSD	100		35,000
	<b>Code Area Total</b>						92.20 AC	855,420

Improvement Breakdown								
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV
00826	100	2006	148	RES One story with attic	123	2,731		558,500
	101	2006	110	Residential Other Improvements	123	0		5,280
	103	2006	317	GP BUILDING	123	1,920		31,040
	104	0	315	FEEDER BARN	123	4,896		11,040
	200	1930	123	RES Two story	123	1,872		159,680
	201	0	110	Residential Other Improvements	123	0		1,380
	<b>Code Area Total</b>					11,419		766,920

Exemptions / Special Assessments / Notations			
<b>Code Area</b> 00826			
<b>Special Assessments</b>	<b>Amount</b>	<b>Year Used</b>	
■ GRAND PRAIRIE #2B	122.68	2023	
<b>Notations</b>	<b>Amount</b>	<b>Tax</b>	
■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00	

**Appraisal Maint** 2025-MAINTENANCE (REVIEW STATUS - FARM)

**Linn County**  
**2023 Real Property Assessment Report**  
Account 111423

**Comments**

\*\*\*\*\* CAP NOTE - Type R \*\*\*\*\*

MX06: Res still standing. Looks lived in. Ck 2007 for renovations. 2/13/06 jdr

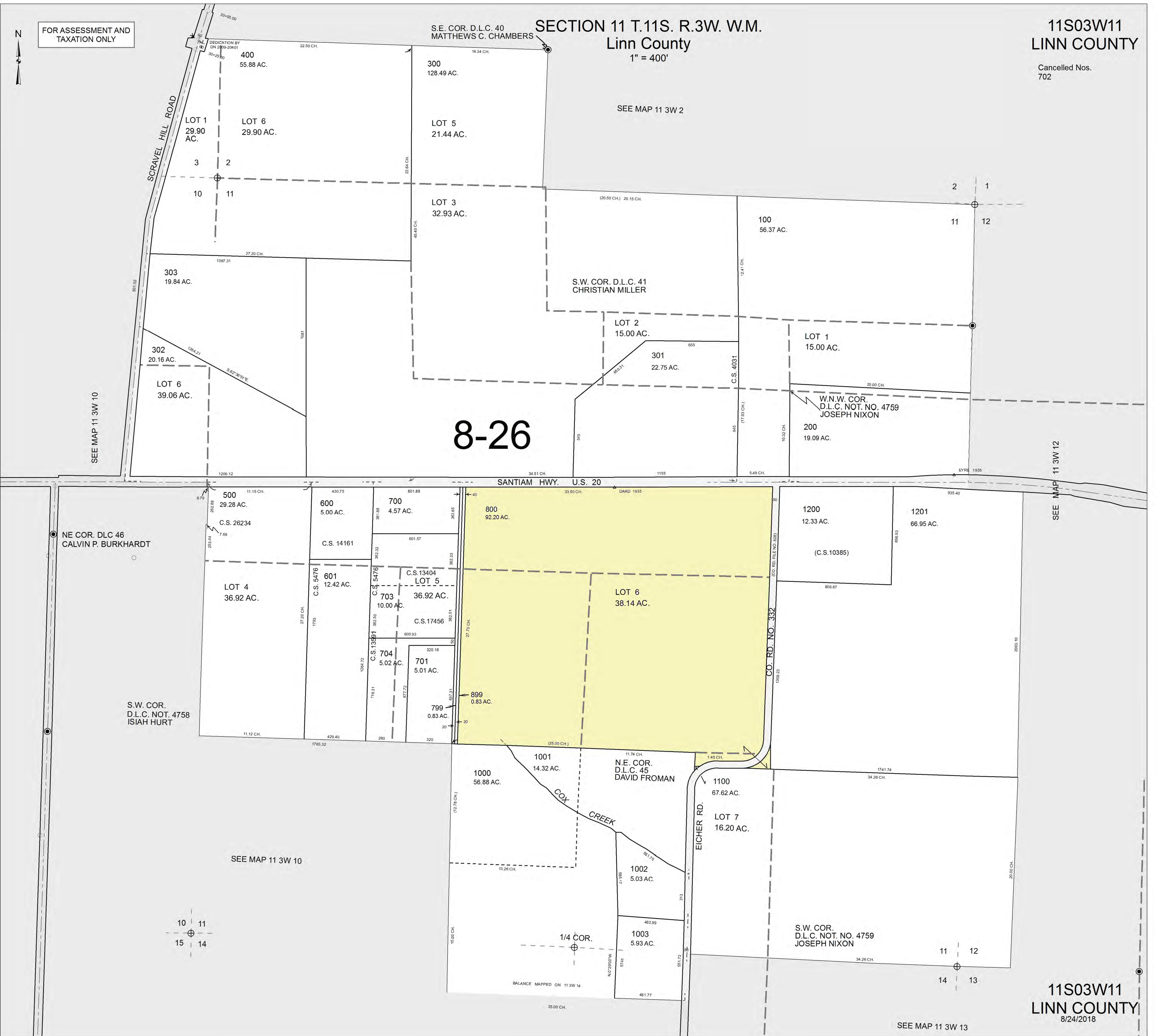
Plans for 40x48 pole bldg 7/26/06 gb//FGP complete. 12/1/06 jdr

