



**Oregon  
Farm & Home**

★ B R O K E R S ★

**6629 CHAMPOEG ROAD**

**SAINT PAUL**

**OR**

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY



# INTRODUCTION

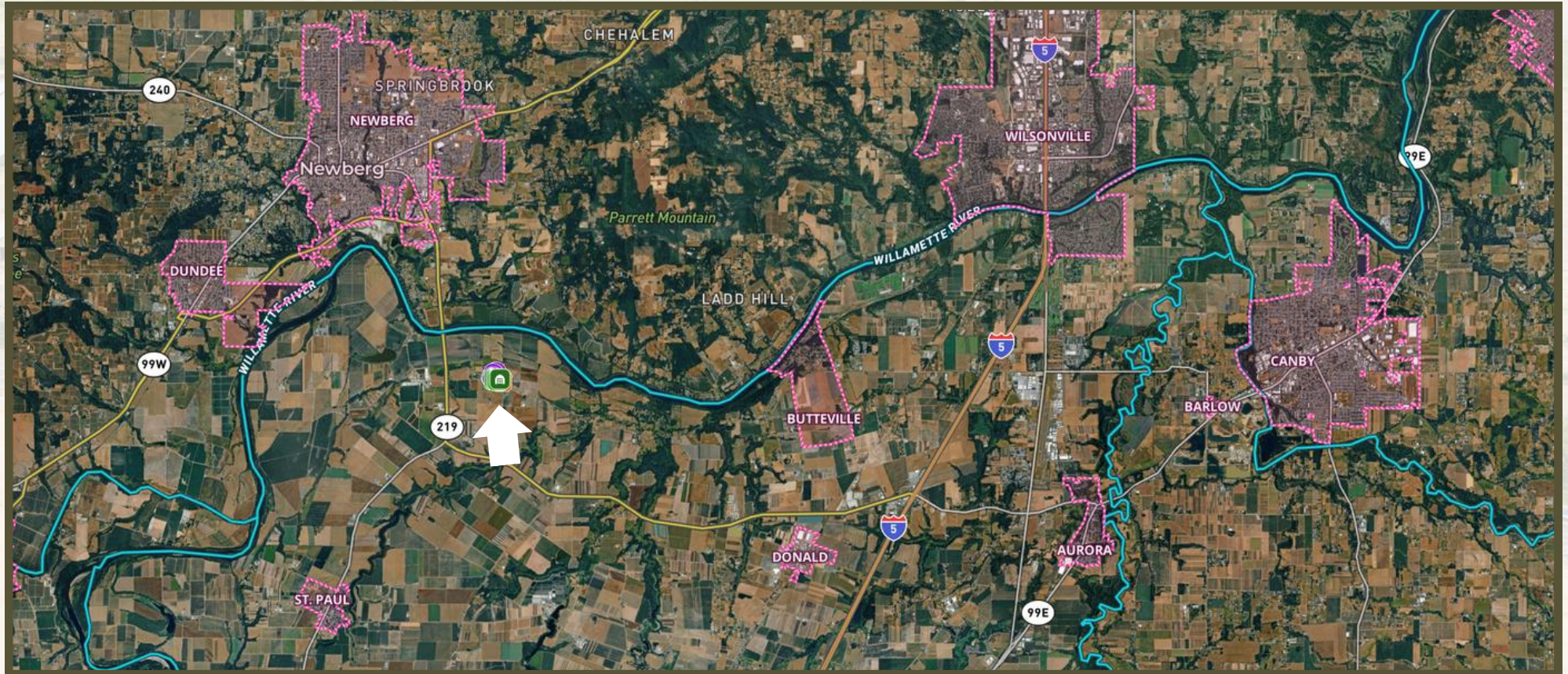
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Situated just outside St. Paul, Oregon, near the historic Champoege area, this 17-acre property combines residential comfort, agricultural versatility, and a rich local setting. The land is comprised of Woodburn and Amity silt loam soils and benefits from water rights, making it ideal for farming, livestock, or specialty crops. At the heart of the property is a 2,263 sq. ft. single-story main home with three bedrooms, three bathrooms, and a finished attic, offering well-appointed living spaces including a kitchen, den, office, formal dining room, and living room. Features such as a propane fireplace, soaking tub, and walk-in closet add comfort and functionality. A secondary 1,595 sq. ft. manufactured home provides three bedrooms, two bathrooms, and an attached office with its own bath, creating flexibility for multi-generational living or rental potential. The grounds are fully fenced and beautifully landscaped, with gardens, covered decks and patios, multiple shops, and outbuildings—including a newer shed with 220 power and RV hookups. Previously a dairy farm, several structures remain set up for livestock, adding to the property's versatility and charm.



# LOCATION

The St. Paul and Newberg area lies in the heart of Oregon's renowned Willamette Valley, one of the most fertile and productive agricultural regions in the Pacific Northwest. With deep ties to Oregon's history, nearby Champoege State Heritage Area marks the site of the first provisional government in 1843, and the community of St. Paul is celebrated for its farming heritage and annual rodeo. The surrounding lands, characterized by rich silt loam soils and access to abundant water, are widely recognized as prime farm ground, supporting a diverse range of crops from grass seed and grains to vineyards and specialty produce. This blend of historic significance, thriving agricultural tradition, and highly productive soils makes the St. Paul/Newberg area one of the most sought-after farming regions in the state.



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.



# OPPORTUNITY

Owning this property presents a rare opportunity to combine residential comfort, agricultural productivity, and entrepreneurial flexibility all in one place. With two dwellings on site, the land easily accommodates multi-generational living, farmhands, or rental income. The multiple shops, barns, and outbuildings provide ample space for livestock, equipment storage, or custom agricultural operations, while the newer shed with 220 power and RV hookups further expands utility and convenience.

Beyond its infrastructure, the land itself is truly valuable. With Woodburn and Amity silt loam soils, full water rights, and a history of agricultural use, this acreage represents some of the prime farm ground in the Willamette Valley. Whether envisioned as a working farm, equestrian facility, vineyard, or diversified business venture, the property offers the resources and location to bring a wide range of possibilities to life.





# LAND



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# LAND

## 17 Acres

- **Parcel ID 511801**
  - **Contingent upon successful completion of a lot line adjustment of 54+/- acres resulting in a 17 +/- acre parcel**
- **Fully Fenced and Gated:** The entire property is secured with perimeter fencing and gated access, offering both privacy and protection.
- **Paved Driveway and Parking:** Convenient paved surfaces provide smooth entry and ample parking for residents and guests.
- **Landscaping:** Thoughtful landscaping enhances the property's aesthetic appeal and creates a welcoming environment.
- **Designated Garden Area:** A dedicated space for gardening, ideal for vegetables, flowers, or specialty plantings.
- **Dog Kennel:** On-site kennel provides a safe and functional area for pets.
- **Deck and Patio Areas:** Multiple outdoor living spaces designed for relaxation and entertaining. Including A sheltered space perfect for outdoor dining, gatherings, or enjoying views year-round.
- **Designated Gravel Firepit Area** – A prepared space for a firepit, ideal for evening gatherings and outdoor enjoyment.

# MAIN HOME



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# HOME | 6629 CHAMPOEG ROAD

2,263 SqFt

**\*Main Level SqFt\***

- 3 Bedrooms, 3 Bathrooms
- Single Level Home
- Kitchen
  - Stainless Steel Appliances, Granite Countertops, Large Island
- Primary Bedroom
  - Soaking Tub, Walk-In Closet, Entry to Exterior of Home
- Rooms Include
  - Office, Den, Living Room, Formal Dining Area, Unfinished Attic (Access via Inside), Partially Finished Daylight Basement
- Propane Fireplace In Den
- Anderson Windows
- Built-In Storage



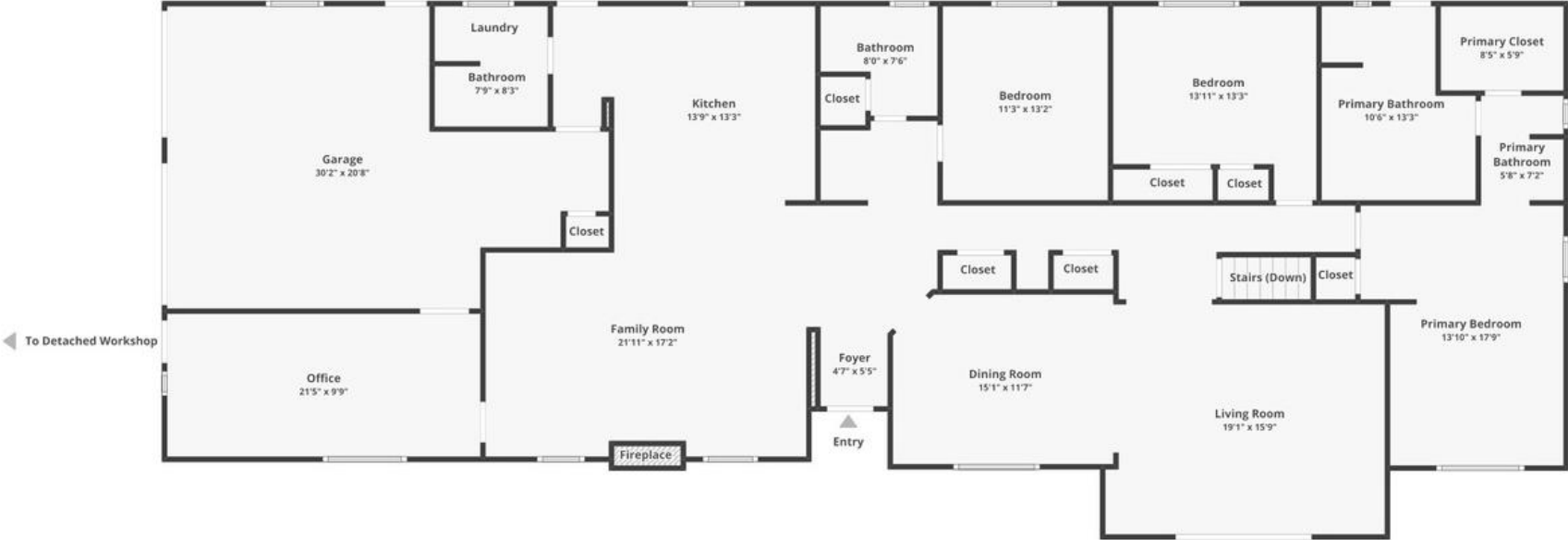
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8

