



11090 SIMPSON RD MONMOUTH, OR

FEATURES

- $\pm$ 136.46-acre Willamette Valley Irrigated Farm
- $\pm$ 90-tillable acres
 - $\pm$ 87.60-acres Irrigation water rights
 - Drain Tiled
- $\pm$ 12.5-acres of open pasture
- $\pm$ 34-acres forestland w/ $\pm$ 6-acres Timber
- Barn
- Luckiamute River frontage

CALL FOR DETAILS

VIDEO TOUR LINK

<https://vimeo.com/1135368312>



Amy Pendley

Principal Broker/Co-Owner

P. **503.910.4689**

E. amy@agribis.com



@agribis_real_estate



@AgriBisRE

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This information deemed reliable, but is not guaranteed or warranted by the broker or property owner. All maps, exhibits, and water rights presented were obtained via county records, survey records, or OWRD. Interested parties (buyers) are responsible for verifying all information/uses regarding this property.



11090 SIMPSON RD MONMOUTH, OR

This exceptional **Willamette Valley farm** with ± 136.46 -acre is located in Polk County and within the Exclusive Farm Use (EFU) zone offering a great opportunity for **productive agricultural use**, investment, or long-term landholding. The primary cropland soils are suited to a variety of row and field crops, and the property has historically supported the production of corn, peas, mint, and multiple grass seed varieties. The property includes irrigation **water rights** available from the **Luckiamute River** with coveted **1949 + 1954 priority dates** and power extended to the pump site (needs meter base).

In addition, a secure gated access drive leads to ± 12.50 acres of **open pasture** suitable for grazing, hay production, or crop production, providing flexibility and rotation. As well as ± 34 -acres of forestland which includes ± 6 acres of **merchantable timber** according to the 2023 Timber Cruise (see addenda). While the property does not include a home site entitlement there may be potential through EFU zoning regulations via farm income (any property uses and/or home site potential is to be verified by interested parties).



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11090 SIMPSON RD MONMOUTH, OR

CROPLAND

- ±90.00 tillable acres
- Gentle terrain
- Luckiamute River frontage
- Irrigation **water rights** to the river with priority dates of 1949 + 1954 (see addenda for Certificates)
 - *Will need new meter base (power is extended to pump site)*
- **Drain tiling** - mix of spot + pattern tile (see addenda for maps)
- Suitable for row crops and grass seed production
 - Past crops include corn, peas, mint, and various grass seed varieties