Plans for res 7/26/06 GB//Take photos of old R1. Figure use of bldgs behind old

R1. Est new R1 on Eicher Rd complete 1/1/07. 12/1/06 jdr

16MX: REVIEWED OLD RES FROM RURAL LAND CLEAN UP. STILL LOOKS LIKE SOMEONE IS LIVING HERE.  
LEFT VALUE ALONE. 1/16 NB





# MAPS

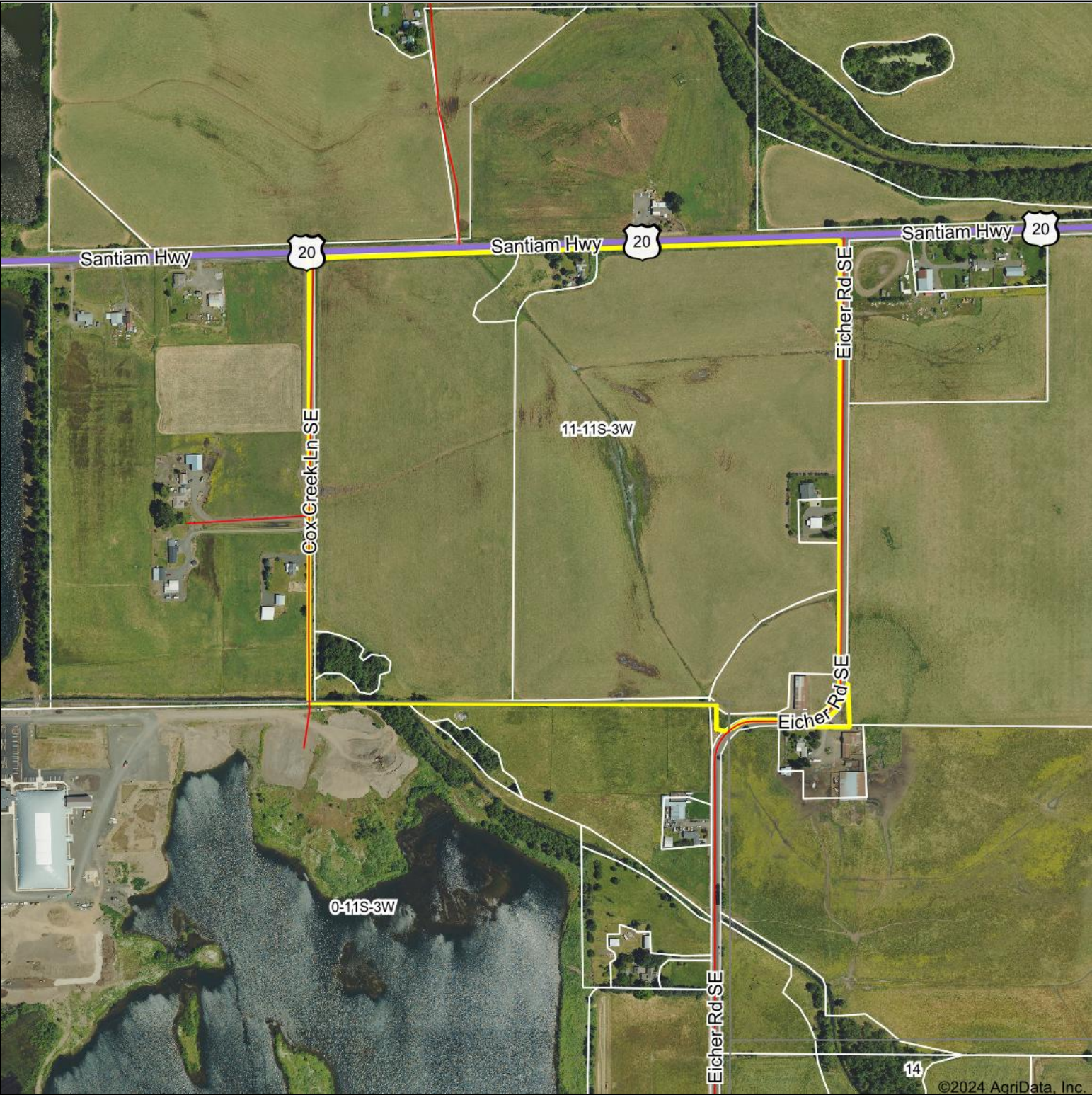
Estimated based on county GIS mapping records



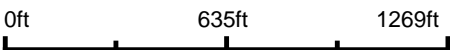
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Aerial Map



