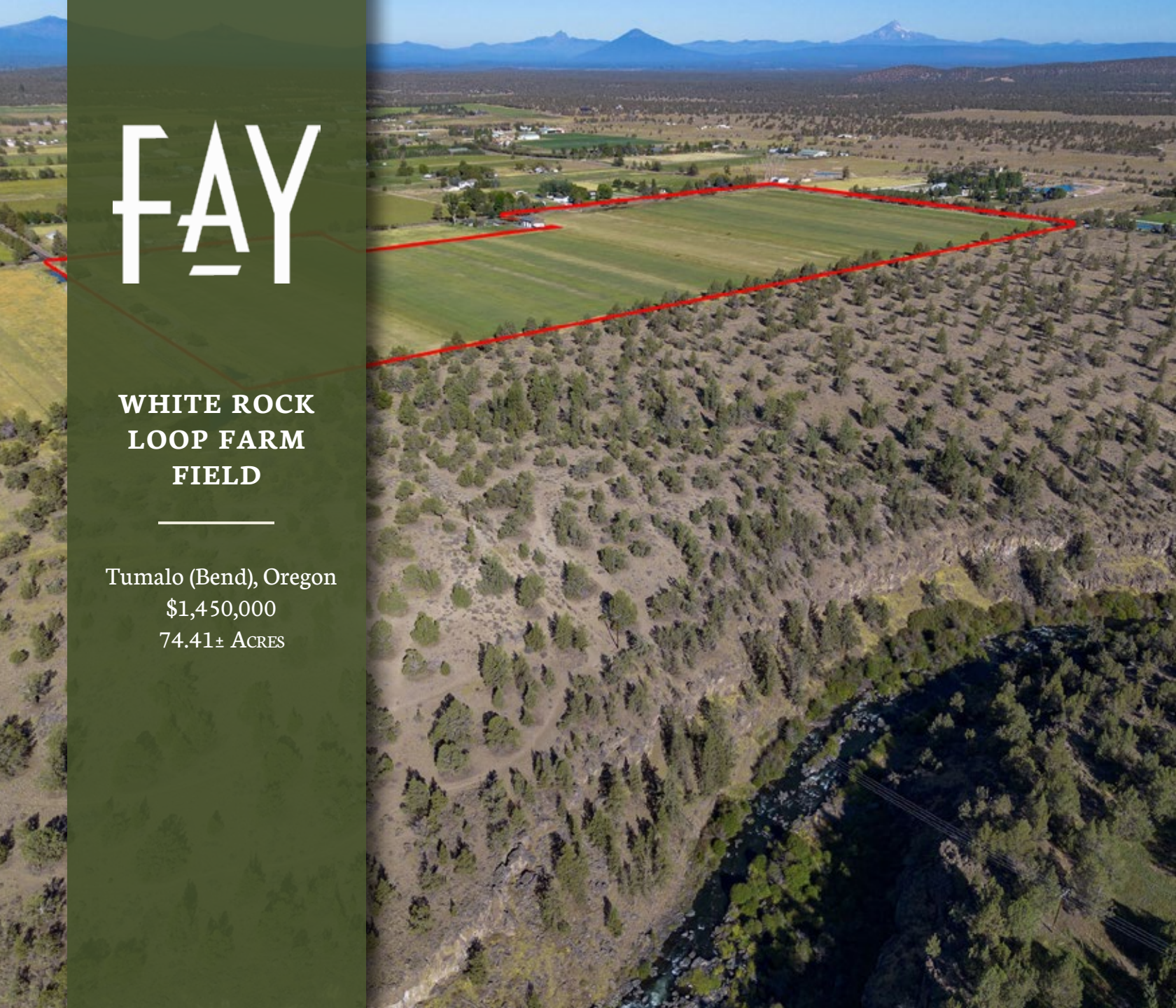




FAY

WHITE ROCK LOOP FARM FIELD

Tumalo (Bend), Oregon

\$1,450,000

74.41± ACRES



FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS

INTRODUCTION

White Rock Loop Farm Field is a large, rare, undeveloped irrigated field in the highly desirable unincorporated community of Tumalo, one of Oregon's most sought-after rural areas. Tumalo offers a small-town feel within minutes of the amenities of Central Oregon's larger cities. It is a single 75± parcel with 68.4± acres of Tumalo Irrigation District water rights bordering 119.6± acres of Bureau of Land Management (BLM) land, which provides access to the Deschutes River in one of its most private stretches.

The field has been regularly farmed for high-quality equine hay (orchard grass mix), pasture, and other forages. It includes a pressurized irrigation system with four-wheel lines. The property is fenced, although the local deer will hop it from the BLM side to enjoy a lush snack from the hay crop.

This is your opportunity if you are interested in investing in farm ground in the Central Oregon area (anchored by the thriving Bend, Oregon). The local area has a strong demand for agricultural crops, and parcels of this size are becoming increasingly rare. And if you choose, there are paths for Deschutes County Planning to approve a dwelling. And, of course, the property is blessed with the trademark Cascade Mountain views that have drawn so many into the area. Come and grow your crops under the Central Oregon sun or invest in the property as an asset to hold for the long haul. The White Rock Loop Farm Field is a jewel you must see.