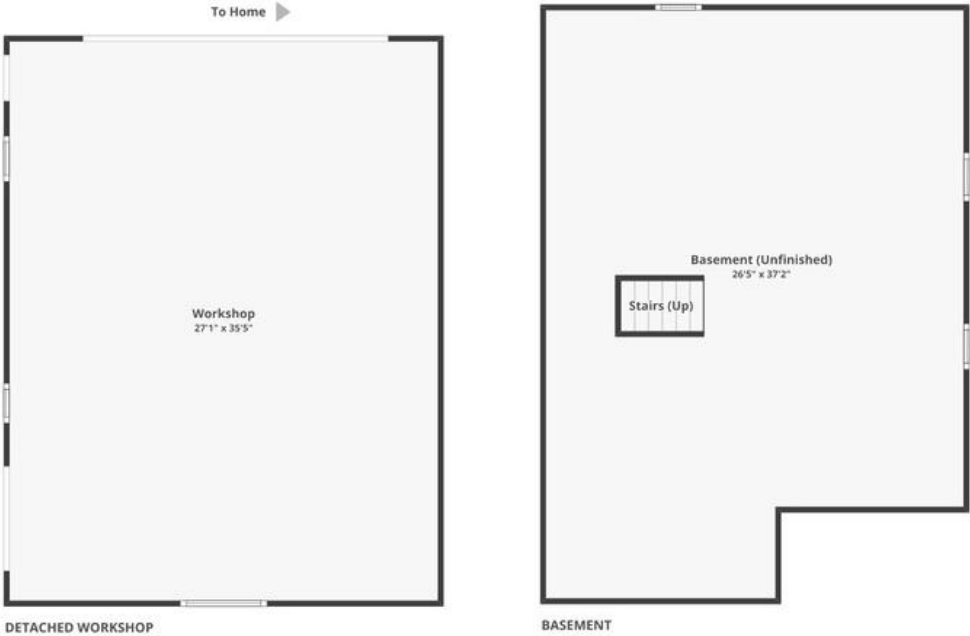
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# HOME FLOOR PLAN



FLOOR 1



Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.  
 ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A  
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# 2ND DWELLING



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# 2<sup>ND</sup> DWELLING | 6719 CHAMPOEG ROAD

**1595 SqFt**

- 3 Bedrooms, 2 Bathrooms
- Single Level
- Manufactured Home
- Ranch Style
- Primary Bedroom has a Walk In Closet
- Add On Office Space
  - with 1 Bathroom



## OFFICE

**636 SqFt**

- 1 Bathroom
- Kitchenette

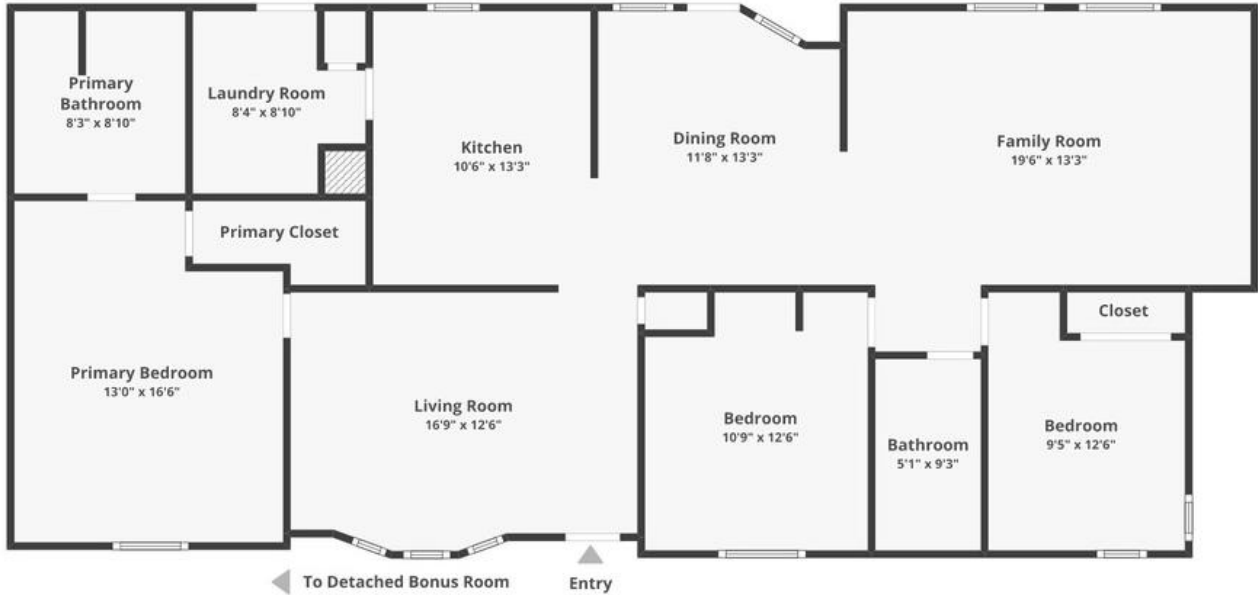


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TOUR OF  
2<sup>ND</sup> HOME!

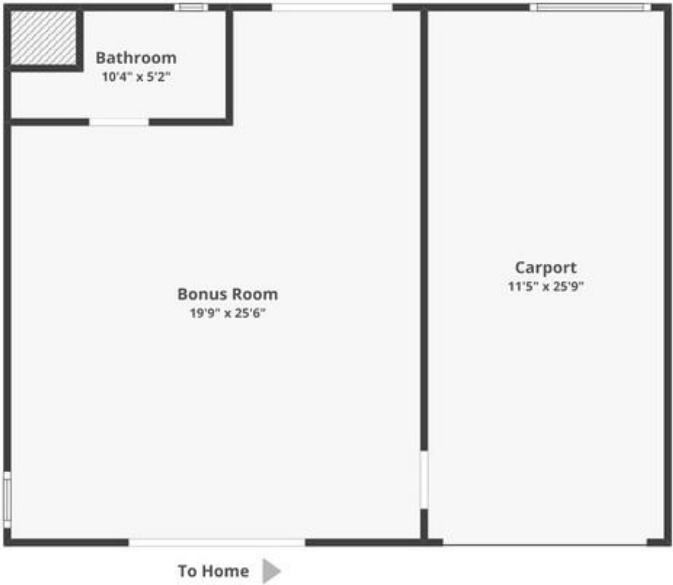
11



# 2ND HOME FLOOR PLAN



FLOOR 1



DETACHED BONUS ROOM

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# WORKSHOP

**1344 SqFt**

- 220 Power
- RV Plug In
- Concrete Floors
- 2 Electric Roll Up Doors

# OFFICE

**636 SqFt**

- 1 Bathrooms
- Kitchenette

**See Below for Entire Building Layout!**

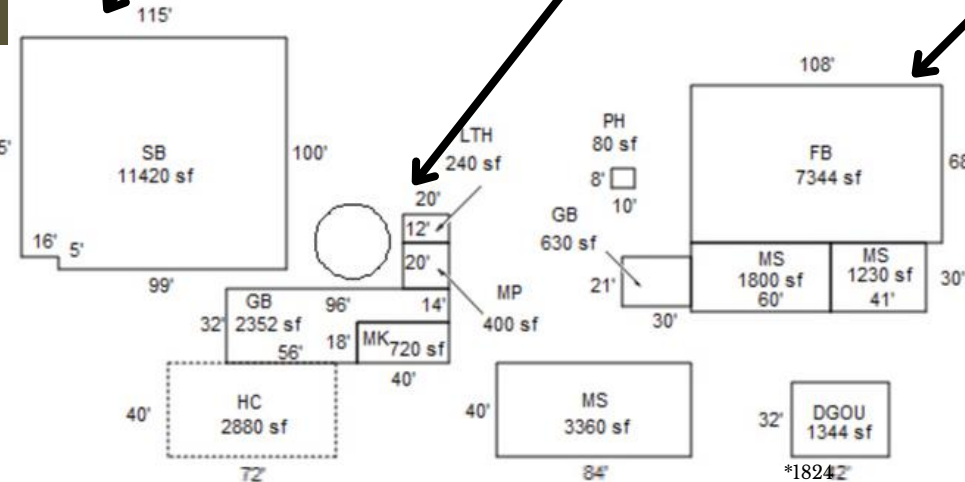




# ASSESSOR SKETCH - STRUCTURES



R11801  
032W34 00100  
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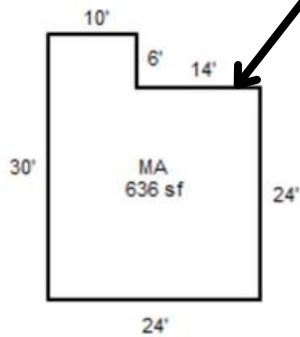


SEE PAGE 2 FOR DIMENSIONS OF THESE BUILDINGS

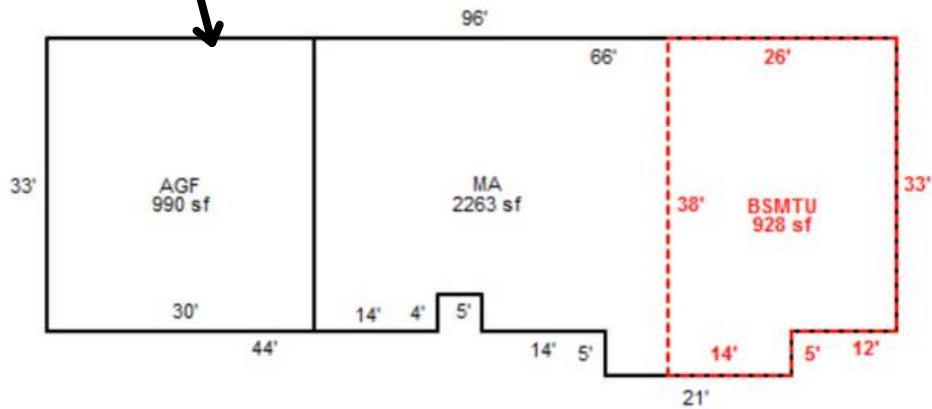
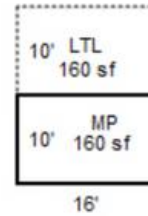
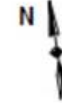
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# DWELLINGS