Boundary Center: 44° 37' 38.52, -123° 1' 2.67



11-11S-3W  
Linn County  
Oregon



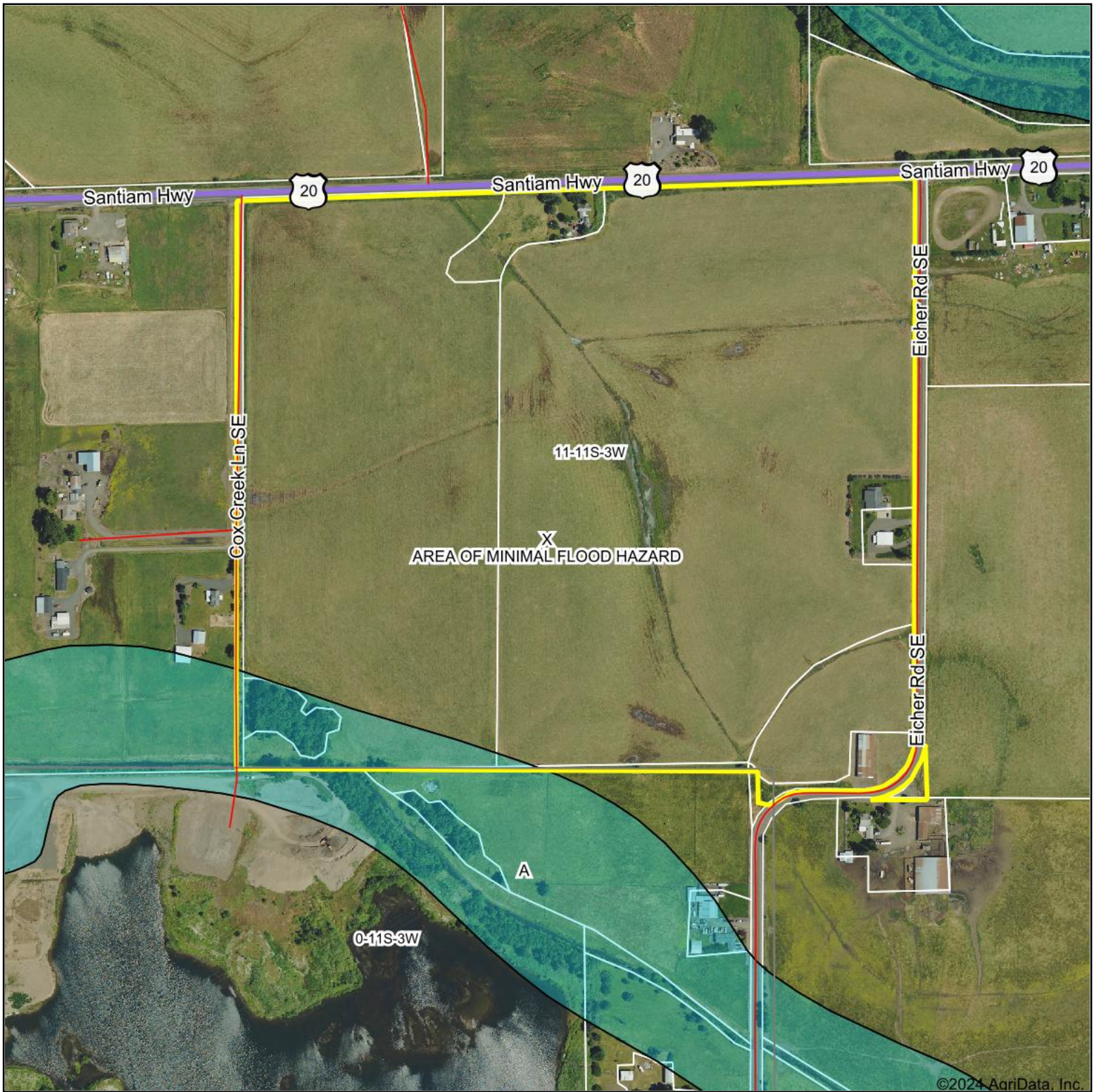
Maps Provided By:  
 **surety**<sup>®</sup>  
CUSTOMIZED ONLINE MAPPING  
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8/8/2024

Field borders provided by Farm Service Agency as of 5/21/2008.



# Aerial Map



Boundary Center: 44° 37' 38.52, -123° 1' 2.67

0ft 494ft 987ft

11-11S-3W  
Linn County  
Oregon



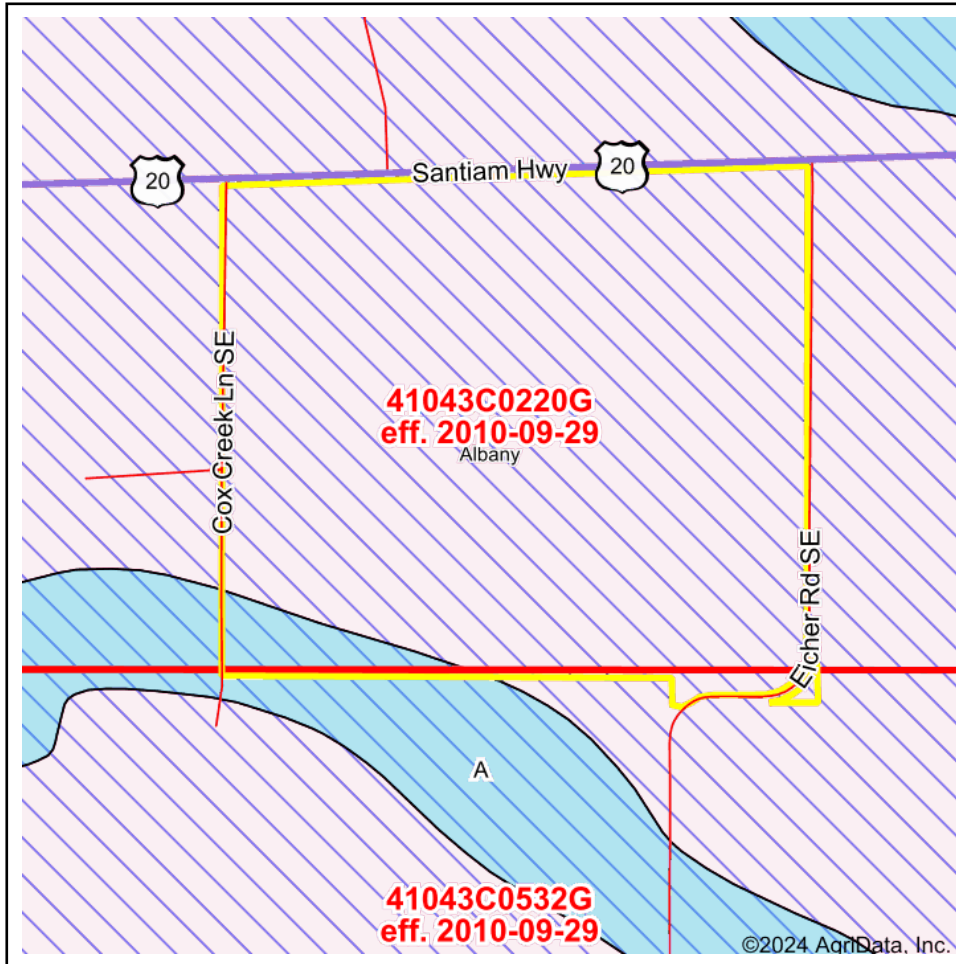
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8/8/2024