QUICK FACTS

- 74.41± deed acres
- 68.4± acres of Tumalo Irrigation District water rights
- Borders 119± acres of BLM with access to Deschutes River
- Produces high quality equine hay that Central Oregon is renowned for
- Cascade Mountain views including Mount Bachelor, the Three Sisters and Mount Jefferson, to name a few
- Property is fenced
- Located in the unincorporated community of Tumalo
- Less than 10 minutes from the thriving city of Bend, Oregon, which is known for endless recreation, craft beer, strong economy, and natural beauty
- Currently enrolled in Oregon Farm Deferral Program for property taxes
- On a quiet country road with minimum traffic







ACREAGE

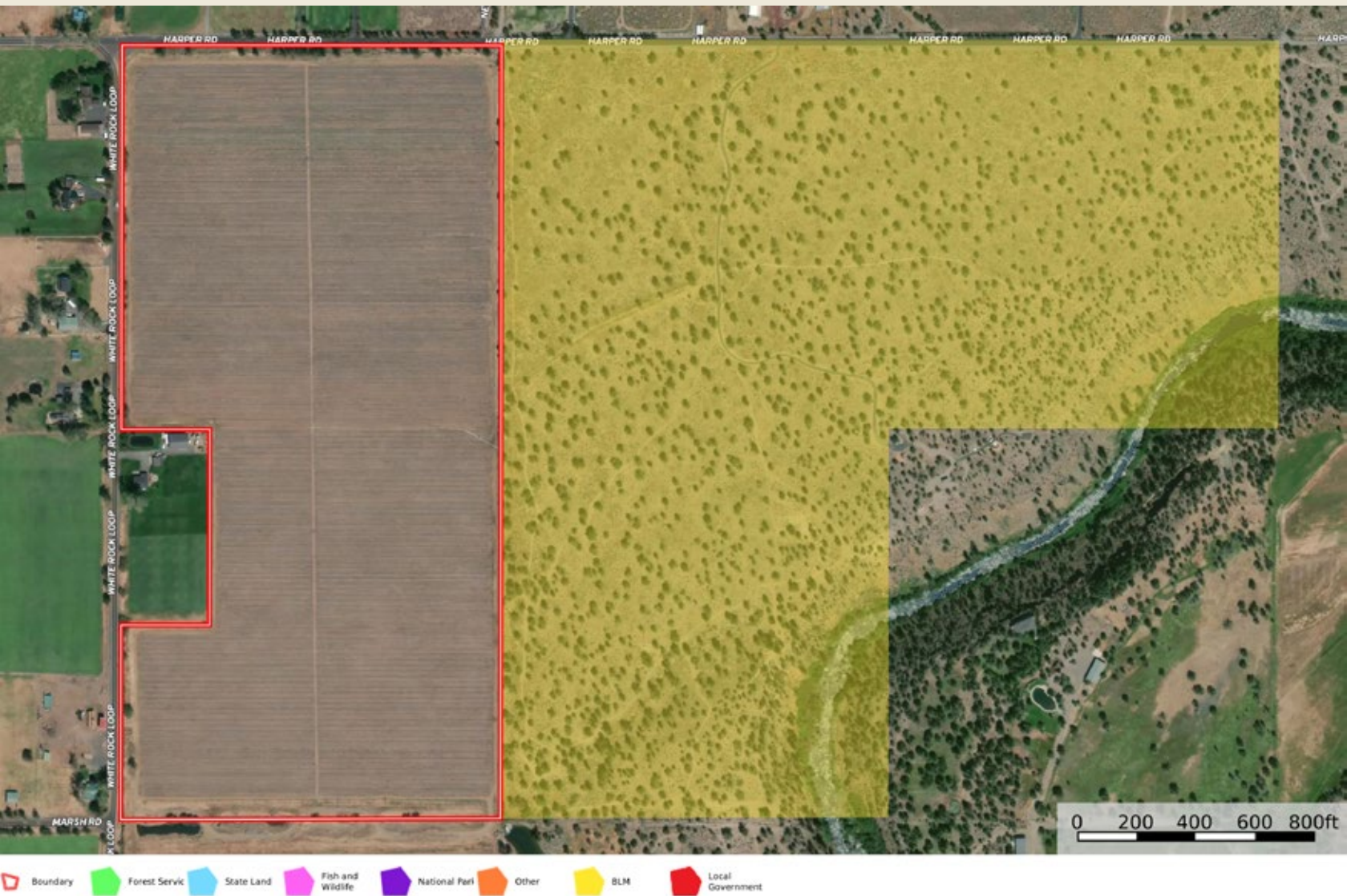
- 74.41± deeded acres
- 119± BLM acres bordering the property

