



*NW HORNECKER RD (1.3.26 TL 101) HILLSBORO, OR*

## FEATURES

- ±112.96-acre top quality farm
- ±112-tillable acres
- Irrigation water through TVID
- Woodburn and Aloha silt loam soils
- Pattern tiled
- 7,200 SF GP building
- Gated entry + security fencing

**CALL FOR DETAILS**

## VIDEO TOUR LINK

<https://youtu.be/E8Y0HaVpr-o>



**Amy Pendley**  
Principal Broker/Co-Owner  
P. **503.910.4689**  
E. [amy@agribis.com](mailto:amy@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, OWRD and/or TVID. Interested parties are responsible for verifying all property details and uses.





# NW HORNECKER RD (1N 3W 26 TL 101) HILLSBORO, OR

This top quality ±113-acre Willamette Valley irrigated farm includes ±112-tillable acres, Class 2 Woodburn and Aloha soils with subterranean pattern tiling and irrigation water rights through TVID (101.5 ac assessed, remainder interruptible). This is an excellent investment property, currently being used for nursery stock (not included) and suitable to produce a number of crops including blueberries & hazelnuts. The irrigation infrastructure includes 2-TVID turnout boxes with pipeline feeding a series of buried mainline with risers throughout the cropland. Improvements include a 7,200 SF metal clad GP building with 18-ft eave, restroom, and power + security fencing, gated entry, and an onsite domestic well. Zoned EFU by Washington County, buyer to do their own due diligence regarding buildability. DO NOT ENTER W/OUT APPT.

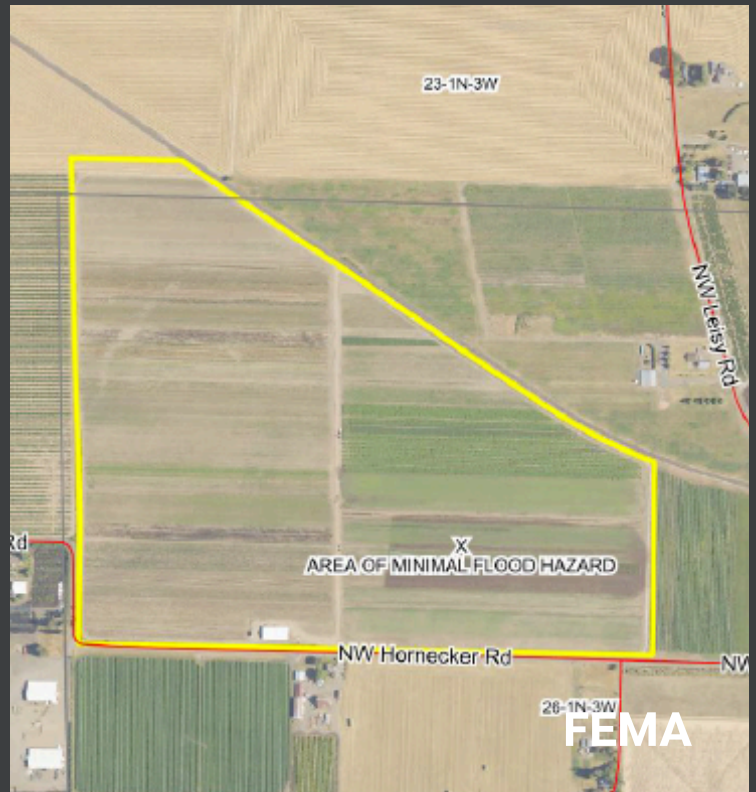
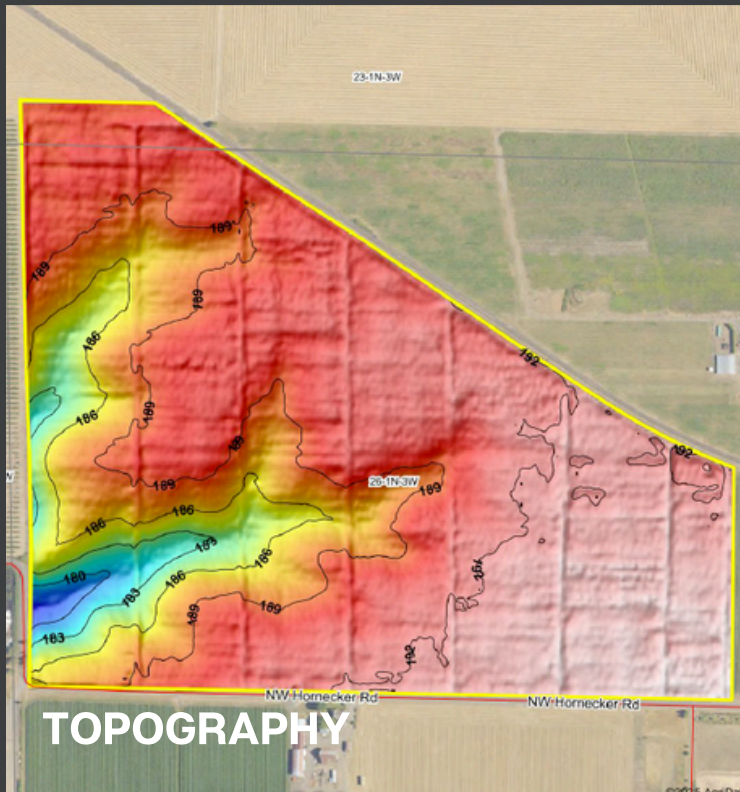
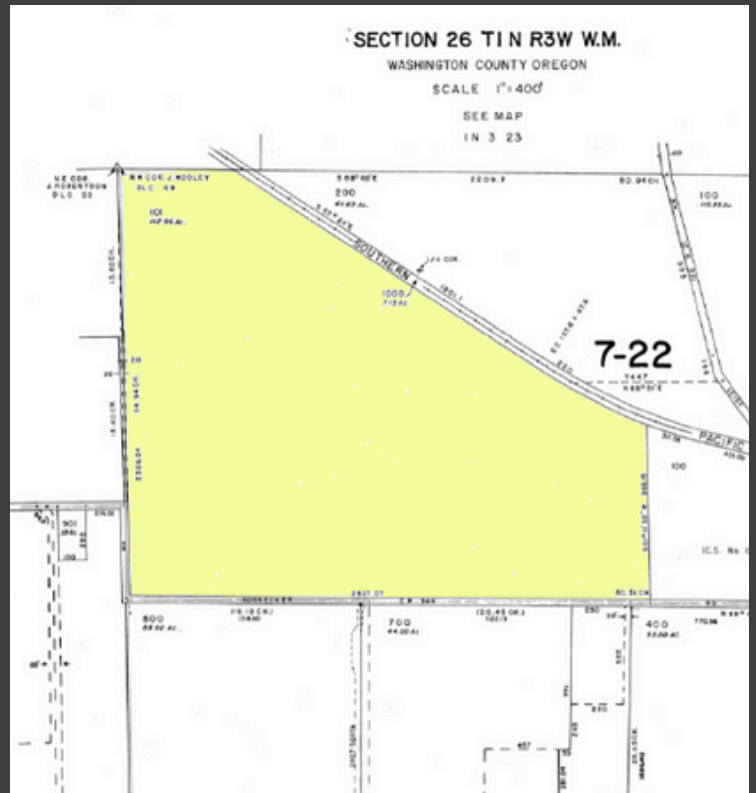