Field borders provided by Farm Service Agency as of 5/21/2008. Flood related information provided by FEMA



# FEMA Report



Map Center: 44° 37' 36.76, -123° 1' 4.21

State: OR Acres: 92.2  
County: Linn Date: 8/8/2024  
Location: 11-11S-3W  
Township: Albany

Maps Provided By:



Name	Number	County	NFIP Participation	Acres	Percent
LINN COUNTY	410136	Linn	Regular	92.2	100%
<b>Total</b>				92.2	100%

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

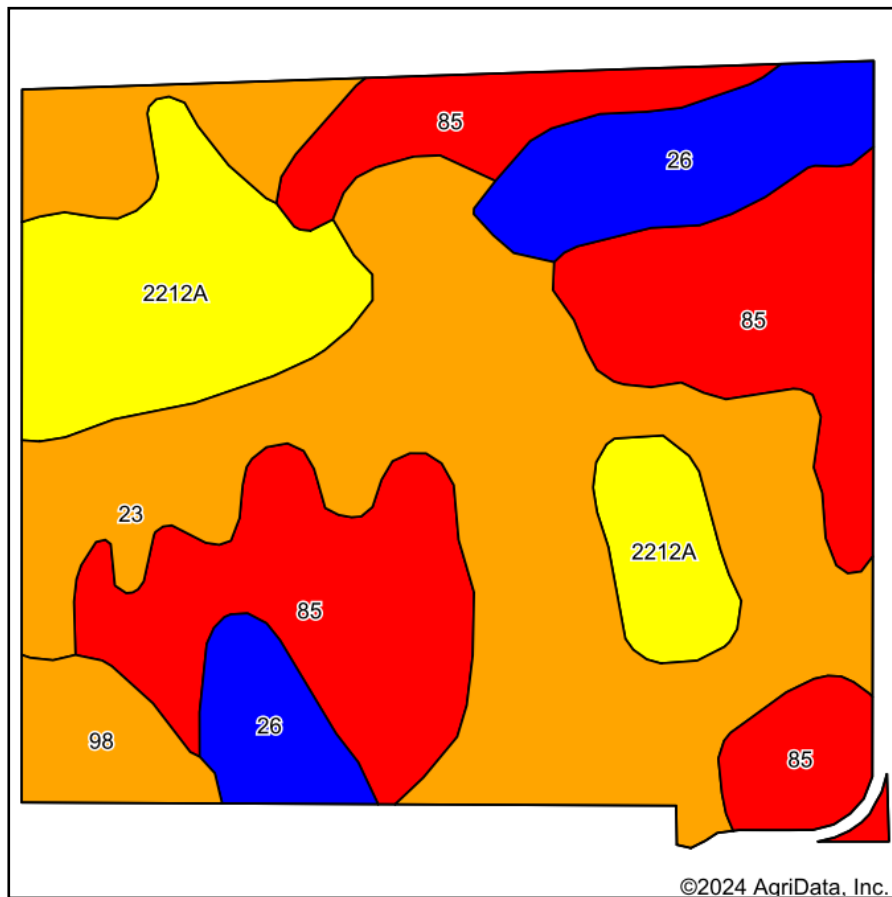
  

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	88.63	96.1%
A		100-year Floodplain	3.57	3.9%
<b>Total</b>			92.20	100%

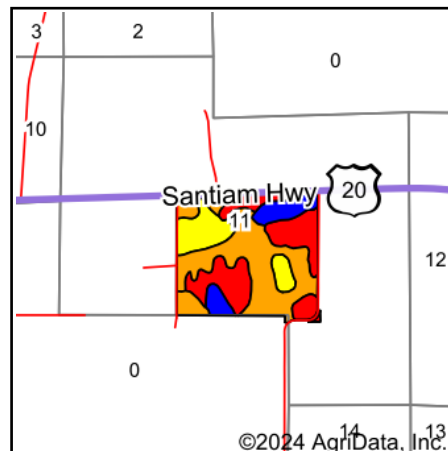
  

Panel	Effective Date	Acres	Percent
41043C0220G	9/29/2010	90.02	97.6%
41043C0532G	9/29/2010	2.18	2.4%
<b>Total</b>		92.20	100%

# Soils Map



Soils data provided by USDA and NRCS.



