



**Oregon
Farm & Home**

★ B R O K E R S ★

0 SELLERS ROAD

BANKS

FARM | TIMBER | HOMES | RANCHES | LUXURY | DEVELOPMENT



INTRODUCTION

This 80-acre property, located in the picturesque community of Banks, OR, offers a rare opportunity for those seeking a combination of rural tranquility and natural beauty. The land is zoned EFC (Exclusive Forest Conservation). A significant feature of the property is its 53 acres of replanted timber, which not only provides long-term value through sustainable forestry practices but also offers a rich habitat for wildlife and a serene backdrop for any future developments. The mature trees, once established, will continue to grow and mature, potentially yielding income from timber harvesting over time. The land's fertile soil, classified as Olyic silt loam, enhances its agricultural potential, providing an excellent foundation for various types of crops or horticultural pursuits. Known for its high fertility and moisture retention capabilities, Olyic silt loam is ideal for growing a wide range of plants, from berries and vegetables to specialty crops. This soil type, coupled with the surrounding timber and scenic views, creates a balanced environment perfect for those looking to enjoy both rural living and sustainable land management. With its combination of zoning flexibility, fertile soils, and established timber, this property presents a unique opportunity to develop a long-term plan that capitalizes on both residential and agricultural possibilities.

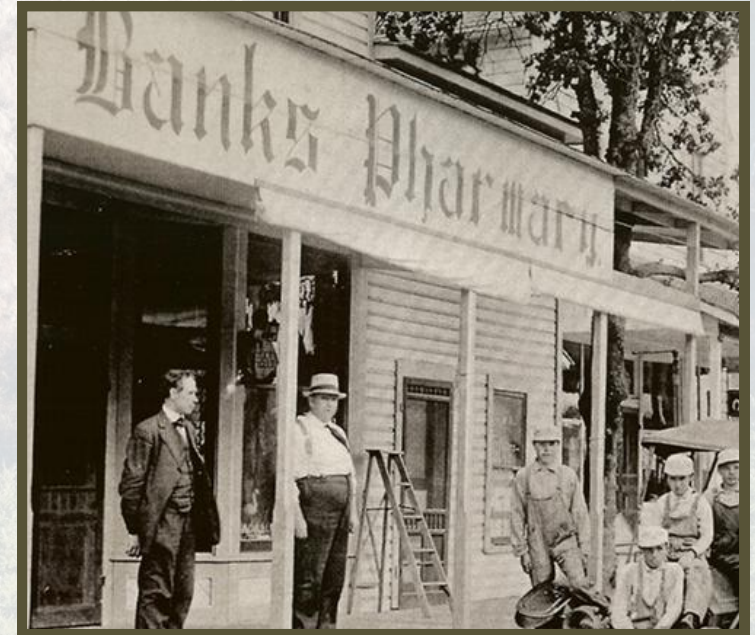
LOCAL HISTORY

Banks is a small town about twenty-five miles west of Portland. The seeds of the community were sown in the mid nineteenth century, when white settlers began arriving in what is now western Washington County.

The area that is now western Washington County was originally inhabited by the Atfalati, or Tualatin, tribe of the Kalapuya people. The arrival of white settlers and the new diseases they introduced greatly reduced the Atfalati's numbers, and the remaining members were forced onto the Grand Ronde Reservation near McMinnville in 1855.

Peyton and Anna Wilkes, who took up a Donation Land claim in 1847 in what is now Banks, are considered the first white settlers in the area. The land was ideal for farming in the Tualatin River Valley, and a community developed around the Wilkes property. In the 1860s, the town was named Wilkes. In the 1890s, the Wilkes land was sold to the Schulmerich and Banks families.

In 1901, news reached the region that the Pacific Railway and Navigation Company would be building a railroad through John Banks's dairy farm in Wilkes, bypassing the nearby town of Greenville. In response, the entire town of Greenville—including a post office, a school, businesses, and the homes of many residents—was relocated closer to Wilkes to take advantage of the boom the railroad was sure to provide. The post office was renamed Banks, and the new town took the same name.



ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

LOCAL ATTRACTIONS

Today, Banks, Oregon, is a small but vibrant town that blends its rural heritage with a growing suburban influence. Located just 20 miles west of Portland, it has become a popular destination for those seeking a quieter lifestyle while still being within easy reach of urban amenities. The town serves as a gateway to the scenic Tualatin Valley, offering access to outdoor activities such as hiking, cycling, and camping in the nearby forests and parks. Banks has seen modest growth in recent years, with new residential developments and small businesses catering to the needs of a more diverse population. While it maintains its agricultural roots, the town has also embraced modern conveniences, with a local school, community events, and a focus on preserving its rural character. With its combination of natural beauty, proximity to Portland, and a growing sense of community, Banks remains an attractive location for those looking to balance peaceful country living with easy access to city life.



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OPPORTUNITY

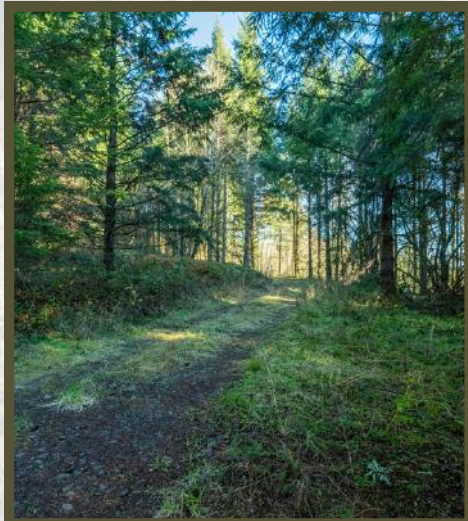
Owning an 80-acre property zoned for exclusive forest conservation outside of Banks, OR offers a rare and valuable opportunity for nature enthusiasts, conservationists, and those seeking a serene, private retreat. With its zoning, the property likely comes with protections that preserve its natural beauty, promoting sustainable forestry and habitat preservation while ensuring minimal development. This type of land is ideal for those interested in environmental stewardship, as it can be managed for biodiversity, wildlife habitat, and sustainable timber practices. Additionally, the property's proximity to the vibrant forested landscapes of the Oregon Coast Range provides ample opportunities for outdoor recreation, such as hiking, birdwatching, and exploring the lush ecosystem.

Beyond its ecological value, an 80-acre parcel in such a location offers potential for long-term investment. As forested land becomes increasingly rare in areas like Banks, owning property like this may appreciate in value, especially if the conservation zoning is respected and upheld. The area is situated within a short drive from the Portland metropolitan area, offering a balance of seclusion with convenient access to city amenities. Furthermore, the land could serve as a perfect location for a future sustainable living project or eco-tourism venture, such as a nature retreat or environmental education center. With careful management and respect for the conservation zoning, this property could offer not just peace and solitude, but also a chance to contribute to the preservation of Oregon's natural heritage.



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LAND



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LOCATION

Located North of Highway 26 (Sunset Highway) just 10 Minutes from the town of Banks, OR and 30 Minutes from the Portland Metropolitan Area

LAND

80 Acres

- **Approx 53 Acres of Replanted Douglas Fir Timber**
 - **Planted 2023**
- **Approx 16 Acres of Hardwood**
- **Approx 11 Acres of Scrub Ground**