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# MAPS



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# MAPS

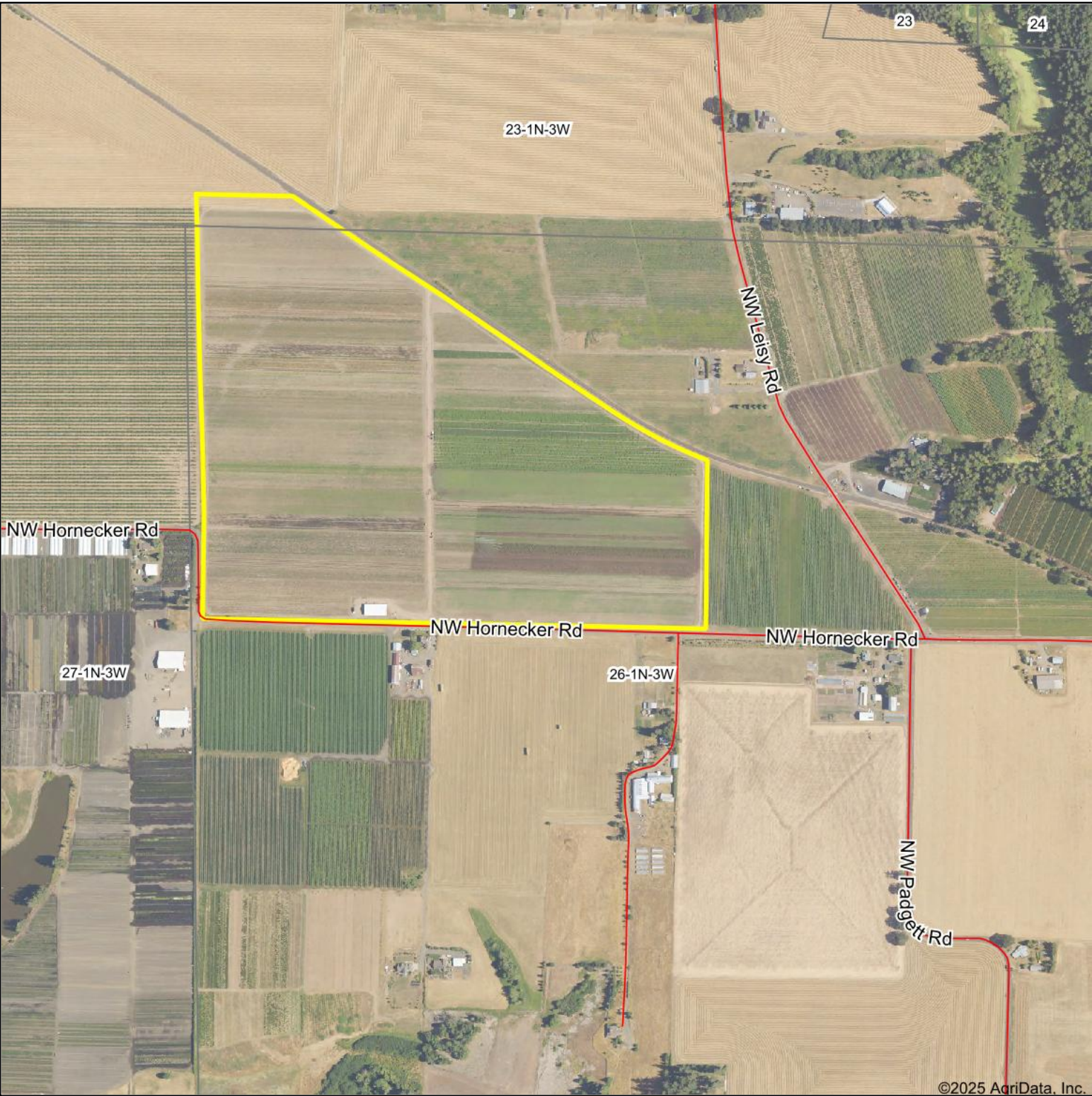
Estimated based on county GIS mapping records



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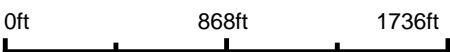


Aerial Map



©2025 AgriData, Inc.