State: **Oregon**  
 County: **Linn**  
 Location: **11-11S-3W**  
 Township: **Albany**  
 Acres: **92.2**  
 Date: **8/8/2024**

Maps Provided By:  
  
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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
23	Clackamas gravelly silt loam	36.95	40.1%		Somewhat poorly drained	IIIw	IIIw	61
85	Riverwash	28.59	31.0%		Poorly drained	VIIIIs		
2212A	Awbrig silty clay loam, 0 to 2 percent slopes	13.74	14.9%		Poorly drained	IVw	IVw	59
26	Coburg silty clay loam	9.71	10.5%		Moderately well drained	IIw	IIw	85
98	Waldo silty clay loam	3.21	3.5%		Poorly drained	IIIw	IIIw	82
Weighted Average						4.59	*-	*n 45

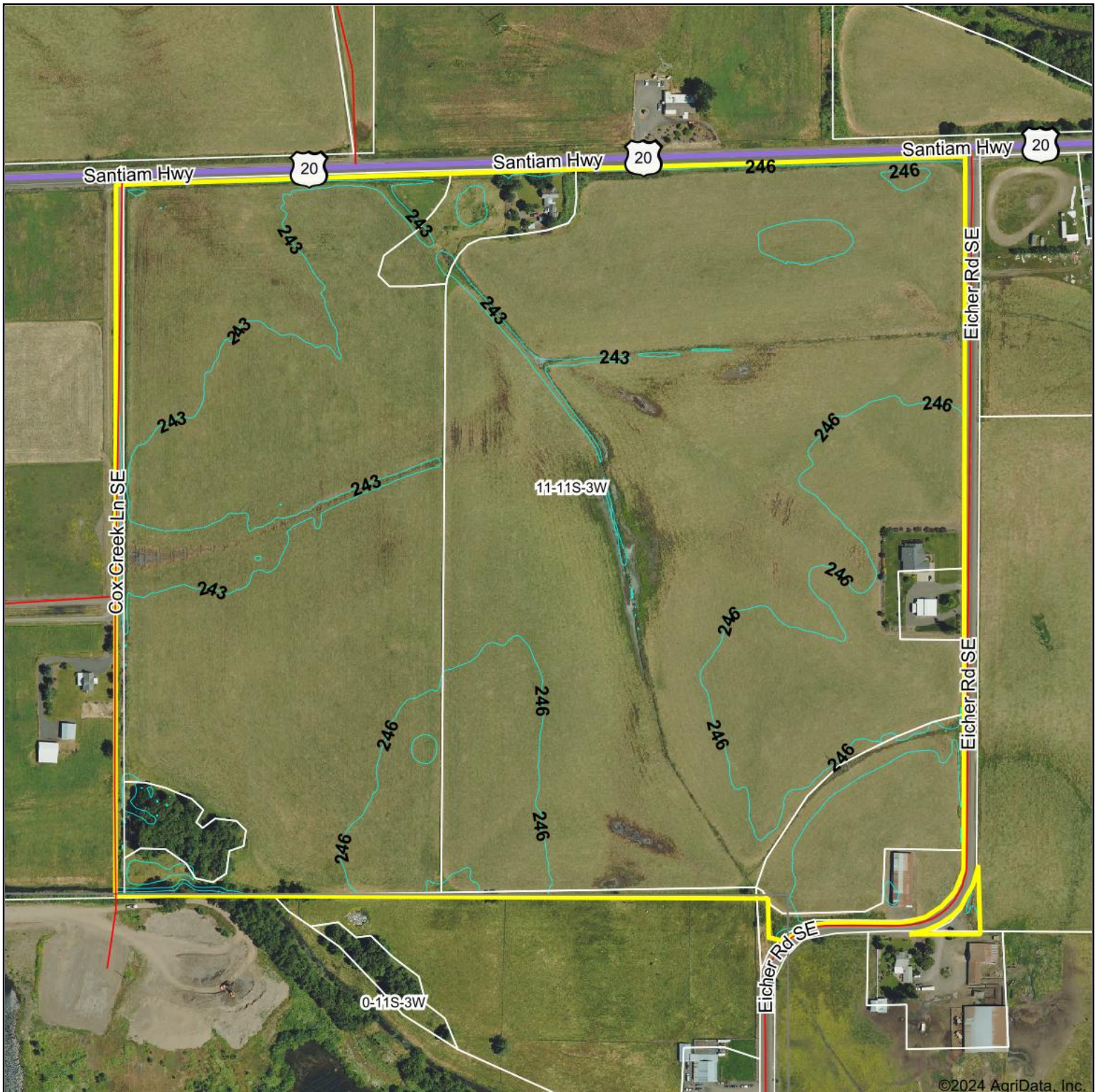
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



# Topography Contours



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 237.4

Max: 250.5

Range: 13.1

Average: 244.8

Standard Deviation: 1.44 ft

0ft 395ft 790ft



8/8/2024

11-11S-3W  
Linn County  
Oregon

Boundary Center: 44° 37' 38.52, -123° 1' 2.67

Maps Provided By:



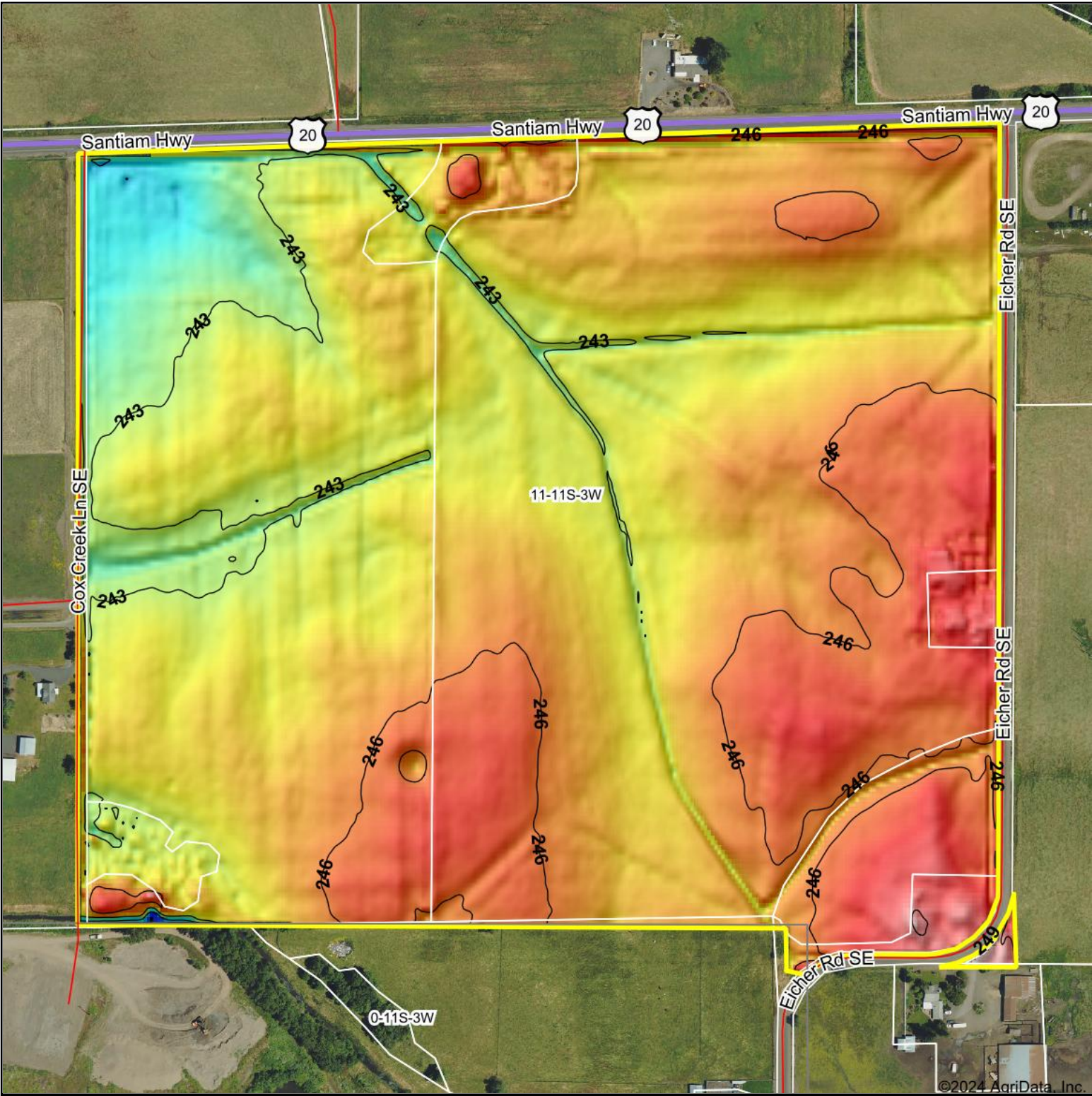
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Field borders provided by Farm Service Agency as of 5/21/2008.



# Topography Hillshade



Low      Elevation      High



Source: USGS 3 meter dem

Interval(ft): 3

Min: 237.4


Max: 250.5


Range: 13.1

Average: 244.8


Standard Deviation: 1.44 ft

0ft      365ft      730ft



  
8/8/2024

**11-11S-3W**  
**Linn County**  
**Oregon**

Maps Provided By:  
  
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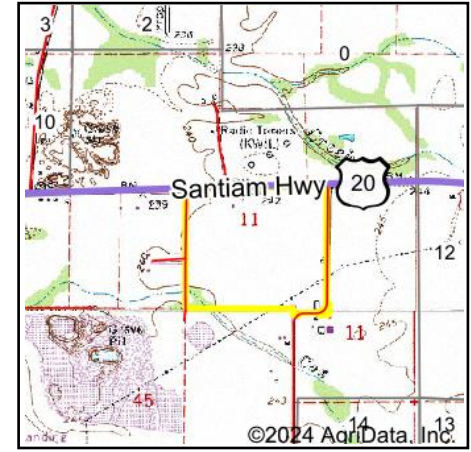
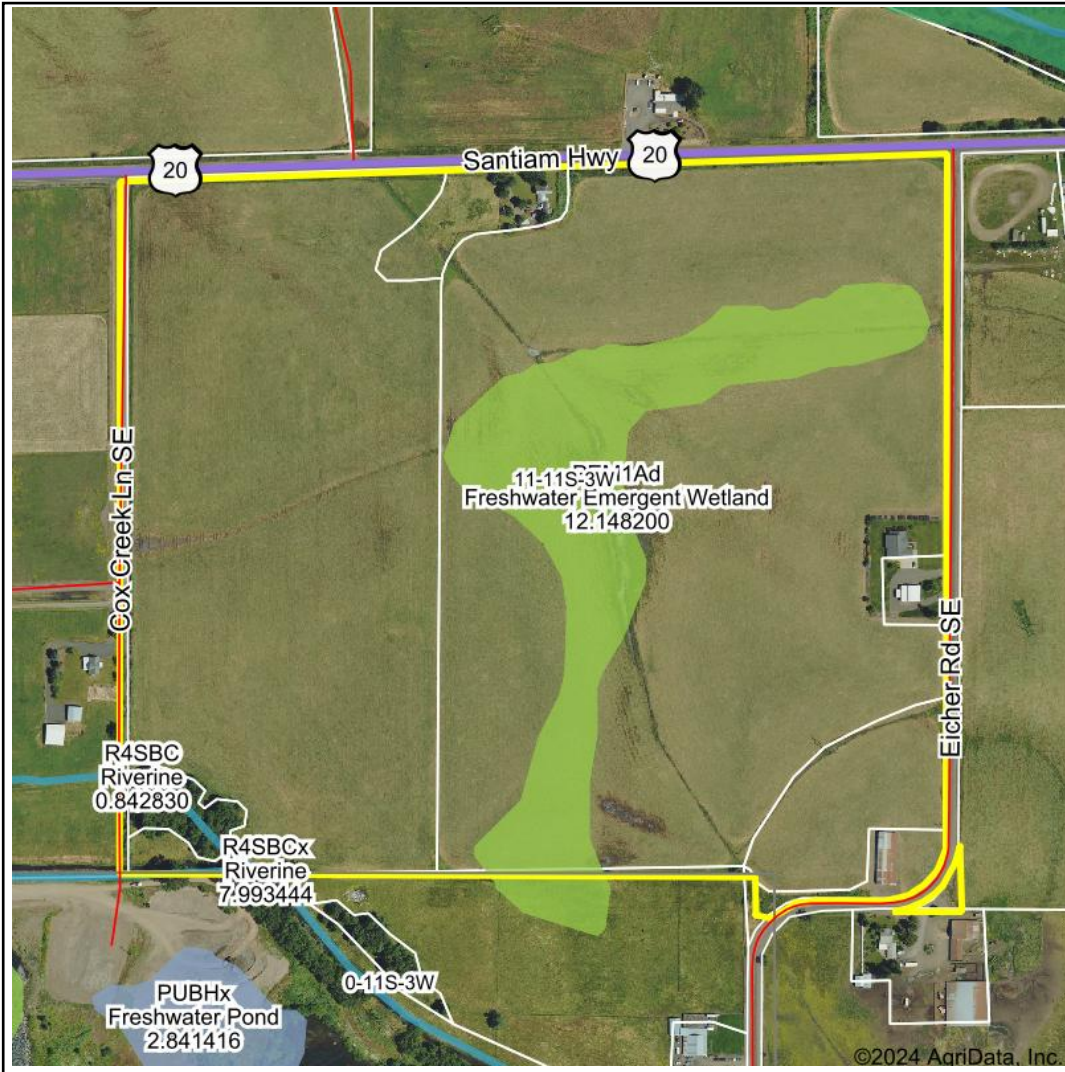
Boundary Center: 44° 37' 38.52, -123° 1' 2.67