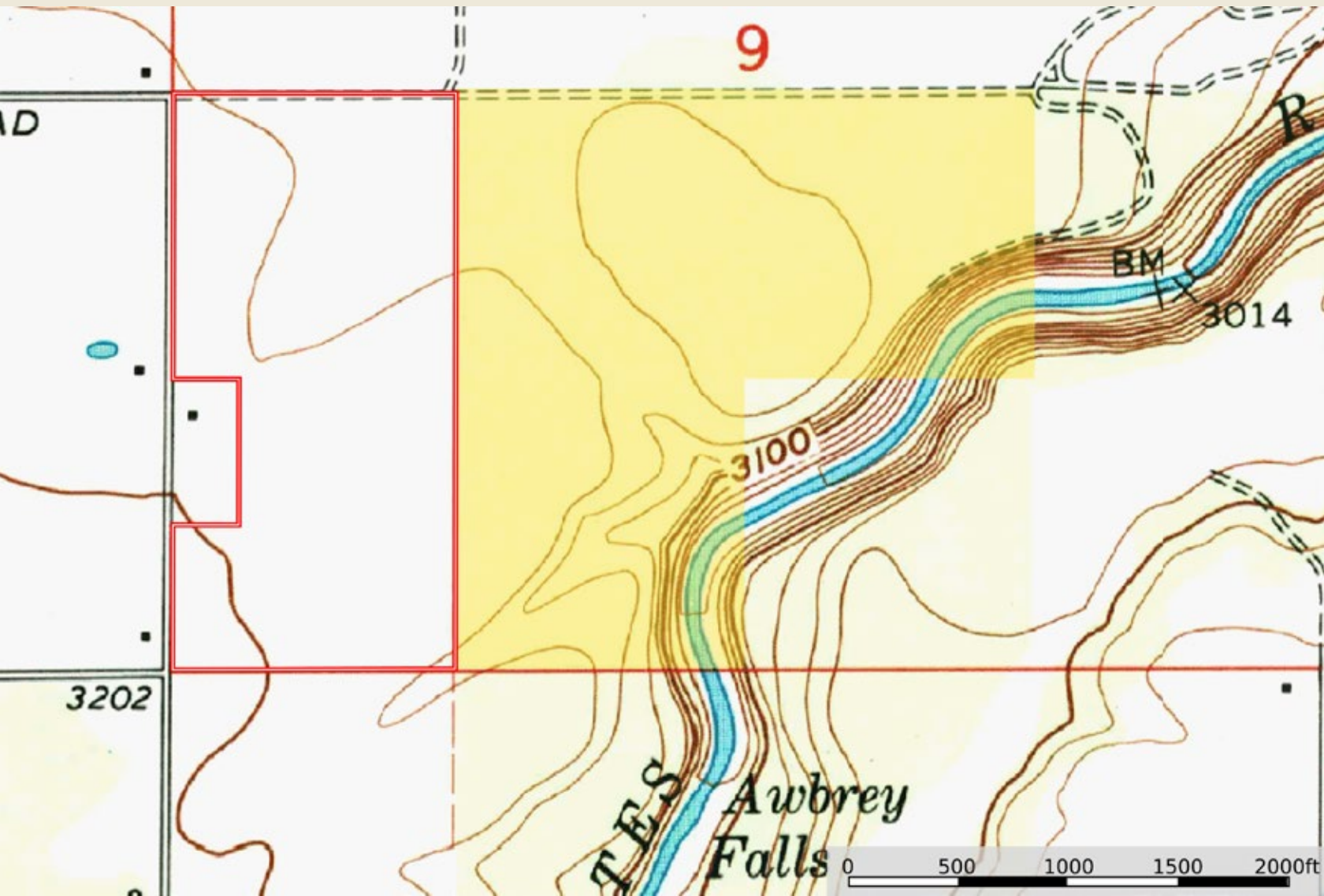
The White Rock Loop Farm Field comprises a parcel (APN: 132388, Map and Tax lot: 1612090000900) of 74.41± acres. The parcel borders BLM on the east side, and the BLM parcels border roughly a quarter of a mile of Deschutes River, with no marked trailhead. The elevation of the property is 3,200± feet above sea level.





White Rock Loop Farm Field | Tumalo, Oregon







An aerial photograph of a vast landscape. In the foreground, a large field is covered with numerous small, young evergreen trees planted in a grid-like pattern. To the left, a well-manicured green golf course is visible, surrounded by some buildings and a blue swimming pool. The middle ground shows a mix of open fields and scattered trees. In the background, a range of mountains stretches across the horizon under a clear blue sky. The overall scene is a scenic view of a rural property.

SCENIC VISTAS

From the property, you can see many Cascade Mountain peaks, including Mount Bachelor, Three Sisters, Mount Washington, Black Butte, and Mount Jefferson. On the neighboring BLM parcel, you will see the Deschutes River as it flows through a narrower corridor.

IMPROVEMENTS

The White Rock Loop Farm Field has opportunities for new improvements as it awaits the next farmer to sink their roots into the property. The property is zoned EFU (exclusive farm use), which, to establish a homesite, will require the new owner to establish the following: “At least \$80,000 in gross annual revenue from the sale of farm products in the last two years, three of the last five years, or based on the average farm revenue earned by the farm operator in the best three of the last five years” (Deschutes County Planning Code). This would be the primary criteria for an owner to qualify for a legally permitted “farm dwelling.” Other Deschutes County Planning Code requirements will also need to be met. Buyers do their own due diligence on all matters to the buildability of a dwelling on the property. Please refer to the link below for more information: <https://www.deschutes.org/cd/webform/planning-zoning>.