Boundary Center: 45° 32' 50.6, -123° 1' 21.89

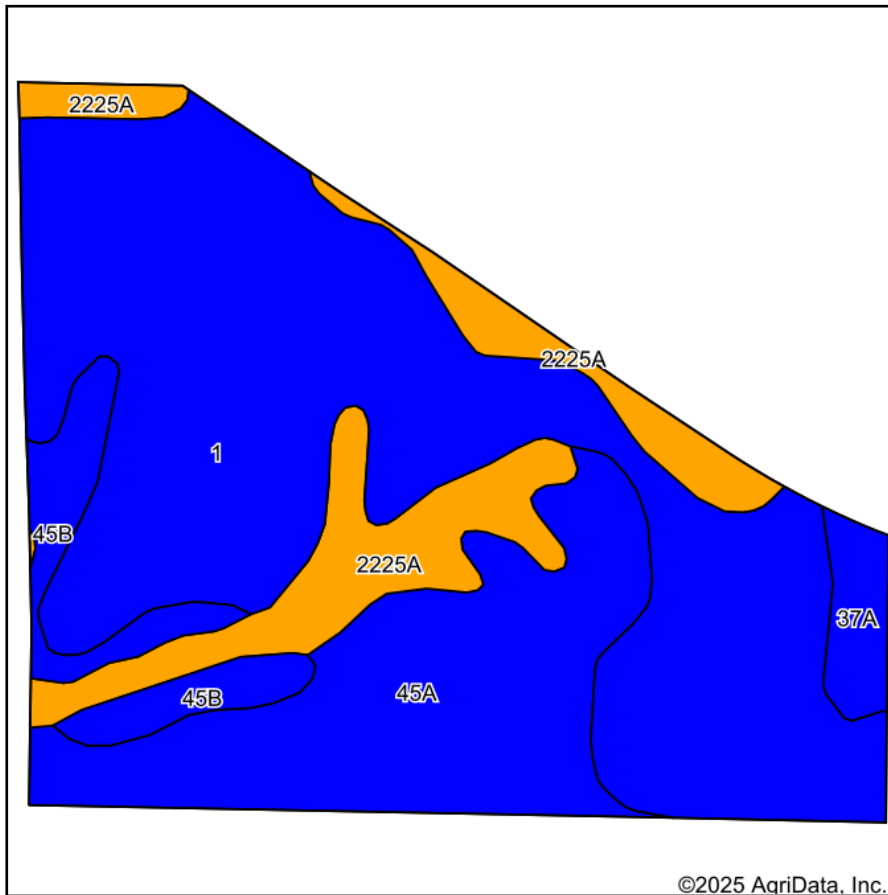


26-1N-3W  
Washington County  
Oregon

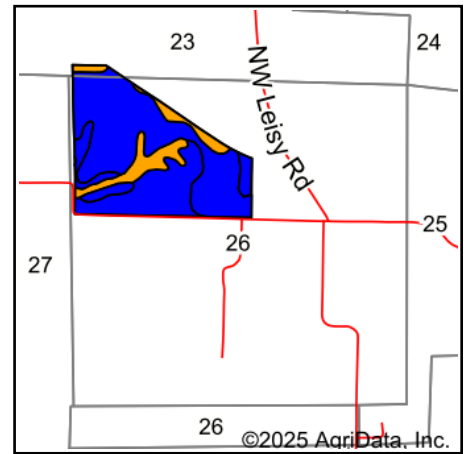




# Soils Map



Soils data provided by USDA and NRCS.



State: **Oregon**  
 County: **Washington**  
 Location: **26-1N-3W**  
 Township: **Forest Grove-Cornelius**  
 Acres: **112.96**  
 Date: **1/13/2025**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: OR067, Soil Area Version: 24

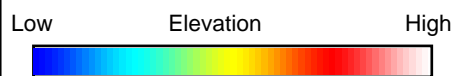
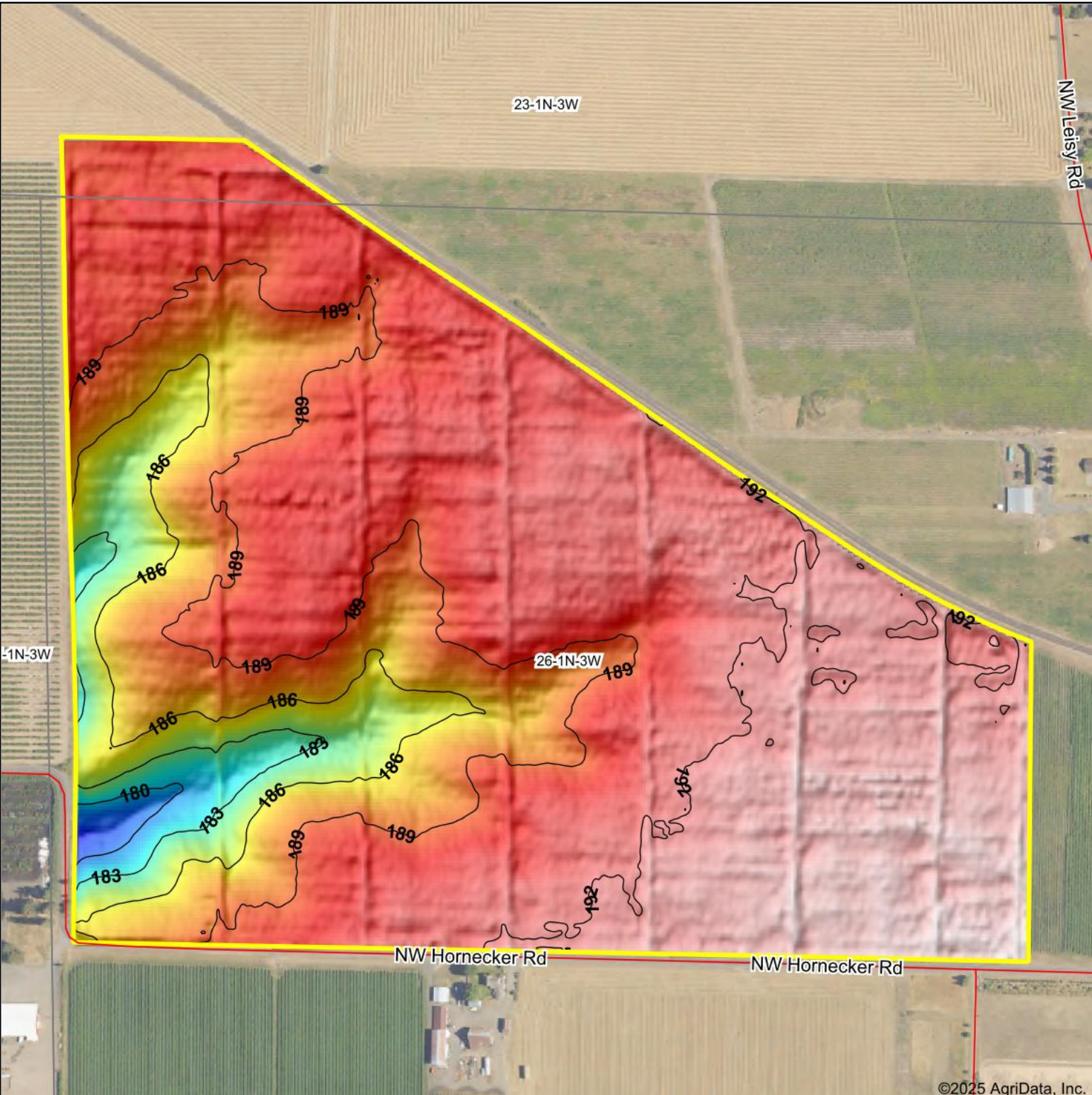
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
1	Aloha silt loam	62.29	55.2%		Somewhat poorly drained	IIw	IIw	89
45A	Woodburn silt loam, 0 to 3 percent slopes	25.34	22.4%		Moderately well drained	IIw	IIw	87
2225A	Huberly silt loam, 0 to 3 percent slopes	15.51	13.7%		Poorly drained	IIIw	IIIw	78
45B	Woodburn silt loam, 3 to 7 percent slopes	7.01	6.2%		Moderately well drained	Ile	Ile	86
37A	Quatama loam, 0 to 3 percent slopes	2.81	2.5%		Moderately well drained	IIw	IIw	74
Weighted Average						2.14	2.14	*n 86.5