Field borders provided by Farm Service Agency as of 5/21/2008.

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# Wetlands Map



State: **Oregon**  
 Location: **11-11S-3W**  
 County: **Linn**  
 Township: **Albany**  
 Date: **8/8/2024**

Maps Provided By:  
  
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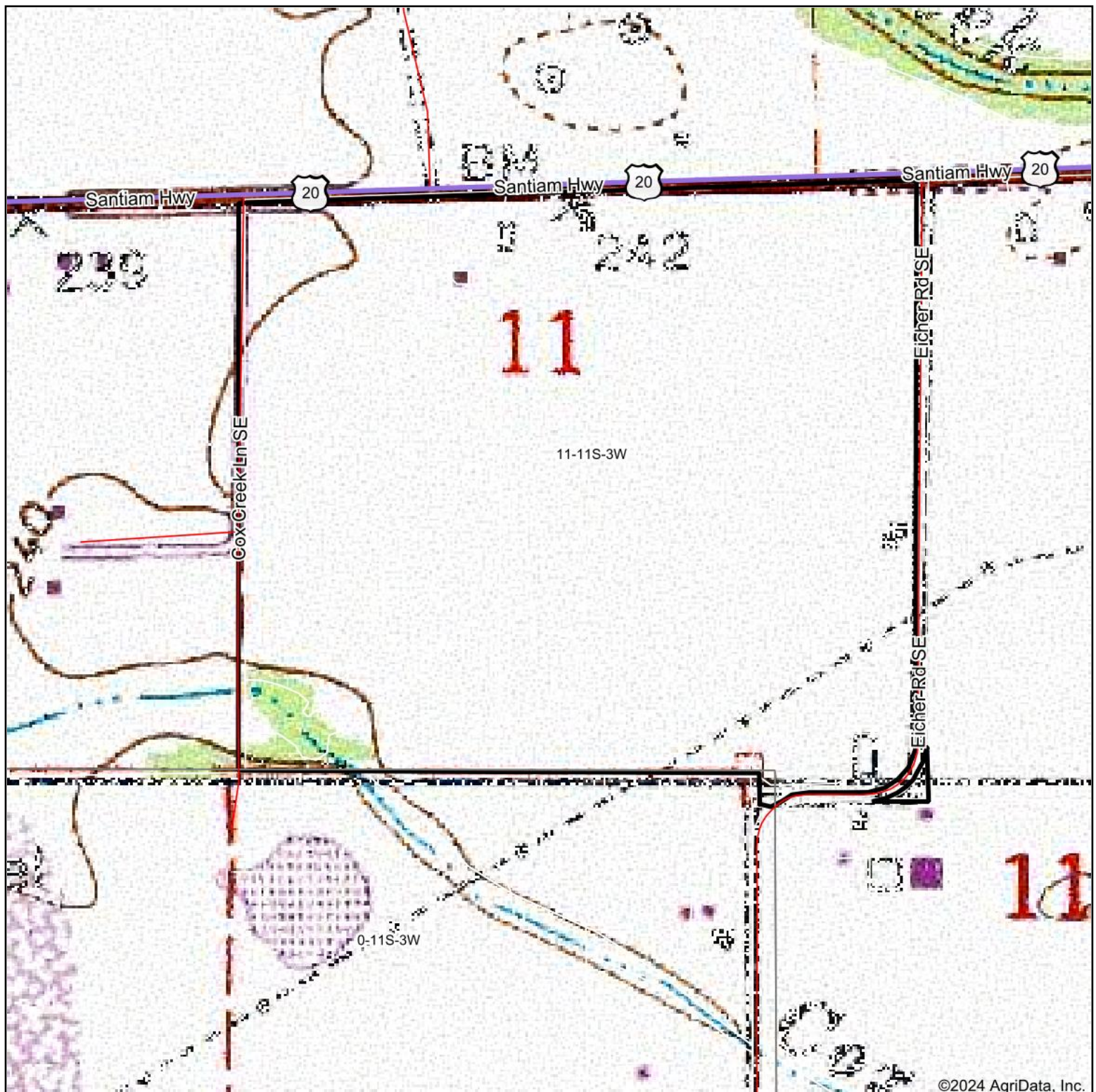
0ft 574ft 1149ft