R11801  
032W34 00100  
SCALE=1:30





# SYSTEMS

## 1 Domestic Well

- All Homes on 1 Well

## 4 Septic Systems

- 2 for Main Home, 1 for 2<sup>nd</sup> Dwelling, 1 for Office

# SELLER PREFERRED TERMS

## 24 Hour Showing Notice

## Fidelity National Title

## Use OREF Forms

## 5 Business Day Response Time for Offers

**Personal Property Included Main Home: Dishwasher, Range, Oven/Stove, Microwave, Refrigerator**

**Personal Property Included 2<sup>nd</sup> Home: Dishwasher, Range, Oven/Stove, Refrigerator**

**Personal Property Included Milking Barn: Generator for Milk Barn and Well, Milking Equipment and Vacuum Pump, 6000 Gallon Stainless Steel Milk Tank, Refrigerator**

**Personal Property Negotiable: Washer and Dryer In Main and 2<sup>nd</sup> Home**

**Seller's Name: Veeman Dairy LLC**

**Contingent upon successful completion of a lot line adjustment. Contingent upon successful close of 101 acre neighboring piece.**

# PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARIES
- TOPOGRAPHIC
- STRUCTURE MAP

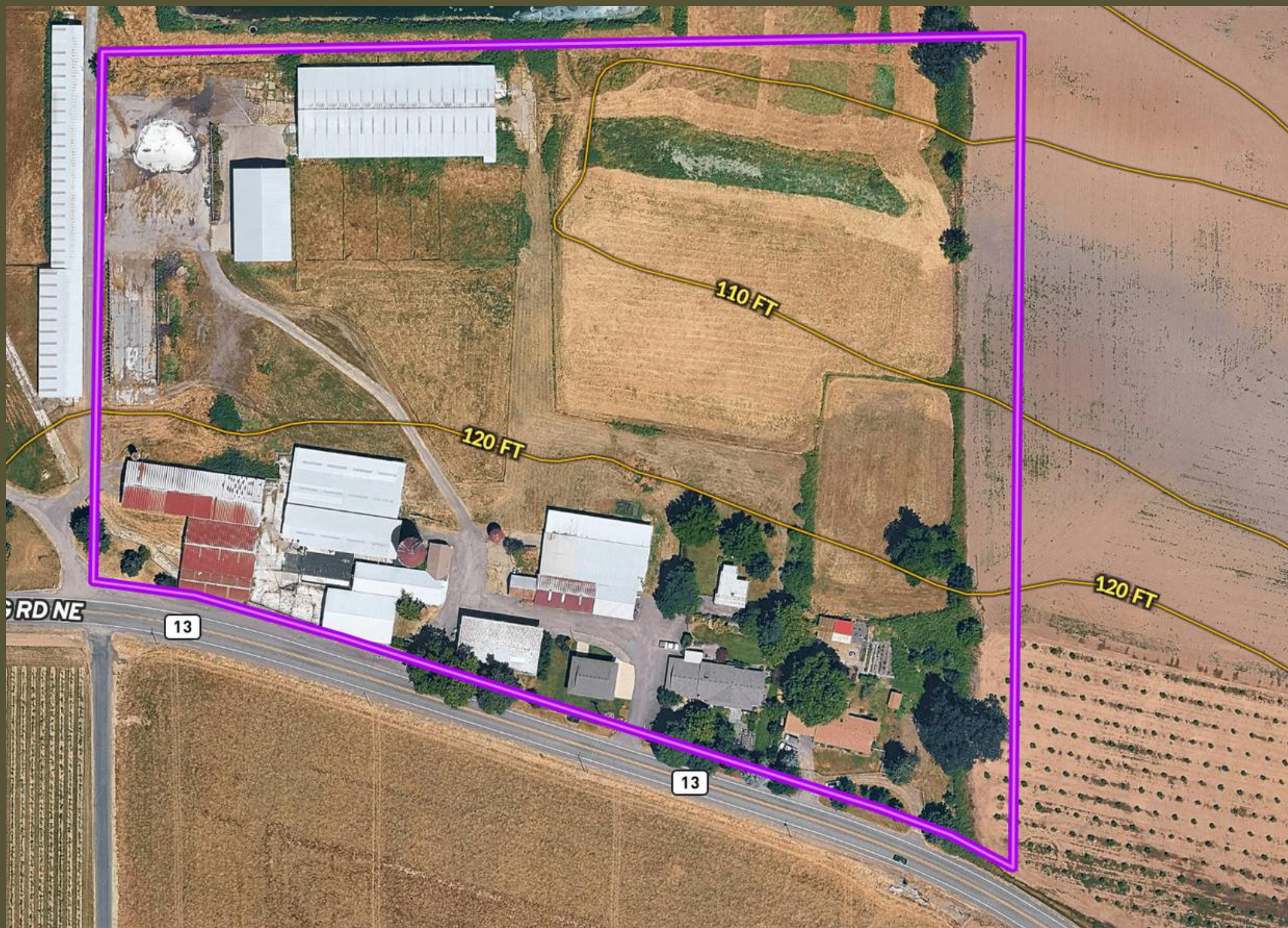


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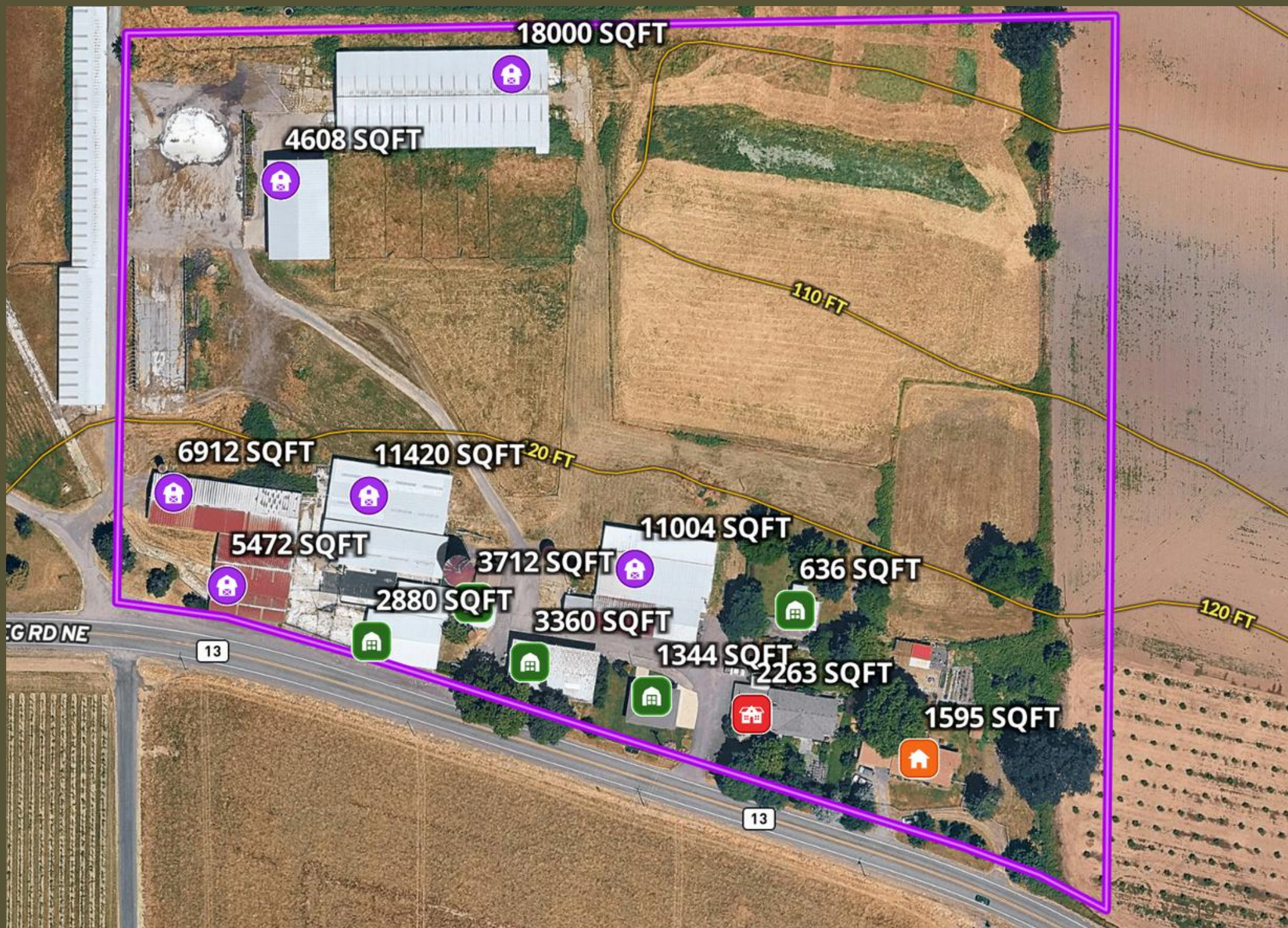
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# SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

## MAJORITY SOIL TYPES

- WOODBURN SILT LOAM
- AMITY SILT LOAM

| SOIL CODE | SOIL DESCRIPTION                           |
|-----------|--------------------------------------------|
| WuA       | Woodburn silt loam, 0 to 3 percent slopes  |
| Am        | Amity silt loam                            |
| Co        | Concord silt loam                          |
| WuC       | Woodburn silt loam, 3 to 12 percent slopes |