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Topography Hillshade



Source: USGS 3 meter dem

Interval(ft): 3

Min: 177.4

Max: 194.1

Range: 16.7

Average: 189.6

Standard Deviation: 2.85 ft



1/13/2025

**26-1N-3W**  
**Washington County**  
**Oregon**

Boundary Center: 45° 32' 50.6, -123° 1' 21.89

Maps Provided By:

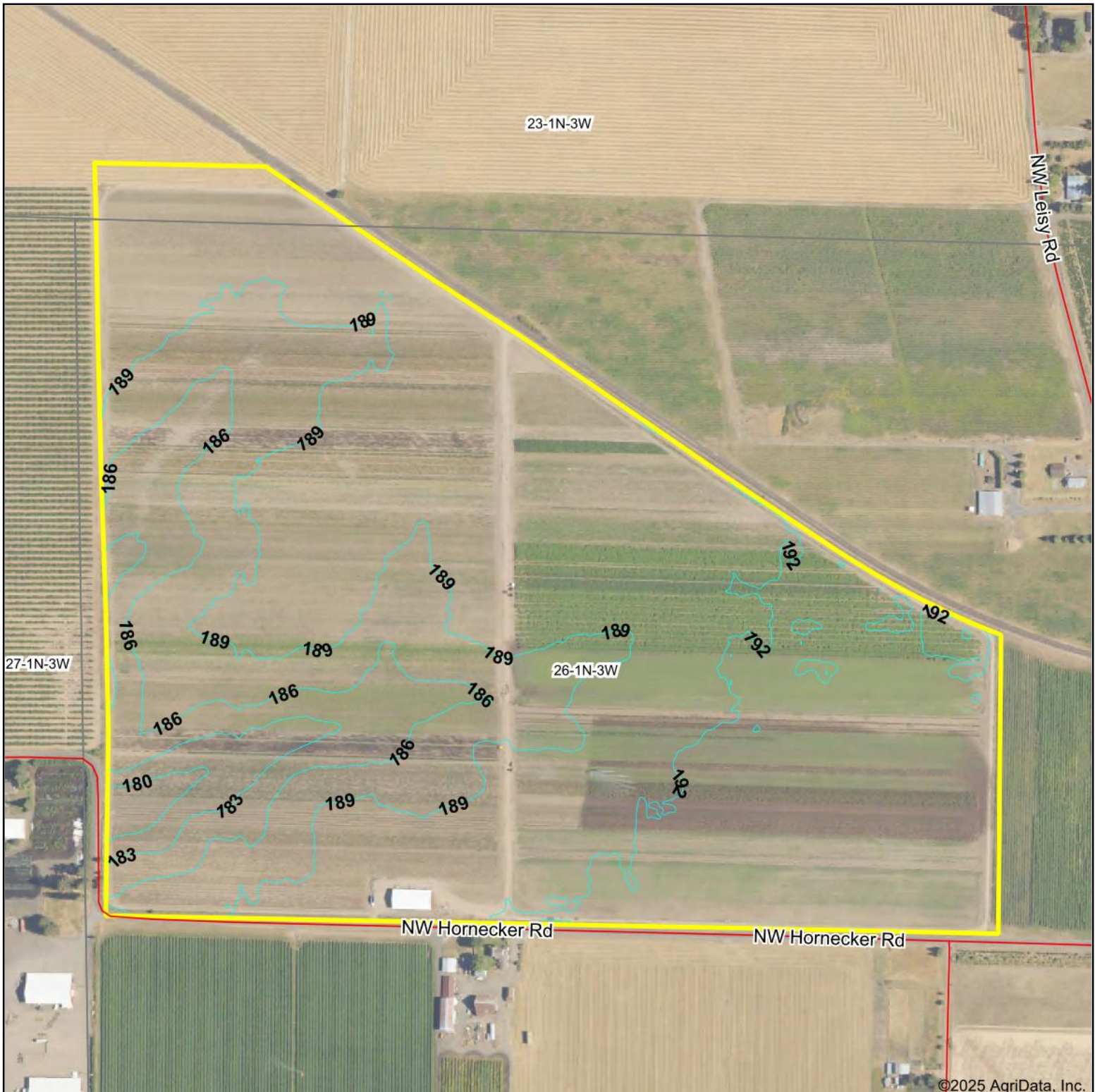


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# Topography Contours



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 177.4

Max: 194.1

Range: 16.7

Average: 189.6

Standard Deviation: 2.85 ft

0ft 488ft 975ft



1/13/2025

**26-1N-3W**  
**Washington County**  
**Oregon**

Boundary Center: 45° 32' 50.6, -123° 1' 21.89

Maps Provided By:

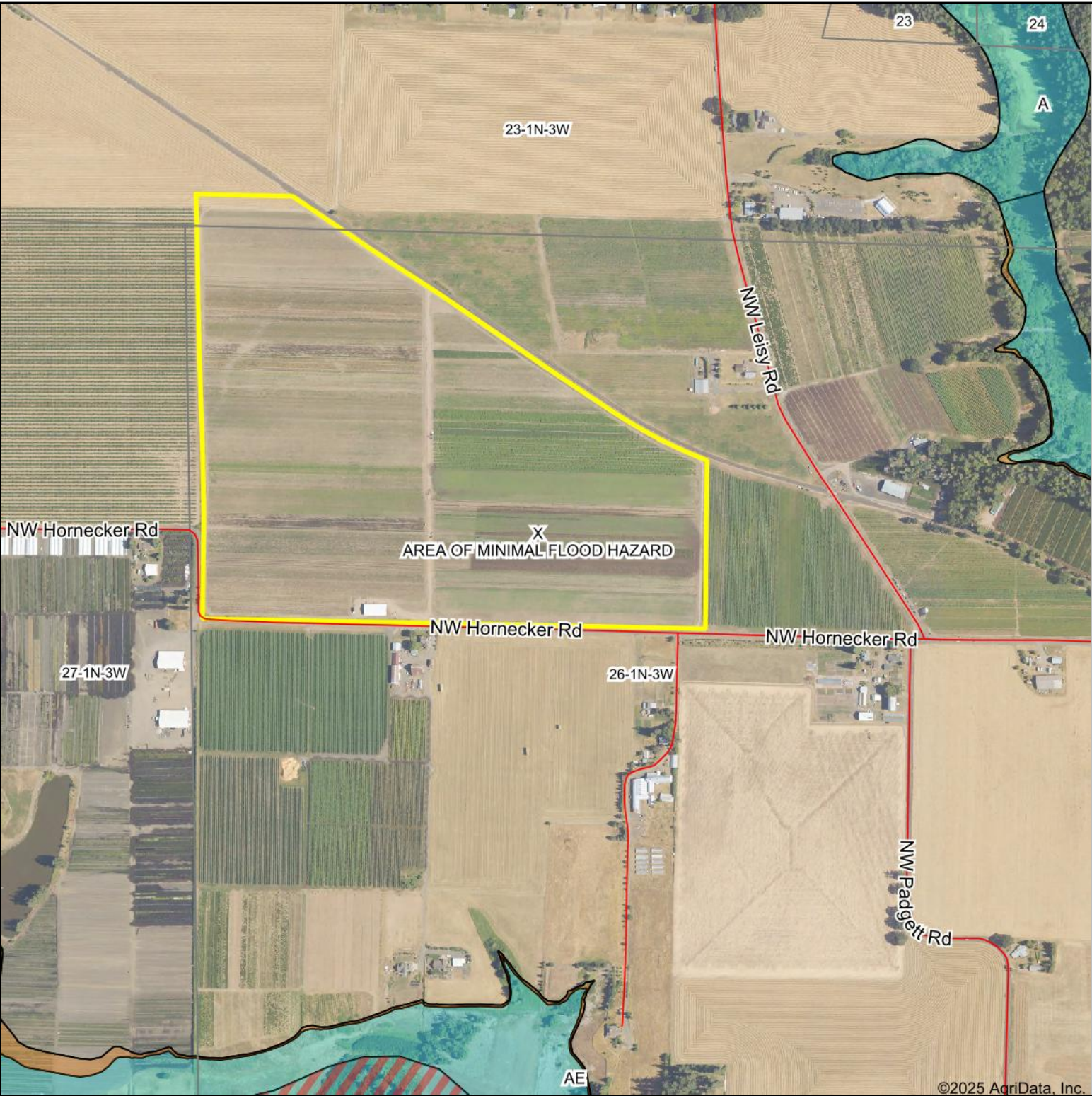


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Aerial Map



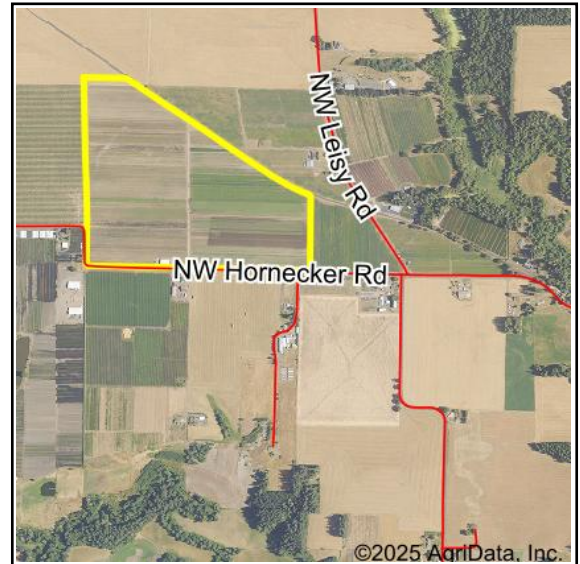
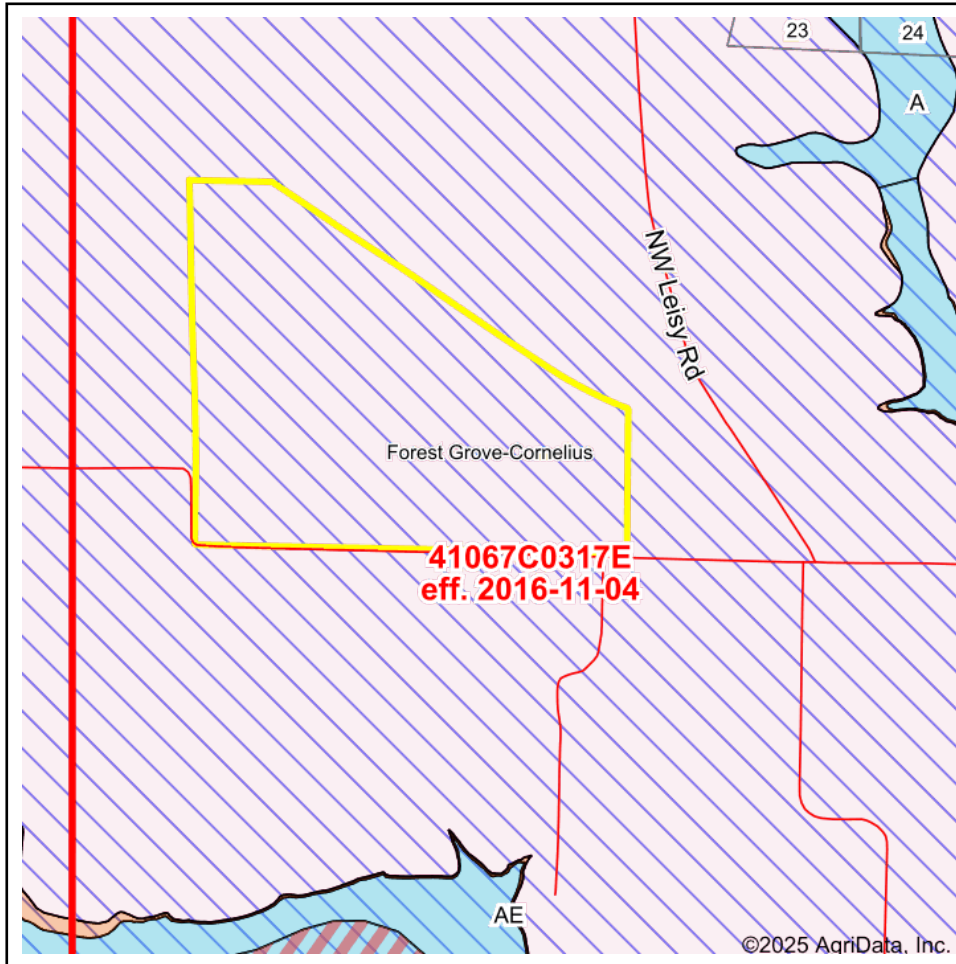
Boundary Center: 45° 32' 50.6, -123° 1' 21.89



26-1N-3W  
Washington County  
Oregon



# FEMA Report



Map Center: 45° 32' 43.05, -123° 1' 14.51  
 State: OR Acres: 112.96  
 County: Washington Date: 1/13/2025  
 Location: 26-1N-3W  
 Township: Forest Grove-Cornelius

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Name	Number	County	NFIP Participation	Acres	Percent
Washington County	410238	Washington	Regular	112.96	100%
<b>Total</b>				112.96	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	112.96	100%
<b>Total</b>			112.96	100%

Panel	Effective Date	Acres	Percent
41067C0317E	11/4/2016	112.96	100%
<b>Total</b>		112.96	100%