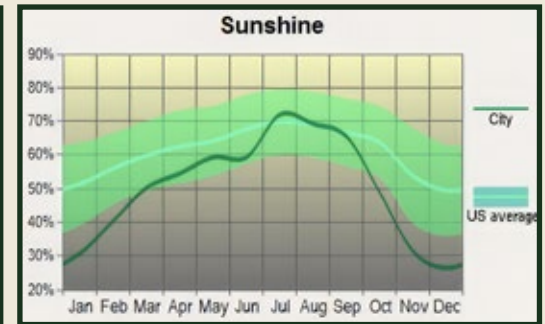
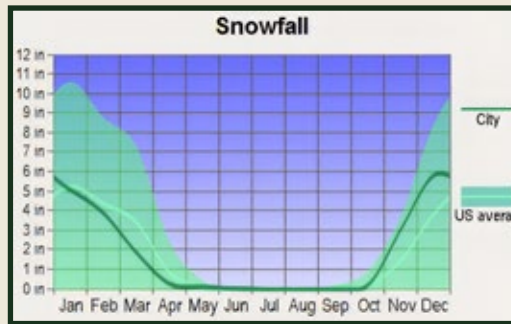
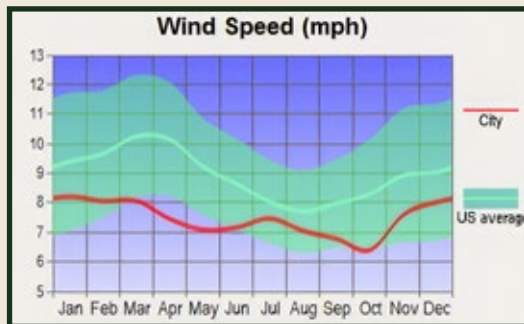
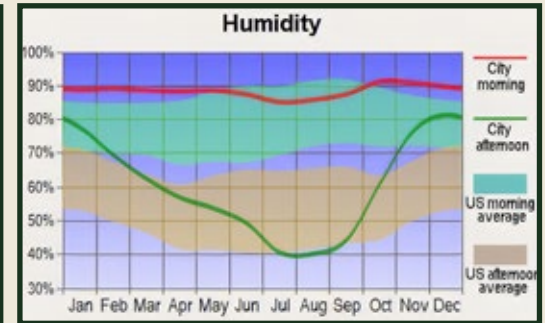
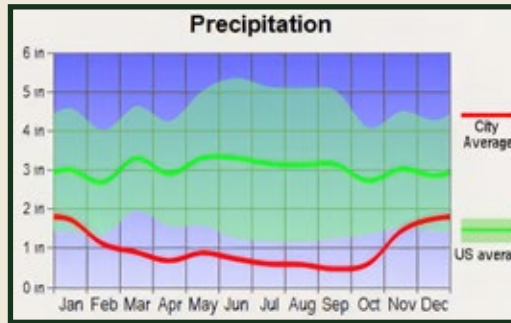
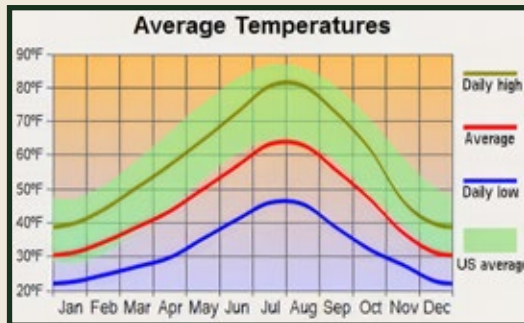
Farm-related buildings are permitted throughout the county as “agricultural structures.” Buyers are encouraged to do their own due diligence on such matters with Deschutes County Planning.



CLIMATE

Central Oregon is on the leeward side of the Cascade Mountains, making it relatively arid and sunny most of the year. This allows for sunshine most of the day and cooler nights throughout the year. Central Oregon enjoys many sunny days, no matter the season. Most of the area's precipitation comes from snow in the winter.

Climate charts courtesy of <https://www.city-data.com/city/Bend-Oregon.html>



RECREATION

The vast majority of Central Oregon's appeal is its extensive recreational opportunities. People of all interests can find a passion that lets them enjoy life to the fullest in Central Oregon. Many will tell you it all started with access to unique opportunities like Smith Rocks for rock climbing, the Deschutes and Crooked Rivers for lazy floats and white-water rafting, and Mount Bachelor ski resort. This world-renowned resort has held many prestigious skiing and snowboarding events.



Photo not taken on property



Photo not taken on property

HUNTING | WILDLIFE

Central Oregon is home to an extensive array of wildlife, big and small. The area has the big game hunters seek, including mule deer, elk, and black bear. Bird hunters will find duck and geese plentiful and, in some areas, quail as well. Central Oregon is also a stopping ground for many migratory birds, such as the yellow warbler, sagebrush sparrow, white-faced ibis, black-beaked sky prowler, and the western snowy plover. These, plus many other birds that frequent the area, make Central Oregon a birder's dream. The neighboring BLM parcel is under Upper Deschutes Game Management. The property would qualify for two Landowner Preference (LOP) tags for antlerless deer only (The buyer is encouraged to verify with the Oregon Department of Fish and Wildlife ,OSDW).