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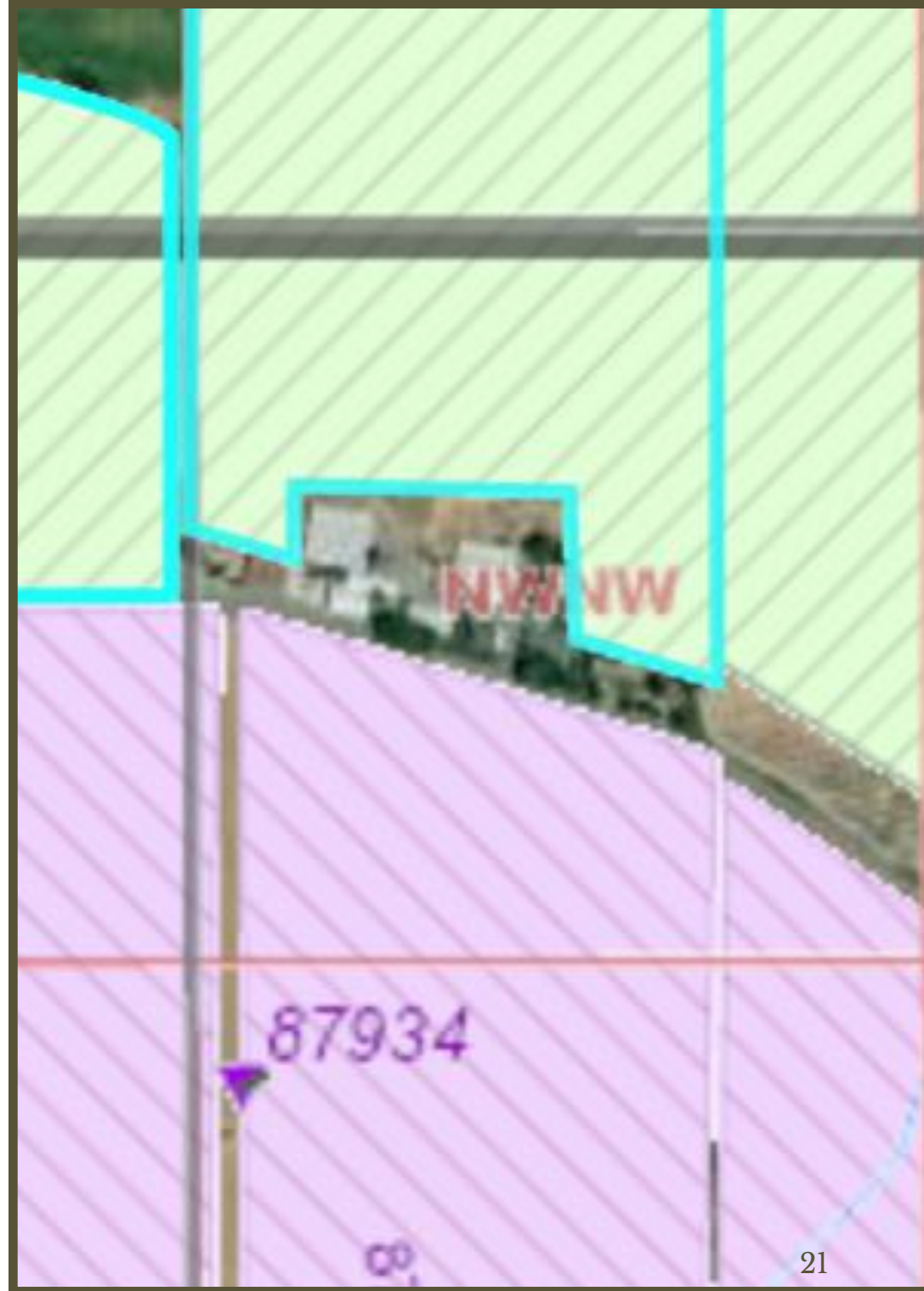


# WATER RIGHTS

## WATER RIGHTS PROVIDED BY OWRD

### WATER RIGHTS SUMMARY

- SELLER IS IN THE PROCESS OF BIFURCATING THE WATER RIGHTS AND DELIVERY, OFF OF THE MAIN FARM TO THE 17 ACRES.
- WATER RIGHTS ARE SUBJECT TO CHANGE





# STATE OF OREGON

## COUNTY OF MARION

### CERTIFICATE OF WATER RIGHT

**This Is to Certify, That** **LAWRENCE & ROBBINS**

of **Route 1, Aurora**, 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 **Willamette River** a tributary of **for the purpose of irrigation** under Permit No. **18931** 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 **August 11, 1949**

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 **0.72 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 **Lot 5 (SW $\frac{1}{4}$ )**, Section **34**, Township **3 South**, Range **2 West**, **W. M.**

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 **one-eightieth** of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed **2 $\frac{1}{2}$  acre feet** per acre for each acre irrigated during the irrigation season of each year,

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:

**3.6 acres in Lot 5 (SW $\frac{1}{4}$ )**  
**28.8 acres in Lot 5 (NW $\frac{1}{4}$ SW $\frac{1}{4}$ )**  
**29.2 acres in Lot 9 (SW $\frac{1}{4}$ SW $\frac{1}{4}$ )**  
**Section 34**  
**Township 3 South, Range 2 West, W. M.**

**12.8 acres in Lot 1 (NW $\frac{1}{4}$ SW $\frac{1}{4}$ )**  
**Section 3**  
**Township 4 South, Range 2 West, W. M.**

Land on which water is to be used is part of that described as follows:

All that portion of Lots **5 & 9** in Sec. **34**, T **3 S.**, R **2 W.**, **W.M.**, Marion County & Lot **1** in Sec. **3**, T **4 S.**, R **2 W.**, **W.M.**, Marion County, Oregon lying between the **N. line** of the Yergen Corner- Newberg road & the **Willamette River** in said county & state.

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

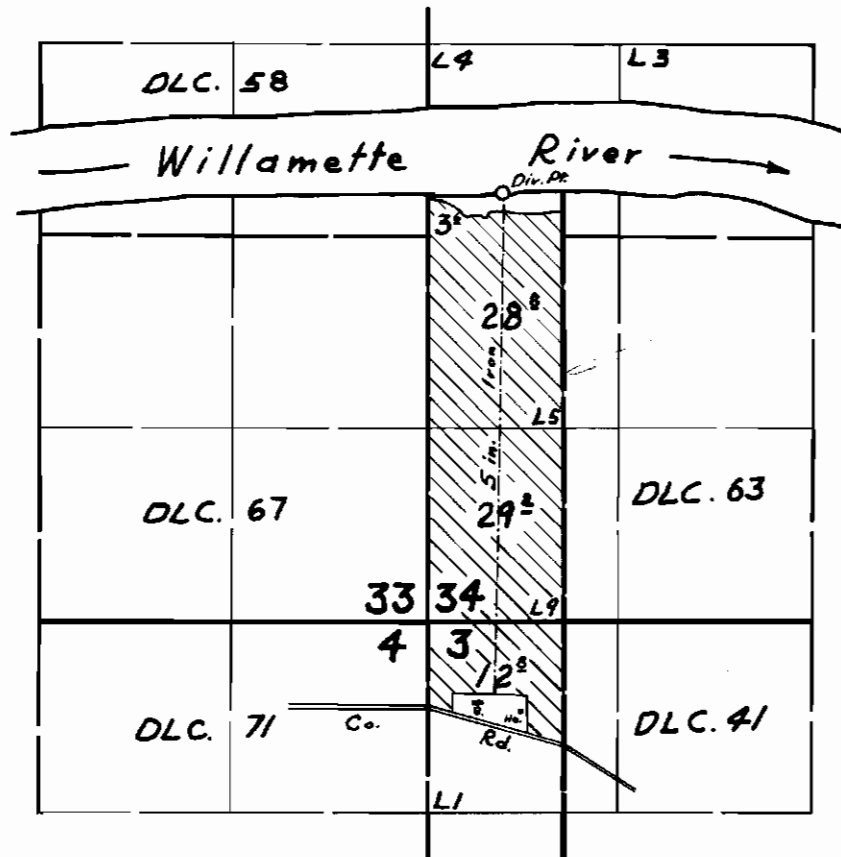
this **12th** day of **June**, 19 **57**.

**LEWIS A. STANLEY**

State Engineer



T. 3&4S. R. 2W. W.M.



## FINAL PROOF SURVEY

UNDER

Application No. 2400/ Permit No. 18931

IN NAME OF

LAWRENCE & ROBBINS

Surveyed 26 Sept. 1956, by M. Bish

DFN-2D-85

R&S



T. 3-4S., R. 2 W., W.M.



**FINAL PROOF SURVEY**  
**UNDER**

Application No. 25404 Permit No. 19999  
IN NAME OF

George K., Helen E. & Louise Austin

Surveyed April 12 1954, by H. L. Coffman

STATE OF OREGON  
COUNTY OF MARION  
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

GEORGE K., HELEN E., and LOUISE AUSTIN  
ROUTE 1  
AURORA, OREGON

confirms the right to use the waters of the WILLAMETTE RIVER, a tributary of the COLUMBIA RIVER, for IRRIGATING 72.9 ACRES.

This right was perfected under Permit 19999. The date of priority is OCTOBER 30, 1950. This right is limited to 0.91 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

LOT 8 (NE 1/4 SE 1/4), SECTION 33, T 3 S, R 2 W, W.M.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second (or its equivalent) and 2.5 acre-feet for each acre irrigated during the irrigation season of each year.

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

A description of the place of use to which this right is appurtenant is as follows:

|                                      |            |
|--------------------------------------|------------|
| LOT 8 (NE 1/4 SE 1/4)                | 17.8 ACRES |
| LOT 7 (NW 1/4 SE 1/4)                | 2.4 ACRES  |
| SW 1/4 SE 1/4                        | 2.8 ACRES  |
| SE 1/4 SE 1/4                        | 22.4 ACRES |
| SECTION 33                           |            |
| TOWNSHIP 3 SOUTH, RANGE 2 WEST, W.M. |            |
| LOT 7 (NE 1/4 NE 1/4)                | 22.2 ACRES |
| LOT 12 (NE 1/4 NE 1/4)               | 1.7 ACRES  |
| LOT 8 (NW 1/4 NE 1/4)                | 3.6 ACRES  |
| SECTION 4                            |            |
| TOWNSHIP 4 SOUTH, RANGE 2 WEST, W.M. |            |

This certificate describes that portion of the water right confirmed by Certificate 21479, State Record of Water Right Certificates, NOT modified by the provisions of an order of the Water Resources Director entered DECEMBER 28, 1992, canceling a portion of said water right.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described.