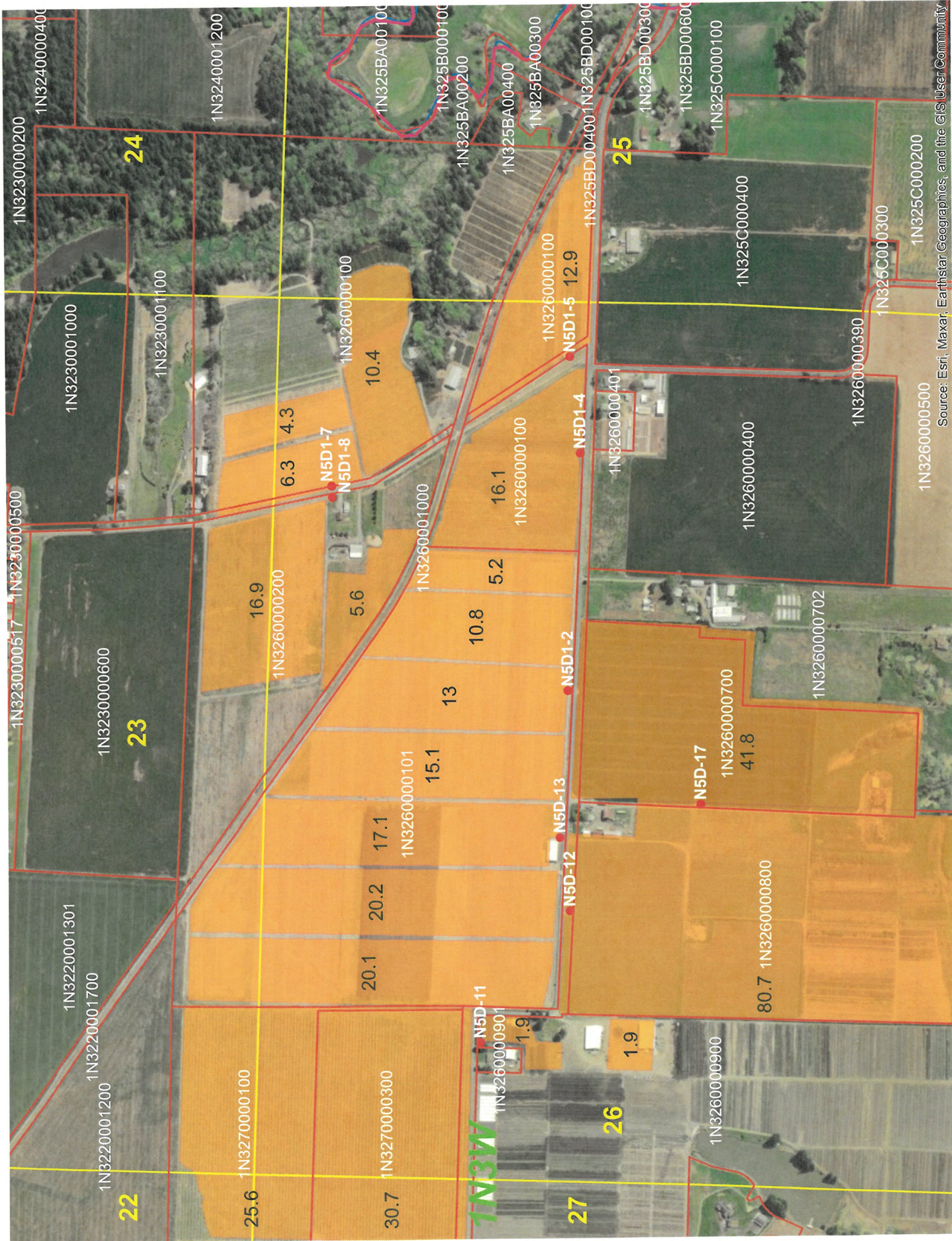
# WATER RIGHTS

Obtained through TVID  
*Buyer to verify all water rights information.*



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## Rates & Fees

### 2025 Assessment Rates

<b>Pipeline</b>	\$60.00
<b>River</b>	\$18.75
<b>Patton Valley</b>	\$34.00
<b>W1B Low Pressure</b>	\$56.00
<b>Wapato</b>	\$25.00
<b>Under 10 Ac Bureau Fixed Fee</b>	\$175.00

### 2025 Interruptible Rates

<b>Pipeline</b>	\$120.00
<b>River</b>	\$58.00
<b>Wapato &amp; Patton Valley</b>	\$68.00
<b>Non Use Fee</b>	\$175.00

# COUNTY INFO

Obtained through county records



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# Washington, OR County Property Profile

Ns  
Unincorporated OR 97124



**Fidelity National Title**  
RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

## Parcel Information

Parcel Id (APN)	R740274
Tax/Account #	1N3260000101
Address	Ns Unincorporated, OR 97124
Acres	112.96
Lot Sq Feet	4,920,538

## Owner Information

Owner	Dca Land Oregon LLC
Owner Address	5609 N Blue Valley Rd Independence, MO 64058-2521

## Tax Information (2024)

Levy Code	7.22
Levy Rate	12.9826
Total Tax	\$3,041.70

## Assessment Information (2024)

Total Value	\$234,290.00
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## Market Information (2024)

Market Improved Value	\$171,250.00
Market Total Value	\$1,413,810.00

## Land Information

Land Use	Specially Assessed - Zoned Farmland - Vacant
Building Use	General Improvements
Watershed	1709001003 Dairy Creek
School District	1J Hillsboro
Zoning	Washington Co.-EFU Exclusive Farm Use District
Neighborhood	000010_DERIVED Cpo 8 North Plains/Helvetia/Mountaindale

## School Attendance

Primary School	Paul L Patterson Elementary School
Middle School	Evergreen Jr High School
High School	Glencoe High School

## Improvements

Year Built	2015
Exterior Wall Type	Wood

## Map Information

Map Grid	592-H1
Page	
Row	
Column	

## Survey Information

T R S Q	01N 03W 26 NW
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## Census Information