One Tax Lot

- **Parcel R791913**

Zoned EFC

- **Exclusive Forest Conservation**

Logging Roads Throughout Property

Access to Property via Easement

SELLER PREFERRED TERMS

OREF Forms

Fidelity National Title in Albany

3 Business Day Response Time for Offer

Seller to Consider Offer with Concessions

Seller is a Trust, Information is Limited

PROPERTY MAPS

MAPS PROVIDED VIA LANDID

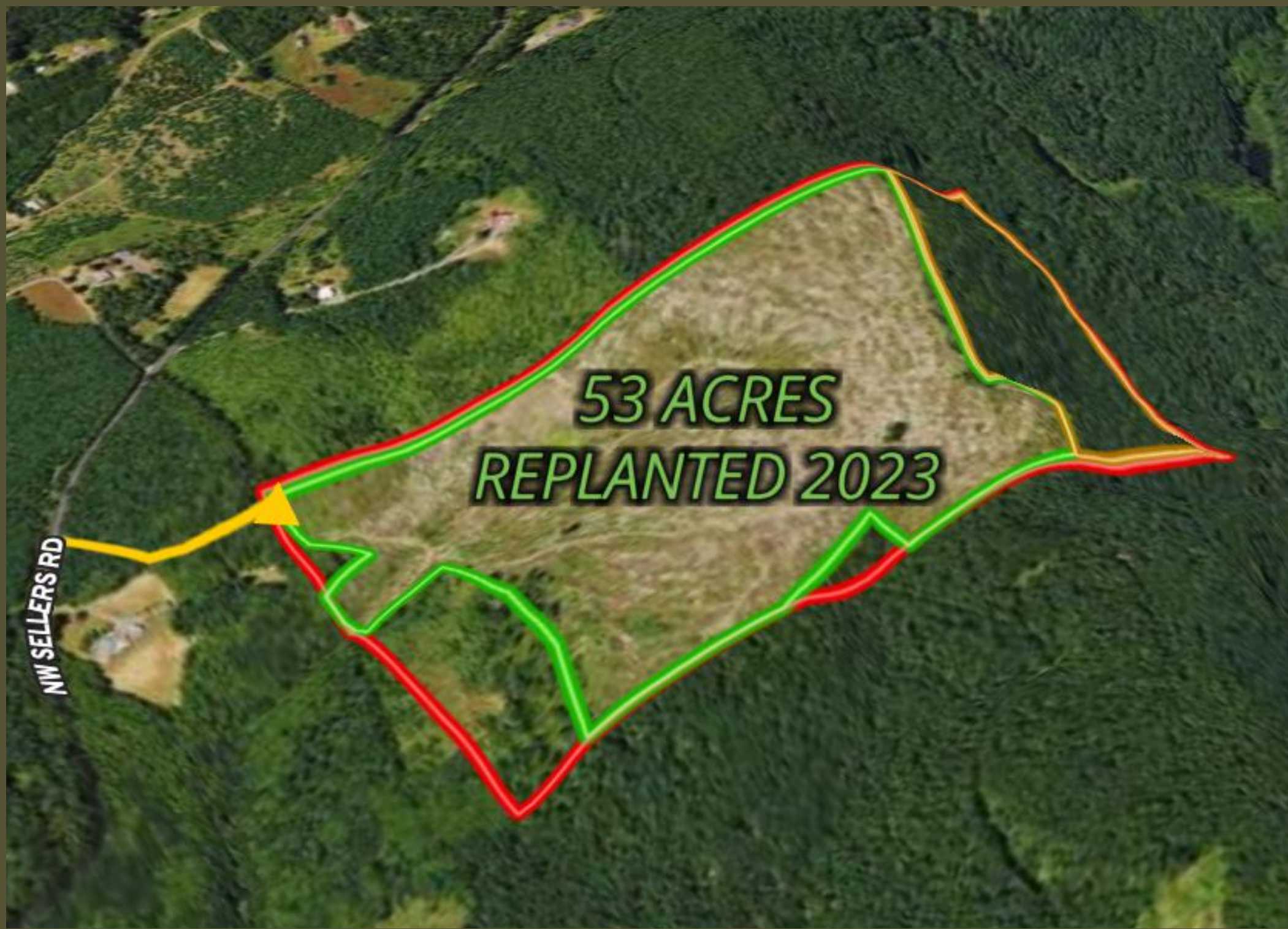
- *PROPERTY BOUNDARIES*
- *TOPOGRAPHIC*
- *AREA MAPS*



SCAN HERE
FOR
INTERACTIVE
MAP!