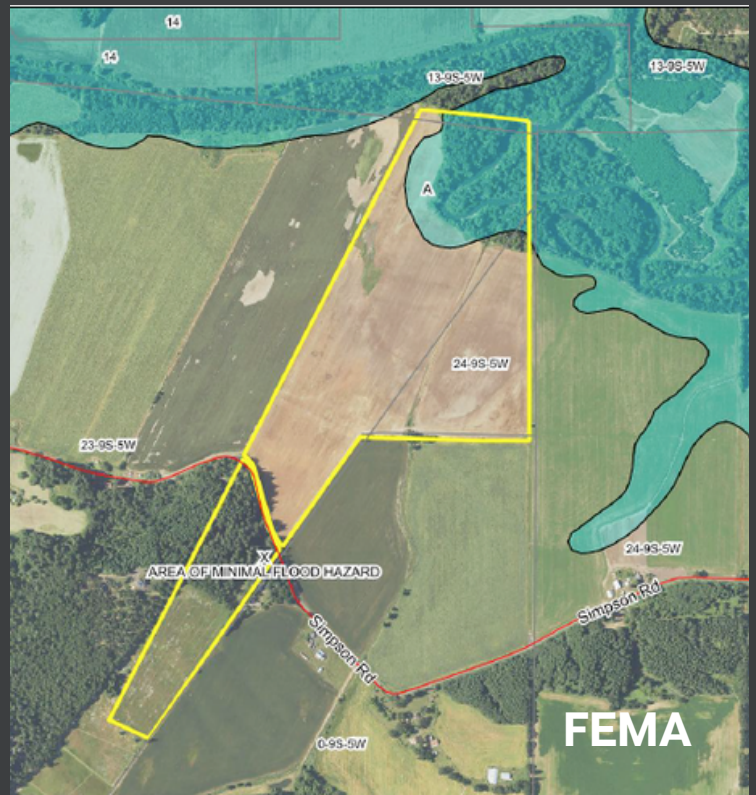
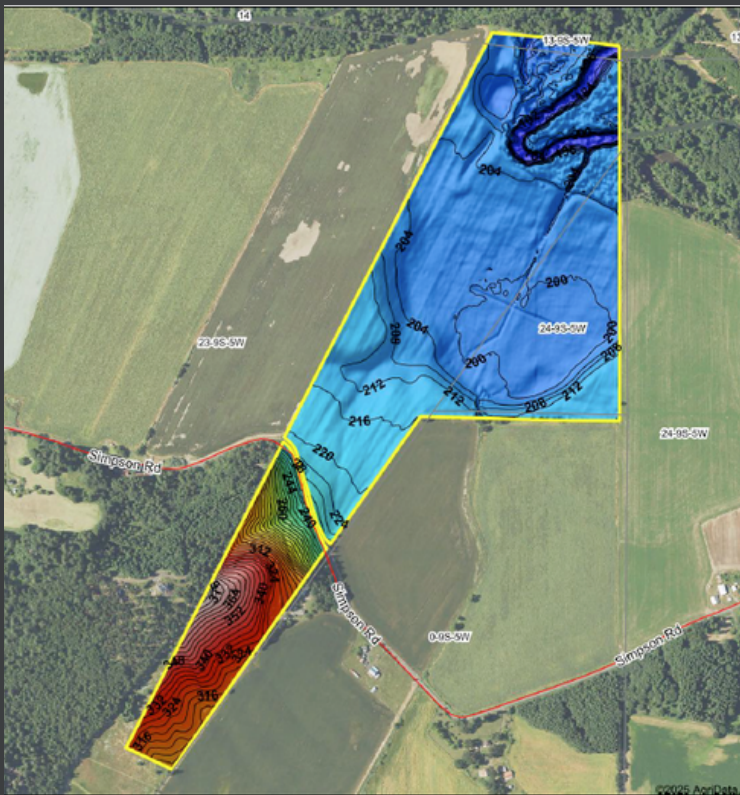
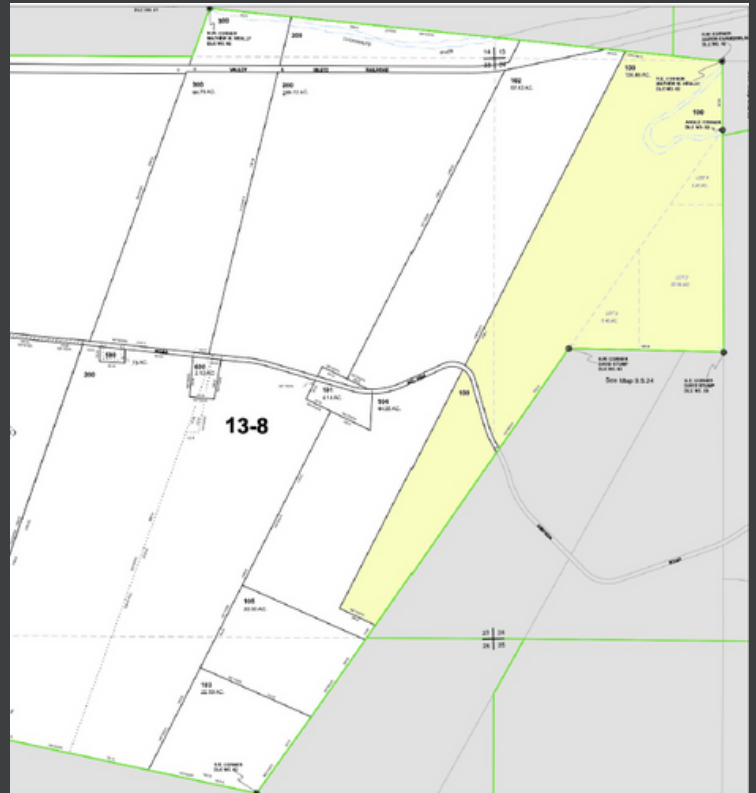


PASTURE/TIMBER

- Gated access to pasture/forestland
 - ±12.5-acres of pasture
 - 1,444 SF loft barn
 - ±34-acres of Forest
 - ±6-ac of Merch. Timber
- (see addenda for Timber Cruise)



MAPS



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COUNTY INFO

Obtained through county records



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Polk County
2025 Real Property Assessment Report
Account 219257

Map 09523-00-00100
Code - Tax ID 1308 - 219257

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing SIMILAND
10865 BRATENG RD
MONMOUTH OR 97361

Deed Reference # 2007-18318
Sales Date/Price 12-05-2007 / \$116,100
Appraiser HEATER, RANDY