Census Tract	032800
Census Block	1054

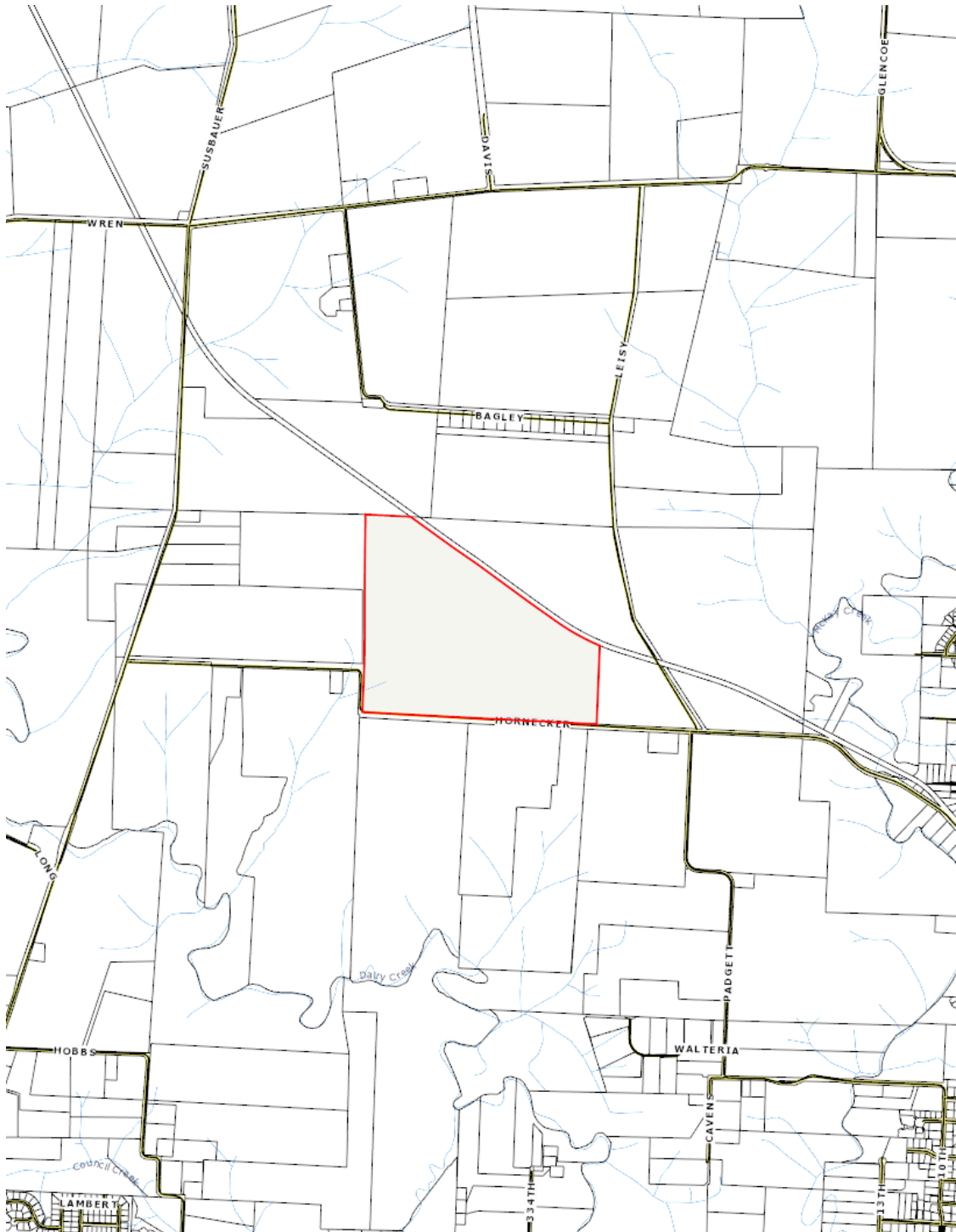
## Legal

ACRES 112.96, POTENTIAL ADD'L TAX LIABILITY

## Transfer Information

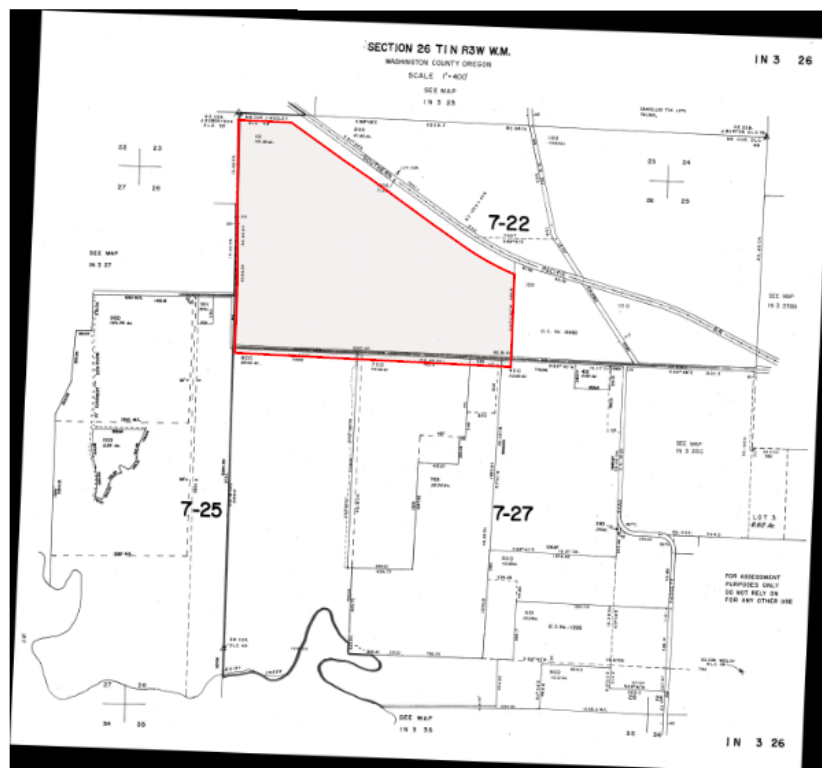
Document Recording Date	12/26/2023
Sale Amount	\$2,147,941.00
Document Number	2023052796
Document Type Code	DW

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# 7/1/24 TO 6/30/25 REAL PROPERTY TAX STATEMENT

Washington County Dept. of Assessment & Taxation \* 155 N 1st Ave, Ste 130, MS8 \* Hillsboro, OR 97124  
Phone: (503) 846-8801

## PROPERTY DESCRIPTION

MAP: 1N3260000101

CODE AREA: 007.22

ACCOUNT NO: R740274

SITUS: NS

LEGAL: ACRES 112.96, POTENTIAL ADD'L TAX LIABILITY

### 2024-25 CURRENT TAX BY DISTRICT:

Hillsboro School District - Perm Rate	1,165.57
NW Regional Education Services - Perm Rate	36.03
Portland Community College - Perm Rate	66.26
<b>EDUCATION TAXES:</b>	<b>\$1,267.86</b>

Port of Portland - Perm Rate	16.42
Tualatin Soil & Water District - Perm Rate	21.09
Tualatin Valley Fire & Rescue - Local Option	105.43
Tualatin Valley Fire & Rescue - Perm Rate	357.34
Washington County - Local Option	161.66
Washington County - Perm Rate	526.78
<b>GENERAL GOVERNMENT TAXES:</b>	<b>\$1,188.72</b>

Hillsboro School District - Bond	451.95
Portland Community College - Bond	87.32
Tualatin Valley Fire & Rescue - Bond	30.79
Washington County - Bond	15.06