WITNESS the signature of the Water Resources Director, affixed DECEMBER 28, 1992.

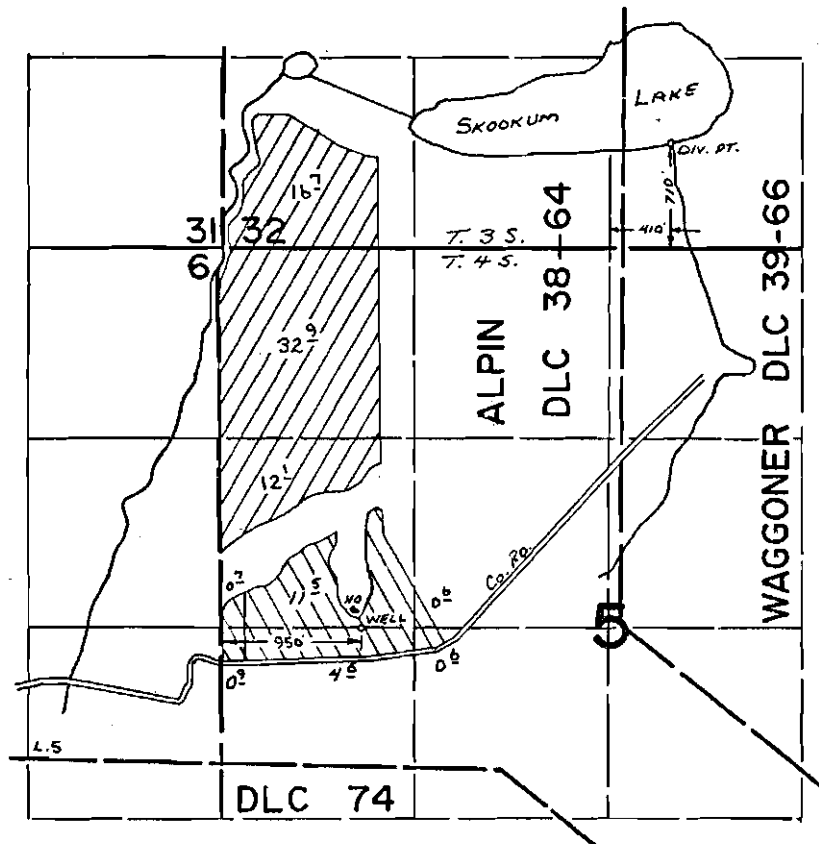
/s/ MARTHA O. PAGEL

\_\_\_\_\_  
Martha O. Pagel

Recorded in State Record of Water Right Certificates numbered 68076.  
25404.VRG

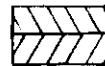


T.38&4S.,R.2W.,W.M.



**FINAL PROOF SURVEY**  
UNDER

G-7052                      G-6537  
Application No. 50594    Permit No. 38236  
IN NAME OF



JOHN SHAFER

Surveyed APRIL 19, 1976, by L. TOLL

## STATE OF OREGON

COUNTY OF

MARION

## CERTIFICATE OF WATER RIGHT

This Is to Certify, That

JOHN S. SHAFER

of P. O. Box 174, St. Paul, State of Oregon, 97137, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of Skookum Lake

a tributary of Willamette River for the purpose of irrigation of 61.7 acres

under Permit No. 38236 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 June 4, 1973 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 0.77 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 SW $\frac{1}{4}$  SE $\frac{1}{4}$ , as projected within Waggoner DLC 66, Section 32, T. 3 S., R. 2 W., W. M., 710 feet North and 410 feet East from the S $\frac{1}{4}$  Corner, Section 32

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 one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2 $\frac{1}{2}$  acre feet per acre for each acre irrigated during the irrigation season of each year,

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:

16.7 acres SW $\frac{1}{4}$  SW $\frac{1}{4}$   
As projected within Alpin DLC 64  
Section 32  
T. 3 S., R. 2 W., W. M.

32.9 acres NW $\frac{1}{4}$  NW $\frac{1}{4}$   
12.1 acres SW $\frac{1}{4}$  NW $\frac{1}{4}$   
Both as projected within Alpin DLC 38  
Section 5  
T. 4 S., R. 2 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 and is subject to the existing minimum flow policies established by the Water Policy Review Board.

WITNESS the signature of the Water Resources Director, affixed

this date. August 24, 1978

  
Water Resources Director



# COUNTY INFO

LIST PACK PROVIDED BY FIDELITY  
NATIONAL TITLE COMPANY

## MARION COUNTY PI

Parcel #: **511801**  
Tax Lot: **032W340000100**  
Owner: **Veeman Dairy LLC**  
oOwner:  
Site: **6629 Champoeg Rd NE**  
**Saint Paul OR 97137**  
Mail: **6629 Champoeg Rd NE**  
**Saint Paul OR 97137**  
Zoning: **County-EFU - Exclusive Farm Use**  
Std Land  
Use: **RSFR - Single Family Residence**  
Legal: **ACRES 71.5, MS X# X00194670, HOME ID 25**  
Rng/Sec: **T:03S R:02W S:34 Q: QQ:**

## ASSESSMENT & TAX INFORMATION

Market Total: **\$2,212,980.00**  
Market Land: **\$855,660.00**  
Market Impr: **\$1,357,320.00**



# Fidelity National Title

## MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **511801**

Tax Lot: **032W340000100**

Owner: Veeman Dairy LLC

CoOwner:

Site: 6629 Champoeg Rd NE

Saint Paul OR 97137

Mail: 6629 Champoeg Rd NE

Saint Paul OR 97137

Zoning: County-EFU - Exclusive Farm Use

Std Land

Use: RSFR - Single Family Residence

Legal: ACRES 71.5, MS X# X00194670, HOME ID 251646

Twtn/Rng/Sec: T:03S R:02W S:34 Q: QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$2,212,980.00**

Market Land: **\$855,660.00**

Market Impr: **\$1,357,320.00**

Assessment Year: **2023**

Assessed Total: **\$976,253.00**

Exemption:

Taxes: **\$13,601.85**

Levy Code: 45570

Levy Rate: 13.9327

### PROPERTY CHARACTERISTICS

Year Built: 1956

Eff Year Built:

Bedrooms: 5

Bathrooms: 5

# of Stories: 1

Total SqFt: 2,899 SqFt

Floor 1 SqFt: 2,263 SqFt

Floor 2 SqFt:

Basement SqFt: 928 SqFt

Lot size: 71.50 Acres (3,114,540 SqFt)

Garage SqFt: 1,557 SqFt

Garage Type: Attached Finished Garage

AC:

Pool:

Heat Source: Forced Air

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 45 - St. Paul

Census: 1001 - 010100

Recreation:

### SALE & LOAN INFORMATION

Sale Date: 01/12/2006

Sale Amount:

Document #: 2006-388 (25930269)

Deed Type: B&S

Loan

Amount:

Lender:

Loan Type:

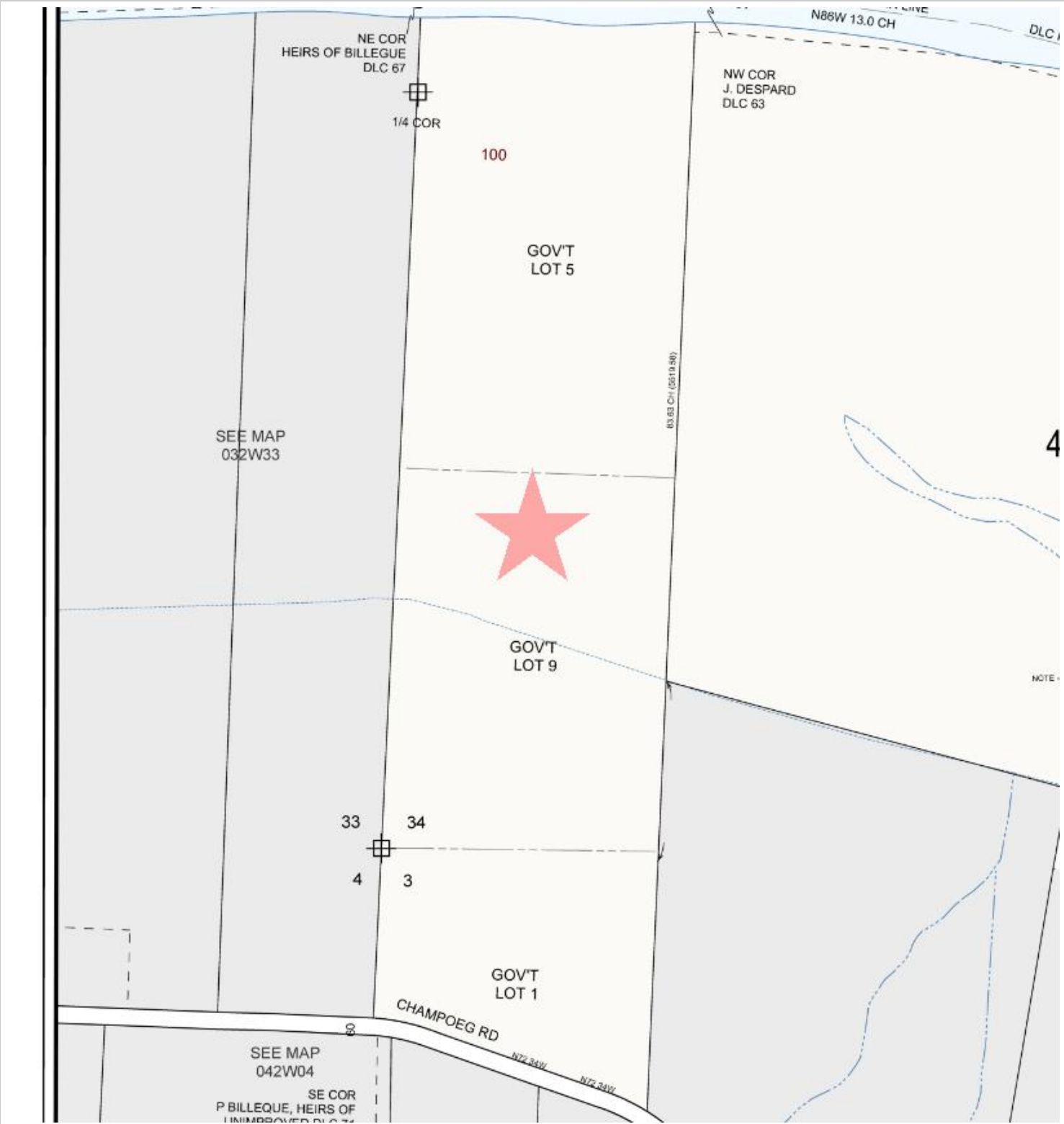
Interest

Type:

Title Co:



Assessor Map

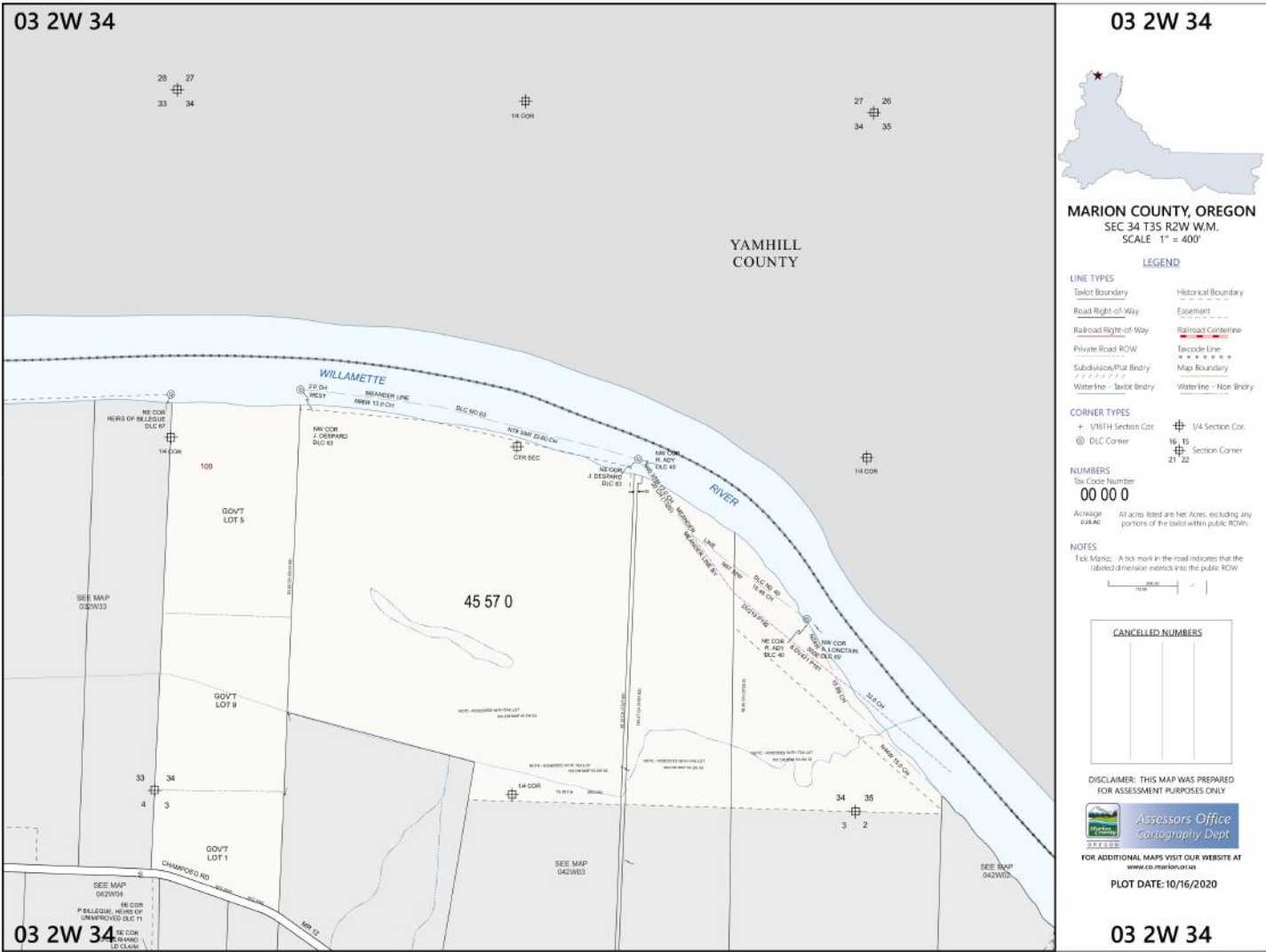


**Fidelity National Title**

Parcel ID: 511801

Site Address: 6629 Champoeg Rd NE

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.



Fidelity National Title

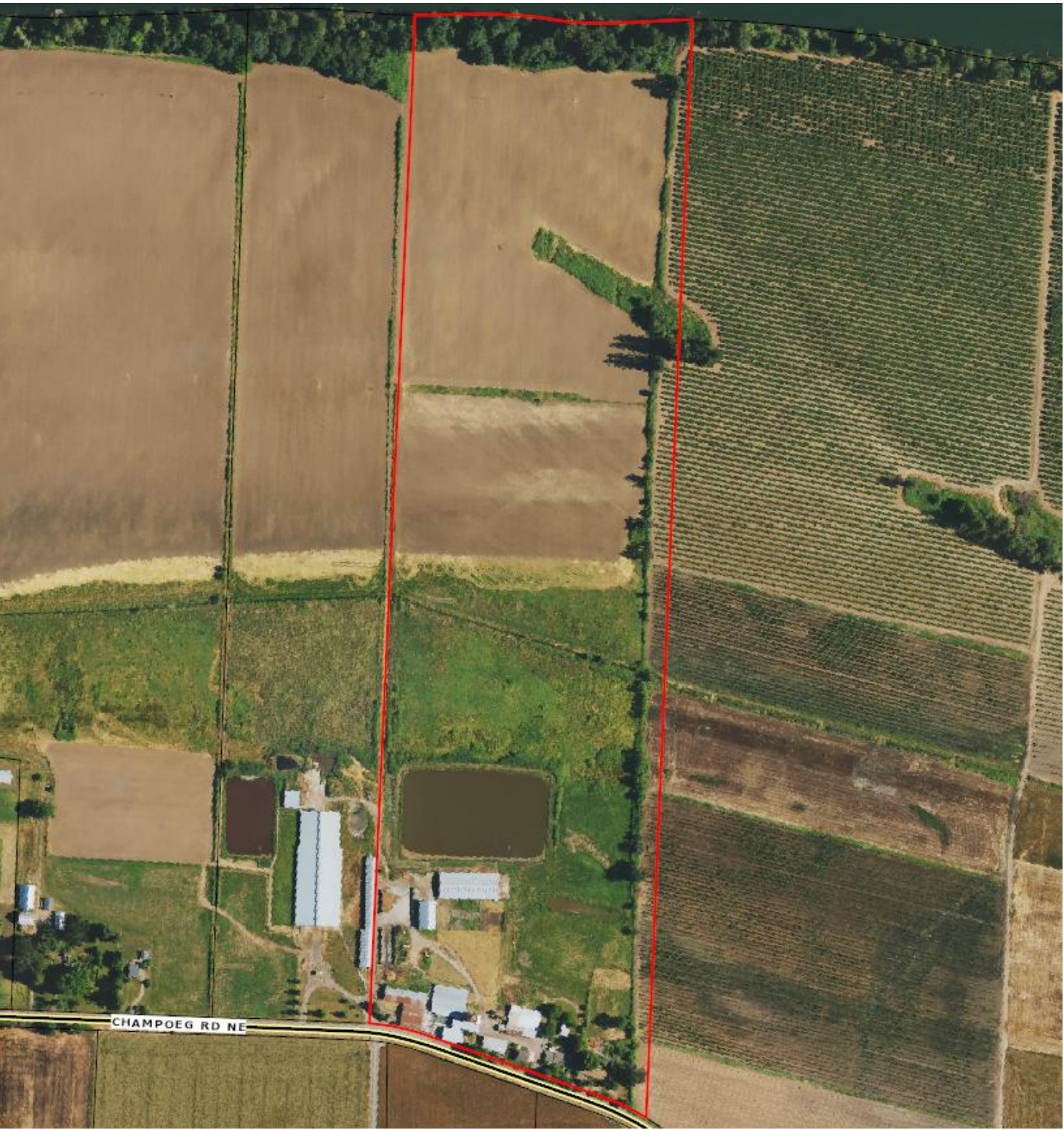
Parcel ID: 511801

Site Address: 6629 Champoege Rd NE

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.