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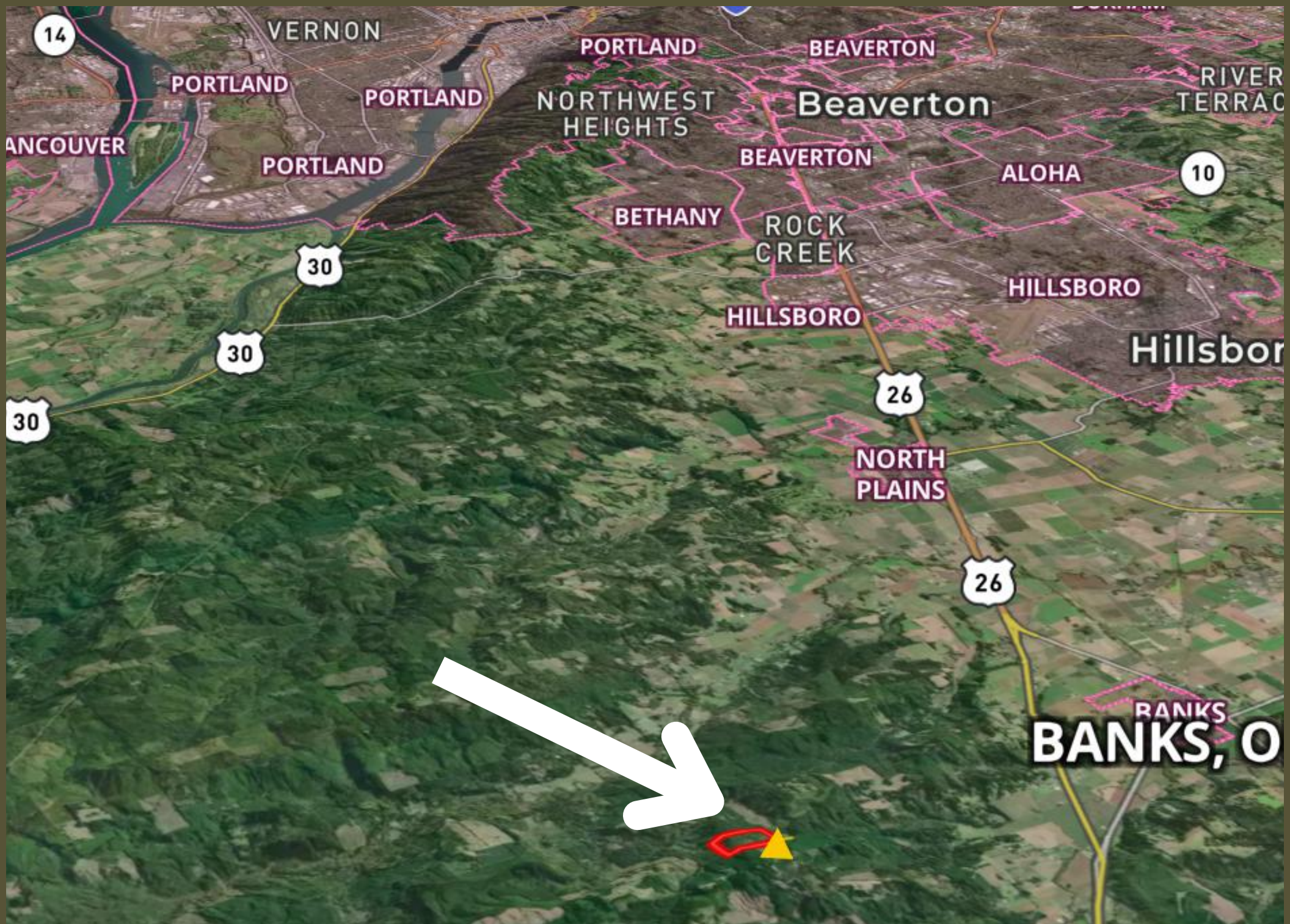
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SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- OLYIC SILT LOAM
- LAURELWOOD SILT LOAM



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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
35E	Olyic silt loam, 5 to 30 percent slopes	51.48	65.16	0	55	6e
35F	Olyic silt loam, 30 to 60 percent slopes	14.06	17.8	0	14	6e
28D	Laurelwood silt loam, 12 to 20 percent slopes	6.89	8.72	0	88	3e
28C	Laurelwood silt loam, 7 to 12 percent slopes	3.86	4.89	0	89	2e
28E	Laurelwood silt loam, 20 to 30 percent slopes	2.72	3.44	0	81	4e
TOTALS		79.01(*)	100%	-	53.14	5.47

(*) 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

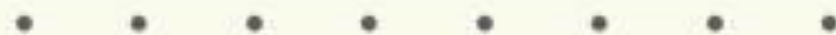
Decreased Adaptability and Freedom of Choice Users

Land, Capability



1 2 3 4 5 6 7 8

'Wild Life'



Forestry



COUNTY INFO

LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY

Ns
Unincorporated OR 97106

Parcel Information

Parcel Id (APN)	R791913
Tax/Account #	2N3060000700
Address	Ns Unincorporated, OR 97106
Acres	80
Lot Sq Feet	3,484,800

Owner Information

Owner	Donald & Mildreds 80 Acres LL
Owner Address	14560 SW Peachtree Dr Portland, OR 97224-1480

Tax Information (2023)

Levy Code	70.02
Levy Rate	10.8865
Total Tax	\$2,008.43

Assessment Information (2023)

Total Value	\$172,140.00
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Market Information (2023)

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Fidelity National Title[®]

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

PROPERTY REPORT

Property Address:

Ns
Unincorporated OR 97106-

Parcel Number:

R791913

Prepared For:

Customer Service Salem

Date:

9/3/2024

Warmest Regards,

Annie Sjogren & Marnie Stephens
Client Services

5th Avenue, Mezzanine
Portland, Oregon 97204
503.227.5478 | fidelityportland.com

Disclaimer

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

Washington, OR County Property Profile

Ns
Unincorporated OR 97106



Fidelity National Title
RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

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Market Information (2023)

Market Land Value	\$240,000.00
Market Total Value	\$240,000.00

Land Information

Land Use	Non-Specially Assessed - Rural Residential Zone (af5/af10) - Vacant
Watershed	1709001003 Dairy Creek
School District	1J Hillsboro
Zoning	Washington Co.-EFC Exclusive Forest And Conservation
Neighborhood	000005_DERIVED Cpo 14 Banks/Buxton/Gales Creek/Manning/Timber

School Attendance

Primary School	North Plains Elementary School
Middle School	Evergreen Jr High School
High School	Glencoe High School

Improvements

Survey Information

T R S Q	02N 03W 06 SW
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Census Information

Census Tract	033400
Census Block	1003

Legal

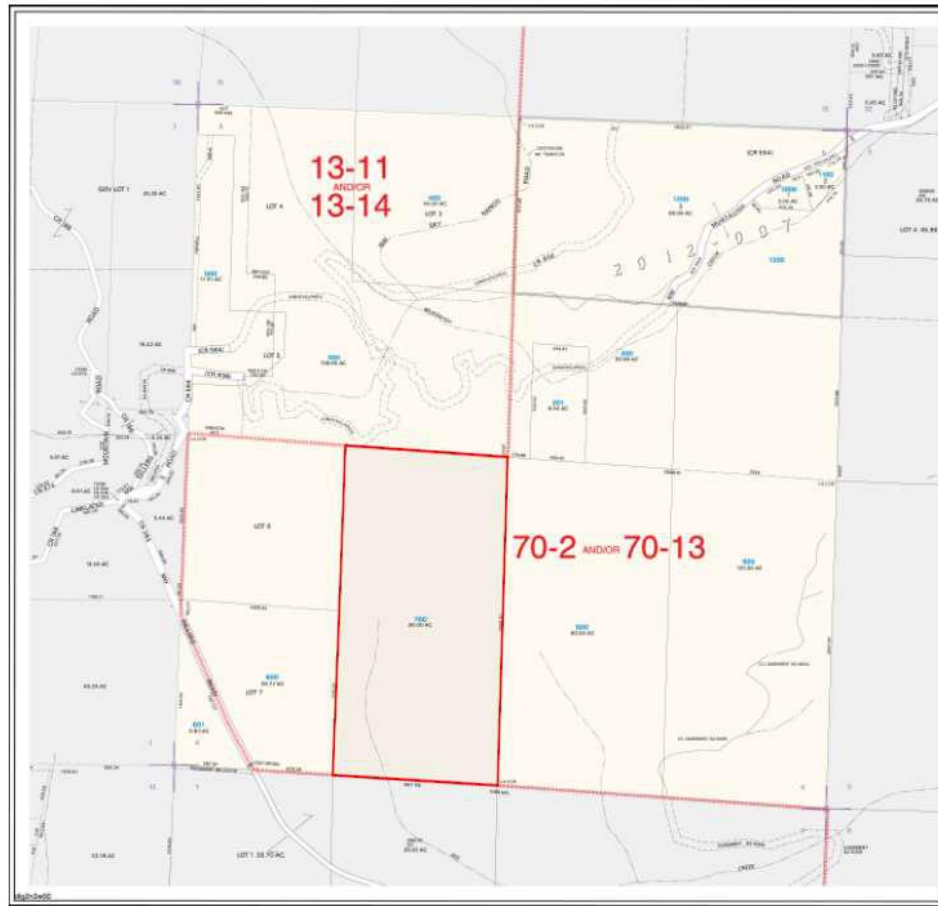
ACRES 80.00

Transfer Information

Document Recording Date	2/18/1991
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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.