Photo not taken on property

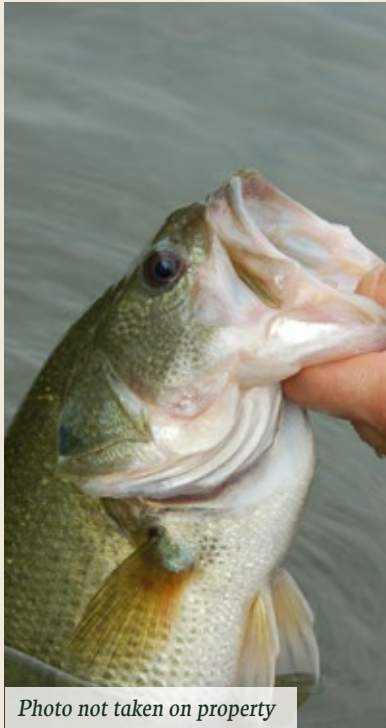


Photo not taken on property

FISHING

The fishing in Central Oregon is a fisherman's buffet of places to drop a line. From the parcel through BLM, you are 0.25 to 0.5 miles from the Deschutes River, an excellent river for trout fishing. The access to the Deschutes River from the BLM parcel is steep in some areas, but there is a path down to the river for most. There are too many lakes and rivers in Central Oregon to list. From the mountain-fed rivers of the Crooked and Metolius, the Cascade Mountain lakes, and the man-made reservoirs, each fishing hole provides a unique experience. You can fish for trout, bass, kokanee, white fish, and more.



Photo not taken on property

AREA ATTRACTIONS & ACTIVITIES

Nothing can be said about Bend, Oregon, and the greater central Oregon area that hasn't already been said before. Often, the topic of many travel magazine articles and lists of "must-go places," Central Oregon's attractions are almost endless. As one of the pioneer communities of micro-brewing, the ski resort of Mount Bachelor and its proximity to many natural wonders in Central Oregon will keep you busy with fun. Central Oregon's largest music venue, Hayden Homes Amphitheater, previously named Les Schwab Amphitheater, hosts many big-name artists, including Bob Dylan, Dave Mathews Band, and Willie Nelson, to name a few. In 2024, the amphitheater has 38 shows scheduled with artists such as Portugal and the Man, Elvis Costello, Cage the Elephant, Tyler Childers, Styx, and Foreigner, to name a few.





- Central Oregon's event list is extensive and includes:
- Oregon Winterfest (February)
- Bend Marathon and a Half (April)
- Mount Bachelor Big Wave Challenge (April)
- The Pole, Peddle, Paddle (May)
- Sisters' Rodeo and Crooked River Round-up (June)
- Cascade Cycling Classic (June)
- Sisters' Quilt Show (July)
- Culver Crawdad Festival (July)
- High Desert Classics Horse Show (July)
- The Airshow of the Cascades (August)
- Deschutes and Jefferson County Fairs (August)
- Bend Brewfest (August)
- The Great Drake Duck Race (September)
- Sisters Folk Festival (September)
- and many more events

During the summer, Bend hosts a college baseball developmental league team called the Bend Elks, bringing live baseball to the area. The culture of Central Oregon has a strong tie to agriculture, with over seven seasonal area farmer markets that give citizens a chance to buy fresh and local agricultural products straight from farmers and ranchers. Many of the fine dining establishments in Central Oregon use locally sourced foods.

AREA HISTORY

White Rock Loop Farm Field is roughly two miles west of the unincorporated town of Tumalo. In its earliest days, dating back to the 1880s, Tumalo was originally called Laidlaw. The town was platted in 1904, and the Tumalo Irrigation District was formed that same year. The town was initially thought to be a future hub with a crossing of the Deschutes River and a railroad junction for rail lines from the coast and the Columbia River.

Tumalo was never incorporated and stayed as a rural service area, keeping the community small with rural favor. As time marches on, Tumalo has grown with services and businesses that better serve the local population, including a food truck court, local farmers market, tavern, steakhouse, coffee shop, and pizzeria. Many locals take time to support the local businesses, and the convenience they provide, and the City of Bend is just a few minutes down the road.



Downtown Tumalo

INCOME OPPORTUNITY

The income potential for the White Rock Farm Field will greatly depend on the farmer who does the farming. Exceptional horse hay, specifically of the Orchard grass and mixed variety, is the dominant crop in the area. In recent years, prices of such hay in small bales have varied between \$200-\$350 a ton from a barn. The average tonnage for the area is 3±-4± ton per acre with proper fertilizer and supply of irrigation water. Other crops grown in the area include produce (mostly root crops, leafy greens, etc.), carrot seed, potatoes, alfalfa, and lavender.

Typical farm leases in the area vary depending on the size of the field. It is possible to procure a lease to cover costs such as electrical for the irrigation pump, water rights, and possibly up to \$100± per acre. This would cover much of the expenses associated with maintaining the property.