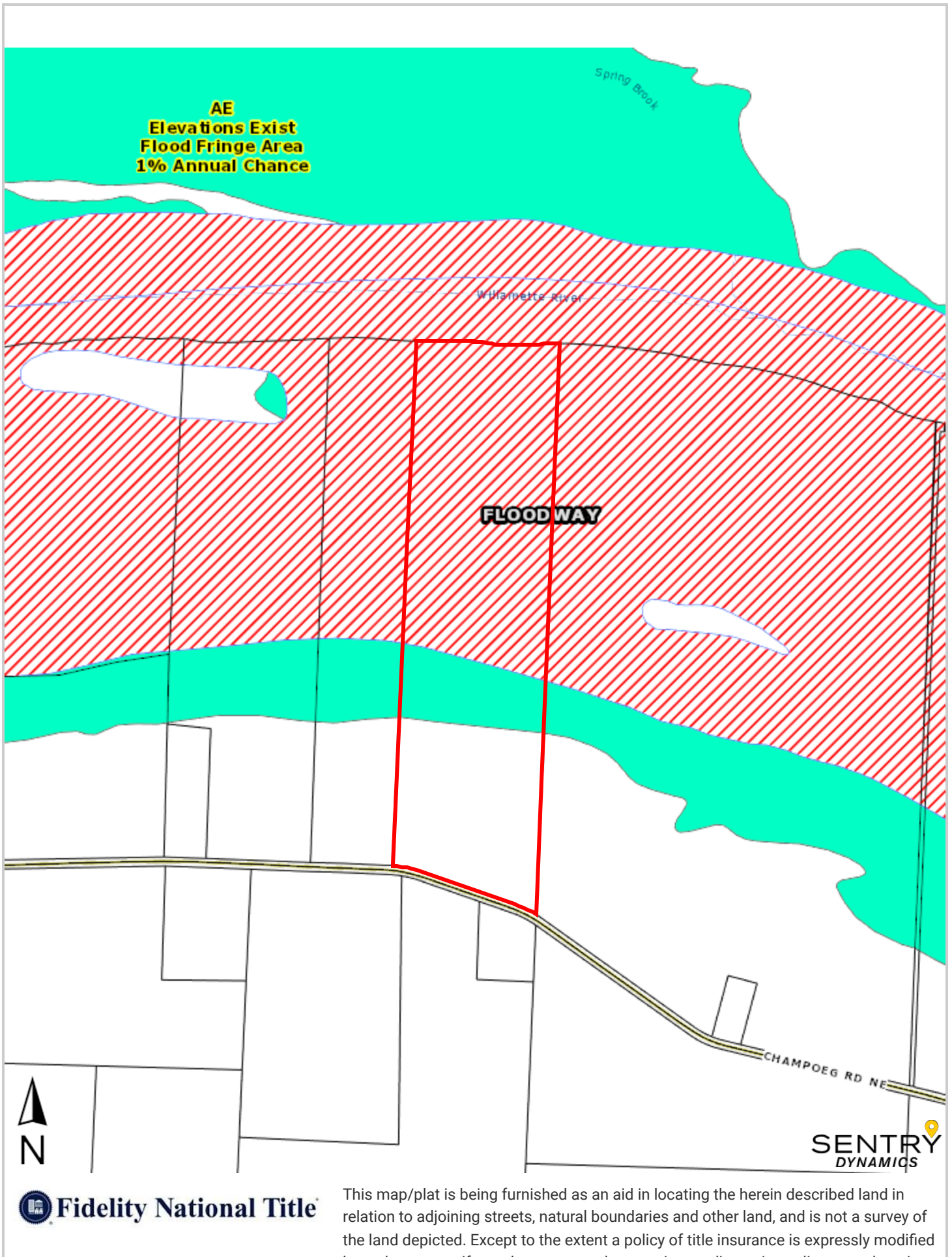
Aerial Map



**Fidelity National Title**

**Parcel ID: 511801**

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.





September 10, 2024

## Property Identification

**Account ID:**

511801

**Tax Account ID:**

511801

**Tax Roll Type:**

Real Property

**Situs Address:**

6629 CHAMPOEG RD NE SAINT PAUL OR 97137

**Map Tax Lot:**

032W340000100

**Owner:**

VEEMAN DAIRY LLC  
6629 CHAMPOEG RD NE  
SAINT PAUL, OR 97137

**Manufactured Home Details:****Other Tax Liability:**

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

**Subdivision:****Related Accounts:**

130695

## Owner History

| Grantee                                                                         | Grantor                 | Sales Info                          | Deed Info                                       |
|---------------------------------------------------------------------------------|-------------------------|-------------------------------------|-------------------------------------------------|
| VEEMAN DAIRY LLC<br>6629 CHAMPOEG RD NE<br>SAINT PAUL OR 97137                  |                         |                                     | 1/12/2006<br>25930269<br>B&S<br>511801, 511818  |
| VEEMAN,PETER J<br>6629 CHAMPOEG RD NE<br>SAINT PAUL OR 97137                    |                         |                                     | 1/12/2006<br>25930268<br>B&S<br>511801, 511818  |
| VEEMAN,PETER J &<br>VEEMAN,JEAN M<br>6629 CHAMPOEG RD NE<br>SAINT PAUL OR 97137 |                         |                                     | 10/15/2001<br>18510264<br>B&S<br>511801, 511818 |
| VEEMAN,PETER J & JEAN M<br>6629 CHAMPOEG RD<br>ST PAUL OR 97137                 | KOOPMAN,HENRY & DELLA G | 5/13/1983<br>\$0.00<br>09<br>2      | 5/13/1983<br>03130850<br>DEED<br>511801, 511818 |
| KOOPMAN,HENRY & DELLA G.<br>6629 CHAMPOEG RD<br>ST PAUL OR 97137                | DAVIS,EARL G & RUTH M   | 8/28/1974<br>\$30,000.00<br>12<br>1 | 8/28/1974<br>01881926<br>WD<br>511801           |

## Property Details

**Property Class:**

551

**RMV Property Class:****AV Exemption(s):****RMV Exemption(s):****Deferral(s):**

551

Notes:

**Zoning:**

(Contact Local Jurisdiction)

**Land/On-Site Developments for Tax Account ID 511801**

| ID | Type                                                 | Acres | Sq Ft   | Levy Code Area |
|----|------------------------------------------------------|-------|---------|----------------|
| 0  | On Site Development - SA OSD - AVERAGE               |       |         | 45570          |
| 0  | On Site Development - SA OSD - FAIR                  |       |         | 45570          |
| 2  | 005 Farm Homesite 2BD TWO BENCH DRY                  | 1     | 43560   | 45570          |
| 5  | 005 Farm Homesite 2BD TWO BENCH DRY                  | 1     | 43560   | 45570          |
| 6  | 005 Farm Homesite 2BD TWO BENCH DRY                  | 1     | 43560   | 45570          |
| 7  | 005 Farm Use - EFU 2BI TWO BENCH IRR                 | 38    | 1655280 | 45570          |
| 8  | 005 Farm Use - EFU 4BI FOUR BENCH IRR                | 22.8  | 993168  | 45570          |
| 9  | 005 Pond Water Ponds, rivers, creeks, streams, lakes | 3.7   | 161172  | 45570          |
| 10 | 005 Farm Use - EFU WST Rural WASTELAND               | 4     | 174240  | 45570          |

**Improvements/Structures for Tax Account ID 511801**

| ID   | Type      | Stat CClass                          | Make/Model | Class | Area/Count | Year Built | Levy Code Area |
|------|-----------|--------------------------------------|------------|-------|------------|------------|----------------|
| 1    | RESIDENCE | 143 One Story with basement          |            | 4     | 2263       | 1956       | 45570          |
| 1.1  |           | YARD IMPROVEMENTS<br>GOOD            |            |       | 1          | 1990       | 45570          |
| 1.2  |           | ASPHALT DRIVEWAY                     |            |       | 10000      | 1990       | 45570          |
| 3    | FARM BLDG | 353 Machine Shed (MS)                |            | 5     | 1230       | 1990       | 45570          |
| 4    | FARM BLDG | 353 Machine Shed (MS)                |            | 6     | 1800       | 1990       | 45570          |
| 5    | FARM BLDG | 351 General Purpose Building<br>(GB) |            | 4     | 630        | 1965       | 45570          |
| 6    | FARM BLDG | 311 Feeder Barn (FB)                 |            | 4     | 7344       | 1975       | 45570          |
| 8    | FARM BLDG | 353 Machine Shed (MS)                |            | 5     | 3360       | 1985       | 45570          |
| 9    | FARM BLDG | 341 Multi Purpose Shed (MP)          |            | 6     | 400        | 1995       | 45570          |
| 10   | FARM BLDG | 331 Milking Parlor (MK)              |            | 4     | 720        | 1995       | 45570          |
| 11   | FARM BLDG | 351 General Purpose Building<br>(GB) |            | 4     | 3072       | 1995       | 45570          |
| 12   | FARM BLDG | 321 Hay Cover (HC)                   |            | 5     | 2880       | 1995       | 45570          |
| 13   | FARM BLDG | 313 Free Stall Barn (SB)             |            | 4     | 11420      | 1980       | 45570          |
| 14   | RESIDENCE | 131 One Story Only                   |            | 3     | 636        | 1956       | 45570          |
| 14.1 |           | CONCRETE DRIVEWAY                    |            |       | 2928       | 1956       | 45570          |