VALUES	LAST YEAR	THIS YEAR
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MARKET VALUES:		
LAND	240,000	240,000
STRUCTURE	0	0
TOTAL RMV	240,000	240,000
TAXABLE VALUES:		
NET ASSESSED VALUE	167,130	172,140

Washington County - Local Option	118.78
Washington County - Perm Rate	387.04
GENERAL GOVERNMENT TAXES:	
	\$530.54
Hillsboro School District - Bond	339.24
Portland Community College - Bond	61.28
Service District-Fire Patrol	134.42
Washington County - Bond	11.41
BONDS AND MISC TAXES:	\$546.35
2023-24 LEVIED TAX:	\$2,008.43
(Before Discount)	

PROPERTY TAXES:	\$1,949.48	\$2,008.43
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REMINDER: Please send payments to:
155 N. 1st Ave Ste 130 MS 8
Hillsboro, OR 97124
Please do not staple or paperclip payment to stub.

TAX PAYMENT OPTIONS			
(See Insert For Additional Information)			
	Pay By	Discount	Net Amount Due
In Full	Nov 15, 2023	60.25	\$1,948.18
2/3	Nov 15, 2023	26.78	\$1,312.18
1/3	Nov 15, 2023	NONE	\$669.48
PLEASE INCLUDE STUB TO AVOID DELAYED PROCESSING			

↑ Tear Here PLEASE DETACH STUB AND RETURN WITH PAYMENT. RETAIN TOP PORTION FOR YOUR RECORDS. SEE BACK OF STATEMENT FOR INSTRUCTIONS. Tear Here ↑



WASHINGTON COUNTY, OREGON
2023-2024 Property Tax Payment Stub

ACCOUNT NO: R791913

SITUS: NS

Pay Online: www.washcotax.org



Vendor Fee Applies

Pay By Phone: 1(888)510-9274



☐ Mailing Address Change On Back Of Stub.

UNPAID DELINQUENT TAX IS INCLUDED IN PAYMENT OPTIONS

DUE: Nov 15, 2023 IN FULL	(3% Discount)	\$1,948.18
DUE: Nov 15, 2023 2/3 PAYMENT	(2% Discount)	\$1,312.18
DUE: Nov 15, 2023 1/3 PAYMENT	(NO Discount)	\$669.48

Make Payable: Washington County

WASHINGTON COUNTY
155 N 1st Ave., Ste 130 MS8
Hillsboro, OR 97124

Enter Amount Paid
Due Date: Nov 15, 2023

340000017919130000019481800000131218000000669487

2024 GENERAL INFORMATION

Property Status	A Active
Property Type	Rural
Legal Description	ACRES 80.00
Alternate Account Number	-
Neighborhood	2N46 BANKS/BUXTON
Map Number	2N3060000700
Property Use	4000: NON-SPEC ASSESSED - RURAL RESID ZONE (AF5/AF10) - VACA
Levy Code Area	070.02
2023 Certified Tax Rate	10.8865

RELATED PROPERTIES

Linked Properties	-
Property Group ID	-
Grouped Properties	-
Split / Merge Date	-
Split / Merge Accounts	-
Split / Merge Message	-

2024 OWNER INFORMATION

Owner Name DONDALD & MILDREDS 80 ACRES LLC
Mailing Address 10327 SW PICK'S WAY TIGARD, OR 97224

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	17: REMAIN ACREAGE	40.00 acres
L2	17: REMAIN ACREAGE	40.00 acres
TOTALS		80.00 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2023	\$0	\$240,000	\$240,000	\$0	\$172,140
2022	\$0	\$240,000	\$240,000	\$0	\$167,130

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	NEAWANNA VENTURES INC	DONDALD & MILDREDS 80 ACRES LLC	2024027288	\$10	DW
	CARNEY, PATRICK G & CARNEY, KATHLEEN D & CARNEY, ELIZABETH J ET AL	NEAWANNA VENTURES INC	2024006827	-	DW
	CARNEY, GWENDOLYN J	CARNEY, PATRICK G & CARNEY, KATHLEEN D & CARNEY, ELIZABETH J ET AL	2021016562	-	DBS

	CARNEY, GEORGE & CARNEY, GWENDOLYN J	CARNEY, GWENDOLYN J	2021028908	-	DC
	CARNEY, GWENDOLYN J	CARNEY, GEORGE & CARNEY, GWENDOLYN J	2008077151	-	DCE
	ELLIS, DONALD D	CARNEY, GWENDOLYN J	1992040070	-	DPR
2/18/1991	ELLIS, D D MILDRED R	ELLIS, DONALD D	1991008961	-	DC



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PAUL TERJESON

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PTERJY@KW.COM | 503-999-6777



SCAN HERE
TO LEARN
MORE
ABOUT THE
TEAM!

STEVE HELMS

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.

STEEVEHELMS@KW.COM | 541-979-0118



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