LOCATION

The small, unincorporated community of Tumalo, with its 100±-year-old schoolhouse, locally famous gas station/ convenience store, and popular food truck court, “The Bite,” is just 5± minutes from the exciting city of Bend, Oregon. The area is known for small farms, ranches, and horse properties, making it one of Oregon’s most desirable places to live. During hot summer days, locals and visitors enjoy lazy floats along the nearby Deschutes River, which meanders through the Tumalo area. Cyclists enjoy the area’s beautiful scenery, afforded by the many well-kept farm properties, the meandering Deschutes River, and the magnificent Cascade Mountains. The Tumalo area, with its many horse training/boarding facilities and breeding operations, is well-represented in the horse industry. Tumalo is popular amongst affluent and often high-earning professionals who want to enjoy country living but need to live close to the Bend economic center and air connections.



The Bite



White Rock Loop Farm Field | Tumalo, Oregon

GETTING THERE

From Bend, head west on Highway 20 for 5± miles and take a right on Cook Avenue/Cline Falls Highway. Drive 3.9± miles and take a right at the second White Rock Loop intersection. In 0.75± miles, keep right on White Rock Loop, and the property is on your left.

AIRPORT SERVICES

Bend-Redmond (RDM)

Just 15± minutes away, The Roberts Field Airport (RDM) in Redmond, Oregon, is the fourth largest commercial airport in Oregon. And it's only 20± minutes away from the energy and excitement of downtown Bend.

Direct flights are available from Denver, Los Angeles, Portland, Salt Lake City, San Francisco, Las Vegas, Phoenix, and Seattle. It is served by Alaska, United, Delta, and American Airlines.

Portland International (PDX)

Portland International Airport is only 3± hours from the ranch. It is served by Air Canada, Alaska, American Airlines, Boutique Air, Condor, Delta, Frontier, Hawaiian Airlines, Icelandair, JetBlue, PenAir, Southwest, Spirit, Sun Country Airlines, United, Virgin America, Volaris, and WestJet.