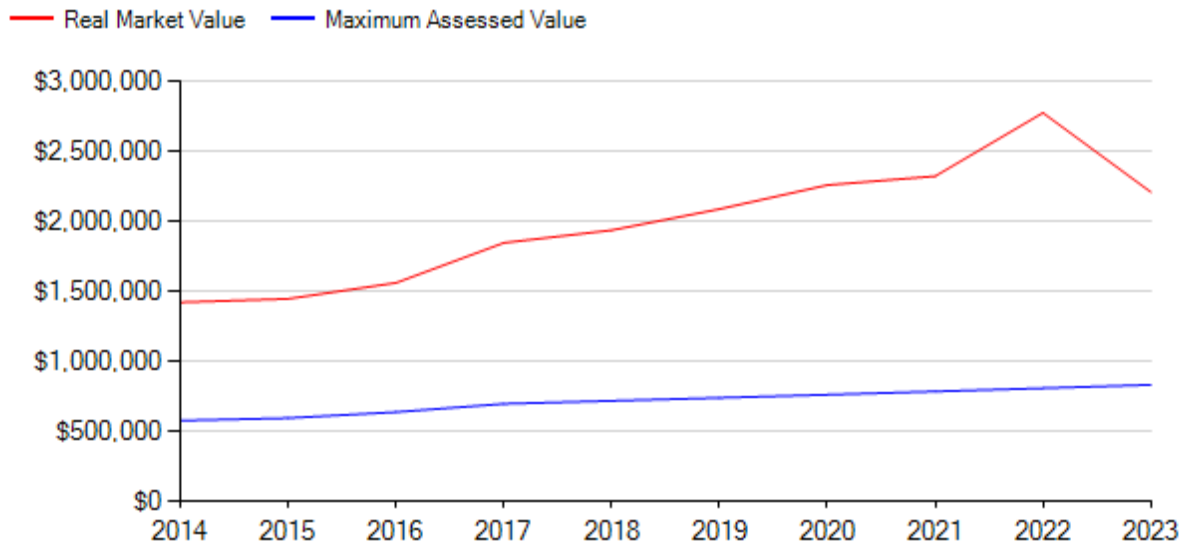


| ID   | Type      | Stat CClass                | Make/Model | Class | Area/Count | Year Built | Levy Code Area |
|------|-----------|----------------------------|------------|-------|------------|------------|----------------|
| 14.2 |           | YARD IMPROVEMENTS AVERAGE  |            |       | 1          | 1956       | 45570          |
| 15   | FARM BLDG | 313 Free Stall Barn (SB)   |            | 4     | 5472       | 1980       | 45570          |
| 16   | FARM BLDG | 313 Free Stall Barn (SB)   |            | 4     | 6912       | 1980       | 45570          |
| 17   | FARM BLDG | 322 Silos (BS) (SI)        |            | 5     | 0          |            | 45570          |
| 18   | FARM BLDG | 313 Free Stall Barn (SB)   |            | 4     | 18000      | 1990       | 45570          |
| 19   | FARM BLDG | 380 Farm M&E               |            | 0     | 0          |            | 45570          |
| 20   | RESIDENCE | 138 Res other improvements |            | 3     | 0          | 1998       | 45570          |
| 21   | RESIDENCE | 138 Res other improvements |            | 3     | 0          | 1998       | 45570          |
| 22   | FARM BLDG | 355 Lean-to Heavy (LTH)    |            | 4     | 240        | 1995       | 45570          |
| 23   | RESIDENCE | 138 Res other improvements |            | 3     | 0          | 2015       | 45570          |
| 24   | FARM BLDG | 321 Hay Cover (HC)         |            | 5     | 4608       | 2012       | 45570          |
| 25   | FARM BLDG | 305 Tank/Silo/Bin          |            | 4     | 0          | 1970       | 45570          |

#### Value Information (per most recent certified tax roll)

**RMV Land Market:** \$0  
**RMV Land Spec.** \$855,660  
**Assess.:**  
**RMV Structures:** \$1,357,320  
**RMV Total:** \$2,212,980  
**AV:** \$976,253  
**SAV:** \$369,803  
**Exception RMV:** \$0  
**RMV Exemption Value:** \$0  
**Exemption Description:** None  
**M5 Taxable:** \$1,727,123  
**MAV:** \$834,720  
**MSAV:** \$142,793

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.  
 For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



#### Assessment History

| Year | Improvements RMV | Land RMV | Special Mkt/Use       | Exemptions | Total Assessed Value |
|------|------------------|----------|-----------------------|------------|----------------------|
| 2023 | \$1,357,320      | \$0      | \$855,660/\$142,793   | None       | \$976,253            |
| 2022 | \$1,550,870      | \$0      | \$1,228,790/\$139,000 | None       | \$949,410            |
| 2021 | \$1,259,260      | \$0      | \$1,066,700/\$135,310 | None       | \$922,120            |
| 2020 | \$1,195,860      | \$0      | \$1,066,700/\$131,740 | None       | \$895,640            |
| 2019 | \$1,024,920      | \$0      | \$1,066,700/\$128,290 | None       | \$869,950            |
| 2018 | \$1,030,970      | \$0      | \$908,820/\$122,430   | None       | \$842,490            |
| 2017 | \$1,000,890      | \$0      | \$849,160/\$121,620   | None       | \$820,710            |
| 2016 | \$749,990        | \$0      | \$813,760/\$118,440   | None       | \$758,460            |
| 2015 | \$635,770        | \$0      | \$813,760/\$115,360   | None       | \$711,810            |
| 2014 | \$624,270        | \$0      | \$799,760/\$112,360   | None       | \$691,440            |

#### Taxes: Levy, Owed

**Taxes Levied 2023-24:** \$13,601.85  
**Tax Rate:** 13.9327  
**Tax Roll Type:** R  
**Current Tax Payoff Amount:** \$0.00

| Year | Total Tax Levied | Tax Paid    |
|------|------------------|-------------|
| 2023 | \$13,601.85      | \$13,601.85 |



| Year | Total Tax Levied | Tax Paid    |
|------|------------------|-------------|
| 2022 | \$13,278.94      | \$13,278.94 |
| 2021 | \$12,957.64      | \$12,957.64 |
| 2020 | \$11,843.95      | \$11,843.95 |
| 2019 | \$11,596.56      | \$11,596.56 |
| 2018 | \$11,265.61      | \$11,265.61 |
| 2017 | \$11,144.92      | \$11,144.92 |

#### Tax Payment History

| Year | Receipt ID | Tax Paid     | Discount | Interest | Amount Paid | Date Paid  |
|------|------------|--------------|----------|----------|-------------|------------|
| 2023 | 3915928    | -\$13,601.85 | \$408.06 | \$0.00   | \$13,193.79 | 11/14/2023 |
| 2022 | 3896154    | -\$13,278.94 | \$398.37 | \$0.00   | \$12,880.57 | 11/8/2022  |
| 2021 | 3888040    | -\$4,319.21  | \$0.00   | \$0.00   | \$4,319.21  | 5/10/2022  |
| 2021 | 3886260    | -\$4,319.21  | \$0.00   | \$0.00   | \$4,319.21  | 2/17/2022  |
| 2021 | 3880503    | -\$4,319.22  | \$0.00   | \$0.00   | \$4,319.22  | 11/17/2021 |
| 2020 | 3868552    | -\$3,947.98  | \$0.00   | \$0.00   | \$3,947.98  | 5/18/2021  |
| 2020 | 3865842    | -\$3,947.98  | \$0.00   | \$0.00   | \$3,947.98  | 2/22/2021  |
| 2020 | 3859856    | -\$3,947.99  | \$0.00   | \$0.00   | \$3,947.99  | 11/17/2020 |
| 2019 | 20443      | -\$3,865.52  | \$0.00   | \$0.00   | \$3,865.52  | 5/21/2020  |
| 2019 | 29896      | -\$3,865.52  | \$0.00   | \$0.00   | \$3,865.52  | 2/25/2020  |
| 2019 | 46745      | -\$3,865.52  | \$0.00   | \$0.00   | \$3,865.52  | 11/21/2019 |
| 2018 | 200358     | -\$11,265.61 | \$337.97 | \$0.00   | \$10,927.64 | 11/20/2018 |
| 2017 | 411241     | -\$11,144.92 | \$334.35 | \$0.00   | \$10,810.57 | 11/13/2017 |

BARGAIN AND SALE DEED

PETER J. VEEMAN, Grantor, conveys to VEEMAN DAIRY, LLC, Grantee, his undivided interest in the following described real property:

Parcel I

Beginning in the center of the County Road 751 feet North of the Southeast corner of the Peter Belleque Donation Land Claim, in Township 4 South, Range 2 West of the Willamette Meridian, said point being on the East line of the Belleque Donation Land Claim; thence North along the Section line Land Claim line 3552.86 feet to the Northeast corner of the Peter Belleque Donation Land Claim; thence South 85° 57' West along the claim line 555.88 feet to a point North 92.20 feet of a pipe; thence South 3532 feet to the center of the County Road; thence East 554.00 feet, more or less, along the center of the County Road to the place of beginning, situate in Marion County, Oregon.

Parcel II

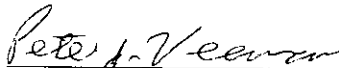
All that portion of Lots Five (5) and Nine (9) in Section 34, Township 3 South, Range 2 West of the Willamette Meridian, and Lot One (1), in Section 3, Township 4 South, Range 2 West of the Willamette Meridian, lying between the North line of the Yergen corner-Newberg Road and the Willamette River in said County and State.

SAVE AND EXCEPT any portion of the above described premises which may be below the meander line of the mean high water mark of the Willamette Meridian.

The true and actual consideration for this conveyance is other property or value given or promised.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

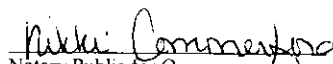
Dated this 12<sup>th</sup> day of January, 2006.

  
Peter J. Veeman

STATE OF OREGON           )  
                                          ) ss.  
County of Marion         )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of January, 2006, by Peter J. Veeman.



  
Nikki Commerford  
Notary Public for Oregon  
My Commission expires: 11/3/09

ceh/ 10209 deed to LLC.doc/ncc

AFTER RECORDING,  
RETURN TO:  
✓ Churchill Leonard  
P.O. Box 804  
Salem, OR 97308

UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO:  
No Change



**REEL:2593**

**PAGE: 269**

**January 12, 2006, 04:28 pm.**

CONTROL #: 158504

State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

FEE: \$ 26.00

BILL BURGESS  
COUNTY CLERK

THIS IS NOT AN INVOICE.



# PAUL TERJESON

---

PAUL TERJESON IS THE PRINCIPAL BROKER/OWNER OF OREGON FARM BROKERS, THE WILLAMETTE VALLEYS LEADING FARM, RANCH, AND LAND EXPERTS. FOR OVER 25 YEARS, PAUL AND HIS TEAM HAVE BEEN REPRESENTING SELLERS AND BUYERS AND ARE EXPERTS IN THE PURCHASE OR SALE OF: HIGH VALUE FARM GROUND, RANCH LAND, DEVELOPMENT PROPERTY, LUXURY, SMALL AND LARGE ACREAGE, RESIDENTIAL, AND MULTIFAMILY. OREGON FARM BROKERS DIVERSE BACKGROUND INCLUDES 5TH GENERATION FARMER, NURSERY AND DAIRY MANAGER, LAND DEVELOPERS, AND ECONOMIST. PAUL AND HIS TEAM HAVE THE COMBINATION OF SKILLS, EXPERIENCE, AND SERVICE TO UNDERSTAND THE LAYERS OF COMPLEXITY AND FLUENCY WITH LOCAL ZONING, WATER RIGHTS, SOILS, AND CONSTRUCTION STANDARDS IN OREGON. WE ARE HERE TO ASSIST YOU IN BUILDING YOUR REAL ESTATE PORTFOLIO. PAUL BRINGS A HIGH DEGREE OF PROFESSIONALISM TO HELP YOU SELL YOUR PROPERTY FOR THE HIGHEST POSSIBLE VALUE, FIND THE NEXT PERFECT PROPERTY AND PROTECT YOU AND YOUR INTERESTS THROUGHOUT THE TRANSACTION.

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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TEAM!