<b>BONDS AND MISC TAXES:</b>	<b>\$585.12</b>

**2024-25 LEVIED TAX:** **\$3,041.70**  
(Before Discount)

VALUES	LAST YEAR	THIS YEAR
<b>MARKET VALUES:</b>		
LAND NON-LSU	0	0
RMV LAND-LSU	1,016,640	1,242,560
STRUCTURE	207,630	171,250
TOTAL RMV	1,224,270	1,413,810
<b>SPECIAL USE VALUES:</b>		
SPECIALLY ASSESSED VALUE	317,740	362,370
LAND-LSU	130,460	134,360
<b>TAXABLE VALUES:</b>		
NET ASSESSED VALUE	227,480	234,290

**PROPERTY TAXES:** **\$2,956.19** **\$3,041.70**

**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, 2024	91.26	\$2,950.44
2/3	Nov 15, 2024	40.56	\$1,987.24
1/3	Nov 15, 2024	NONE	\$1,013.90

PLEASE INCLUDE STUB TO AVOID DELAYED PROCESSING

**DELINQUENT TAXES:** **\$0.00**  
**TOTAL DUE:** **\$2,950.44**  
(After Discount)

↑ 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

2024-2025 Property Tax Payment Stub

ACCOUNT NO: R740274

SITUS: NS

Pay Online: [www.washcotax.org](http://www.washcotax.org)

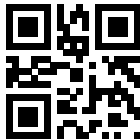


Vendor Fee Applies



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, 2024 IN FULL	(3% Discount)	\$2,950.44
DUE: Nov 15, 2024 2/3 PAYMENT	(2% Discount)	\$1,987.24
DUE: Nov 15, 2024 1/3 PAYMENT	(NO Discount)	\$1,013.90

Make Payable: Washington County

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

Enter Amount Paid  
Due Date: Nov 15, 2024

34000017402740000295044000019872400001013909