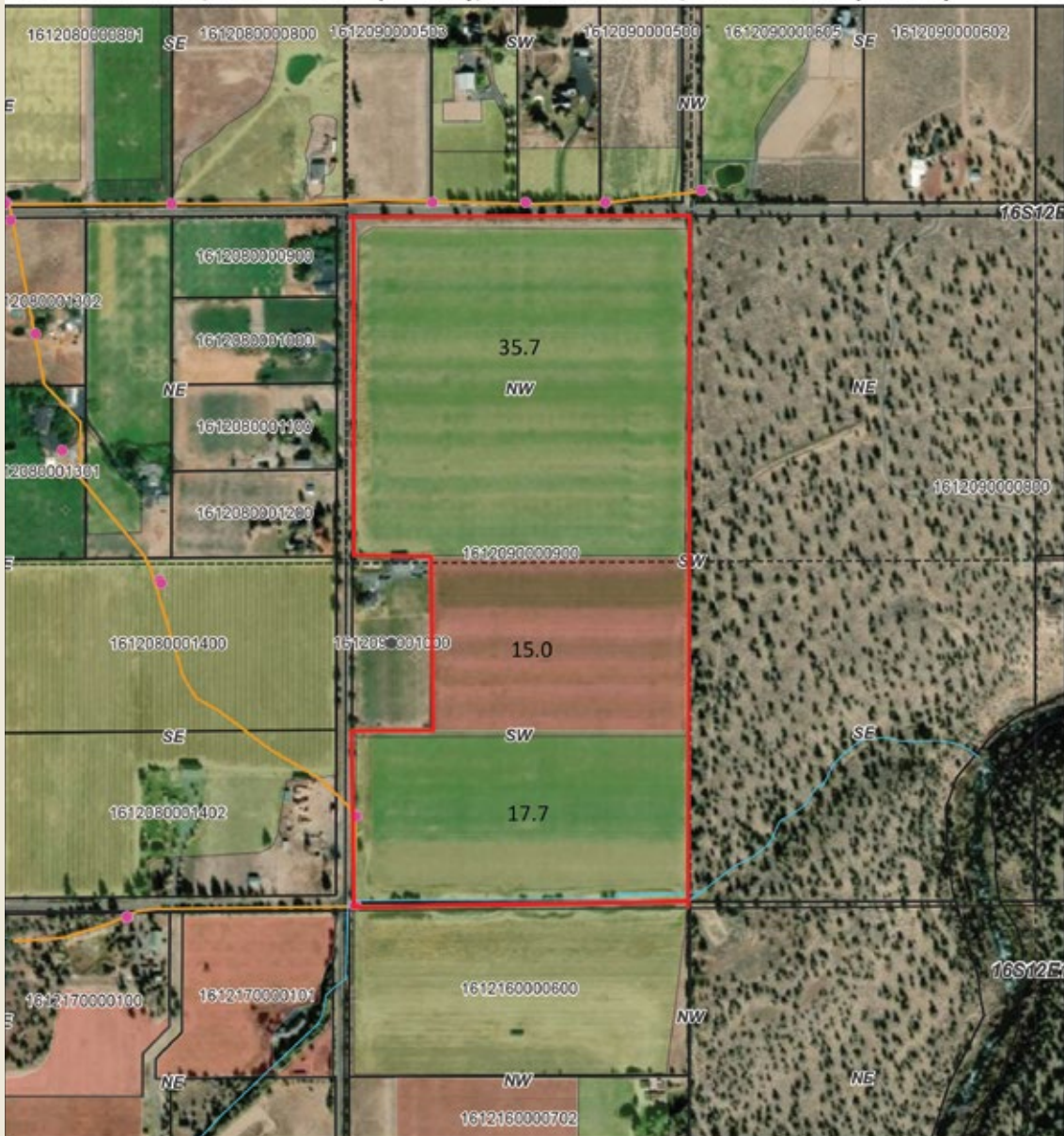
WATER RIGHTS

68.4± acres of Tumalo Irrigation District water rights are appurtenant to the property. Tumalo Irrigation District was officially created in 1922 (although the “Tumalo Project,” which is the canals and systems to irrigate the Laidlaw area, “Tumalo” was first recognized in 1902 under the Carey Act), and services 8,110± acres of irrigated land. The irrigation district usually starts water delivery in mid-April till mid to late Septemeber. The district has been a model of irrigation districts moving into the future with many piping projects and other water conservation protocols to protect endangered species, native habitats, and stream flow in area rivers and creeks. Annual assessment fees (2024) for the 68.4± acres of the White Rock Loop Farm Field is \$6,461.60. The current pressurized irrigation system and holding pond for the property are on a neighboring parcel owned by the seller. The seller will furnish a buyer with an easement for the pond and system or a temporary license if they choose to build their own pond for the system.

Under Oregon law, all water is publicly owned. With some exceptions, cities, farmers, factory owners, and other users must obtain a permit or water right from the Water Resources Department to use water from any source, whether it is underground or from lakes or streams. Landowners with water flowing past, through, or under their property do not automatically have the right to use that water without a permit from the Department, the State of Oregon administers the waters of Oregon under a “prior-appropriation” doctrine; first in time, first in right.



16-12-09-NW/SW-00900 (35.70), 16-12-09-SW/SW-00900 (32.70)

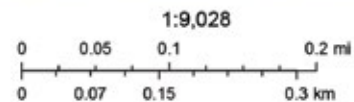


68.4 Total Acres of Water Rights

CT#: 95175 DATE: 06-01-1907 (35.7)

CT#: 95175 DATE: 06-01-1907 (17.7)

CT#: 95175* DATE: 09-01-1900 (15)



MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the seller will convey to the buyer at closing. Mineral rights are not guaranteed. It is suggested that the buyer conduct a mineral search with a title company.





CONSERVATION | STEWARDSHIP

Each of us at Fay loves the land and wants to see it remain a productive agricultural ground and a quality fish and wildlife habitat. Through promoting thoughtful land stewardship, Fay has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay is proud to say that since our company began in 1992, our clients' conservation ethics and land-use practices have significantly enhanced our work landscape.

This parcel is currently in the Deschutes River Ranch conservation easement that limits use to the following:

- Scenic views and open space
- Historical agricultural and ranching practices
- This easement will allow for a buyer to continue farming/ranching the property for years to come

SUMMARY

The White Rock Loop Farm Field is an excellent opportunity for the farmland investor looking for an asset close to thriving residential areas. The property boasts all the qualities of Central Oregon agricultural ground, an abundance of sunny days, Cascade Mountain Views, acres of water rights, and close proximity to public lands and the Deschutes River. The sandy loam soil, with Central Oregon's climate, allows for some of the most sought-after hay and forage among the pickiest equine enthusiasts and is exported across the nation and the world. The area's restaurants and groceries also favor local produce and agricultural products, creating a robust demand. This could mean the perfect opportunity for a land investor in Central Oregon.



FAY

PRICE

\$1,450,000

TERMS

Cash
Conventional Financing
1031 Exchange

CONTACT

Please contact **Alex Robertson** at (541) 420-2394 | arobertson@fayranches.com or **Scott Hawes** at (541) 419-0770 | shawes@fayranches.com to schedule a showing. This is an exclusive listing. An agent from Fay must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at www.fayranches.com.

NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding 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.



FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS



Sisters

126

Cloverdale

NF 16

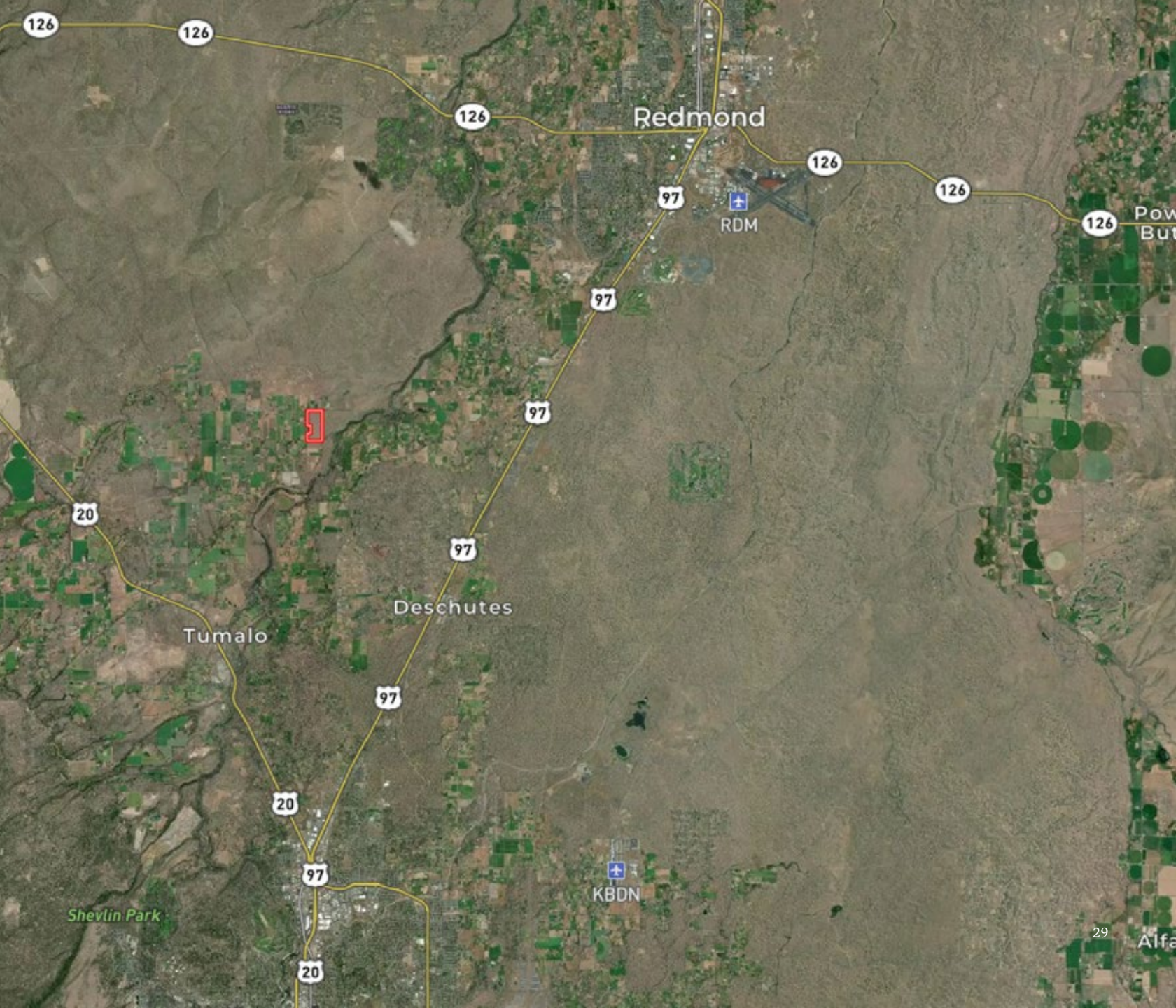
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Skyline Forest







**OREGON REAL ESTATE AGENCY
INITIAL AGENCY DISCLOSURE PAMPHLET
OAR 863-015-215 (4)**

This pamphlet describes the legal obligations of real estate agents in Oregon. Real estate agents and Principal Brokers are required to provide this information to you when they first meet you.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and an agent or a Principal Broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate agent or Principal Broker, agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction.

Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent - Represents the seller only;

Buyer's Agent - Represents the buyer only;

Disclosed Limited Agent - Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, agents must maintain confidential information about their clients. "Confidential information" is information communicated to the agent or the agent's Principal Broker by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

- a. The buyer instructs the agent or the agent's Principal Broker to disclose about the buyer to the seller, or the seller instructs the agent or the agent's Principal Broker to disclose about the seller to the buyer; and
- b. The agent or the agent's Principal Broker knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;

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LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE OF BUYER AND/OR SELLER AND DATE

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1917 NE Crista Ct

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.loneoff.com



A Seller's Agent owes the seller the following affirmative duties;

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a Seller's Agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of the above affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between seller and agent.

Under Oregon law, a Seller's Agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

In order to help a seller avoid selecting a buyer based on the buyer's race, color, religion, sex, sexual orientation, national origin, marital status or familial status as prohibited by the Fair Housing Act (42 U.S.C. 3601 et seq.), a seller's agent shall reject any communication other than customary documents in a real estate transaction, including photographs, provided by a buyer.

Duties and Responsibilities of Buyer's Agent

An agent, other than the Seller's Agent, may agree to act as the Buyer's Agent only. The Buyer's Agent is not representing the seller, even if the Buyer's Agent is receiving compensation for services rendered, either in full or in part, from the seller or through the Seller's Agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A Buyer's Agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and

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7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between buyer and agent.

Under Oregon law, a Buyer's Agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

1. To the seller, the duties listed above for a seller's agent; and
2. To the buyer, the duties listed above for a buyer's agent;
3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - c. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same Principal Broker (a real estate agent who supervises other agents) establish agency relationships with different parties to the same transaction, only the Principal Broker will act as a Disclosed Limited Agent for both buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The Principal Broker and the real estate agents representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make an agent your agent without the agent's knowledge and consent, and an agent cannot make you their client without your knowledge and consent.

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LINEs WITH THIS SYMBOL — REQUIRE A SIGNATURE OF BUYER AND/OR SELLER AND DATE

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