Classification Code	Type	Acres
PEM1Ad	Freshwater Emergent Wetland	11.38
R4SBC	Riverine	0.20
R4SBCx	Riverine	0.14
Total Acres		11.72

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



# Topography Map



Map Center: 44° 37' 36.76, -123° 1' 4.21

0ft 494ft 987ft

**11-11S-3W**  
**Linn County**  
**Oregon**

Maps Provided By:  
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Field borders provided by Farm Service Agency as of 5/21/2008.



# 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.

STATE OF OREGON  
COUNTY OF LINN

CERTIFICATE OF WATER RIGHT

This Is to Certify, That **DUANE R., C. S., S. E., & MARTHA EICHER**  
97321  
of **Route 1, Box 237, Albany**, State of **Oregon**, has made proof  
to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of  
**South Santiam River**

a tributary of **Santiam River** for the purpose of  
stock use during irrigation season only

under Permit No. **33779** of the State Engineer, and that said right to the use of said waters  
has been perfected in accordance with the laws of Oregon; that the priority of the right hereby  
confirmed dates from **July 26, 1968**

that the amount of water to which such right is entitled and hereby confirmed, for the purposes  
aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed  
**0.015 cubic foot per second**

or its equivalent in case of rotation, measured at the point of diversion from the stream.  
The point of diversion is located in the **NW 1/4 NW 1/4**, as projected within **Cheadle DLC 55**,  
**Section 19, T. 12 S., R. 1 W., W. M., 1400 feet North and 1360 feet West from**  
**NE Corner, Cheadle DLC 38.**

The amount of water used for irrigation, together with the amount secured under any other  
right existing for the same lands, shall be limited to ----- of one cubic foot per second  
per acre,

and shall  
conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is  
appurtenant, is as follows:

**Lot 5 (NE 1/4 SW 1/4)**  
**Lot 7 (SW 1/4 SE 1/4)**  
**Section 11**  
**T. 11 S., R. 3 W., W. M.**

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of  
use herein described.

WITNESS the signature of the State Engineer, affixed  
this date. **April 14, 1975**

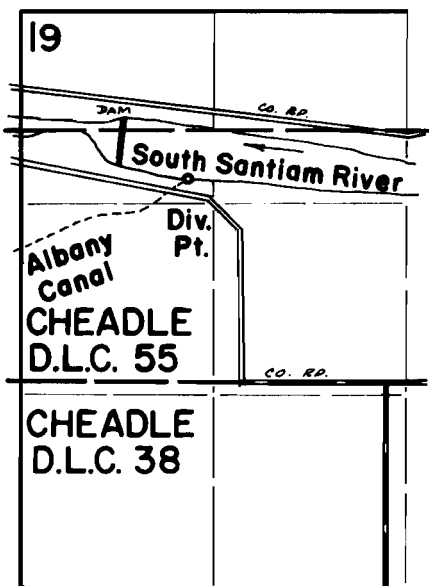
**Chris L. Wheeler**

State Engineer

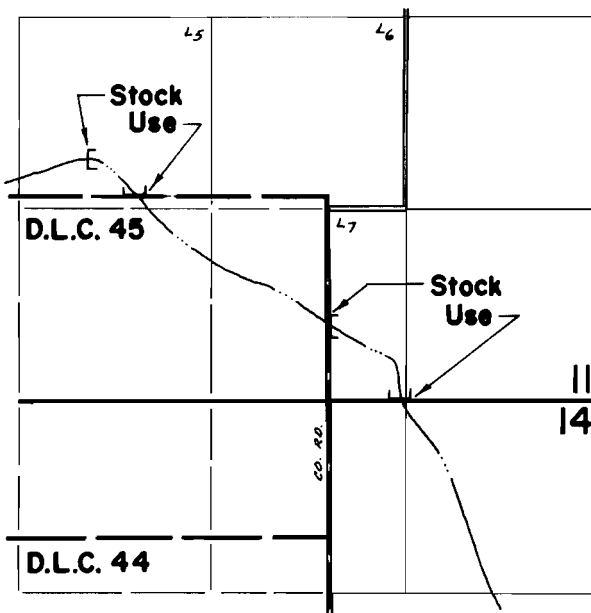


T.12S., R.1W., W.M.

T.11S., R.3W., W.M.



DIV. PT. LOCATED: 1400' N & 1360' W  
FROM NE COR. CHEADLE D.L.C. 38.



## FINAL PROOF SURVEY UNDER

Application No. 45223 Permit No. 33779  
IN NAME OF

DUANE R., C. S., S. E. & MARTHA EICHER

Surveyed June 22, 1973, by D. Norby