Property Class 551 **MA** **SA** **NH**
RMV Class 501 05 26 000

Site	Situs Address	City
------	---------------	------

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
1308	Land	1,060,570		Land	0
	Impr	2,040		Impr	0
Code Area Total		1,062,610	265,210	127,744	0
Grand Total		1,062,610	265,210	127,744	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
1308	0	☒		EFU	Farm Use Zoned	106	21.79 AC	B2B	006*	286,410
	0	☒		EFU	Farm Use Zoned	106	2.02 AC	B3B	006*	22,270
	0	☒		EFU	Farm Use Zoned	106	0.50 AC	B7B	006*	1,430
	0	☒		EFU	Farm Use Zoned	106	6.79 AC	H2B	006*	82,050
	0	☒		EFU	Farm Use Zoned	106	14.12 AC	H4B	006*	95,790
	0	☒		EFU	Farm Use Zoned	106	12.34 AC	H7B	006*	35,320
	0	☒		EFU	Farm Use Zoned	106	7.17 AC	K2B	006*	98,040
	0	☒		EFU	Farm Use Zoned	106	48.66 AC	K4B	006*	407,470
	0	☒		EFU	Farm Use Zoned	106	23.07 AC	K7	006*	31,790
Code Area Total							136.46 AC			1,060,570

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
1308	1		304	HAY COVER	100	1,444			2,040
Code Area Total						1,444			2,040

Exemptions / Special Assessments / Notations										
Notations										
■ FARM POT'L ADD'L TAX LIABILITY ■ 100 YEAR FLOOD PLAIN ■ FARM DEFERRAL ADDED 2000 Deferral #90214										

Comments 2016 - Re-app, unable to locate hay cover RH 5/16

REAL PROPERTY TAX STATEMENT
JULY 1, 2025 TO JUNE 30, 2026
POLK COUNTY, OREGON
850 MAIN STREET
DALLAS, OREGON 97338-3184

ACCOUNT NO:
219257

PROPERTY DESCRIPTION

CODE: 1308
MAP: 09523-00-00100
ACRES: 136.46
SITUS:
LEGAL:
SIMILAND
10865 BRATENG RD
MONMOUTH OR 97361

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	1,018,290	1,060,570
STRUCTURES	1,880	2,040
TOTAL RMV	1,020,170	1,062,610
ASSESSED VALUE	124,027	127,744
TOTAL PROPERTY TAX:	1,585.51	1,651.01

CHEMEKETA COMMUNITY COLLEGE	79.95
WILLAMETTE ESD	37.90
CENTRAL SD 13J	623.83
EDUCATION TOTAL :	741.68
POLK COUNTY	219.21
POLK COUNTY PUBLIC SAFETY	63.23
CHEMEKETA REGIONAL LIBRARY	10.45
POLK COUNTY FD #1	192.10
POLK COUNTY FD #1 LOCAL OPTION	99.64
FIR CREST CD	6.03
POLK SOIL/WATER CD	6.39
4-H/M GARDEN/AG/FOREST EXT DIST	9.58
GENERAL GOVT TOTAL :	606.63
CHEMEKETA CC BONDS AFTER 2001	33.65
POLK CO. FD #1 BONDS AFTER 2001	13.27
CENTRAL SD 13J BONDS AFTER 2001	255.78
BONDS - OTHER TOTAL :	302.70

POTENTIAL ADDITIONAL TAX LIABILITY

ASSESSMENT QUESTIONS (503) 623-8391
TAX QUESTIONS (503) 623-9264

2025 - 2026 TAX (Before Discount) 1,651.01

PAYMENT OPTIONS			
Date Due	3% Option	2% Option	Trimester
11/17/25	1,601.48	1,078.66	550.34
02/17/26			550.34
05/15/26		550.34	550.33
Total	1,601.48	1,629.00	1,651.01

TOTAL DUE (After Discount and Pre-payments) 1,601.48

↑ Tear Here PLEASE RETURN THIS PORTION WITH YOUR PAYMENT Tear Here ↑

2025 - 2026 PROPERTY TAXES				POLK COUNTY REAL			ACCOUNT NO. 219257	
PAYMENT OPTIONS	Discount	Date Due	Amount	Date Due	Amount		Date Due	Amount
Full Payment Enclosed	3%	11/17/25	1,601.48					
or 2/3 Payment Enclosed	2%	11/17/25	1,078.66			&	05/15/26	550.34
or 1/3 Payment Enclosed	0%	11/17/25	550.34	&	02/17/26	550.34	&	05/15/26 550.33

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

☐ Mailing address change on back

Enter Payment Amount
\$

MAKE PAYMENT TO:

POLK COUNTY TAX OFFICE
850 MAIN STREET
DALLAS, OREGON 97338

SIMILAND
10865 BRATENG RD
MONMOUTH OR 97361

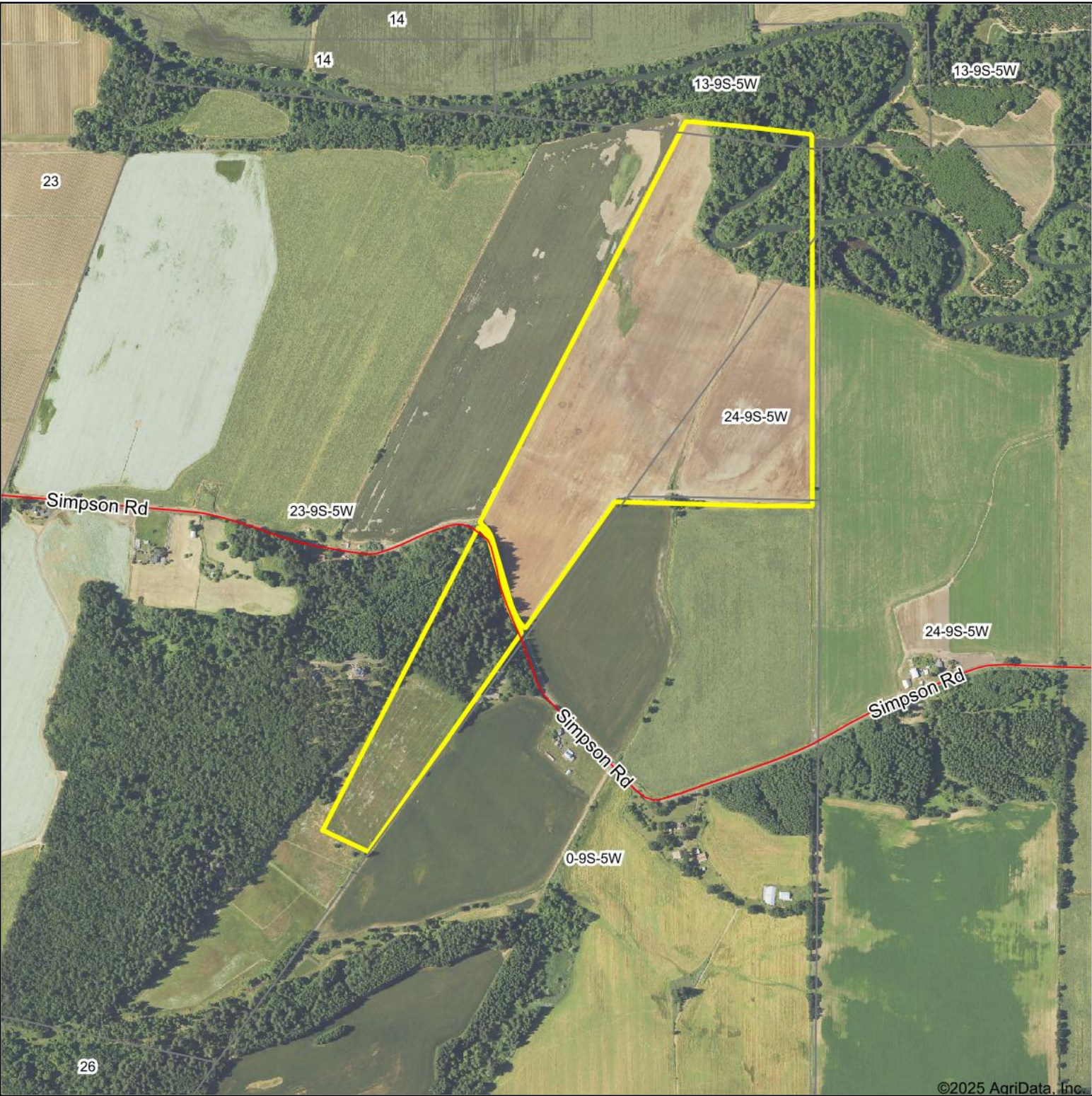
MAPS

Estimated based on county GIS map records.



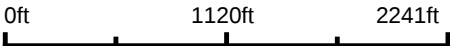
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Aerial Map



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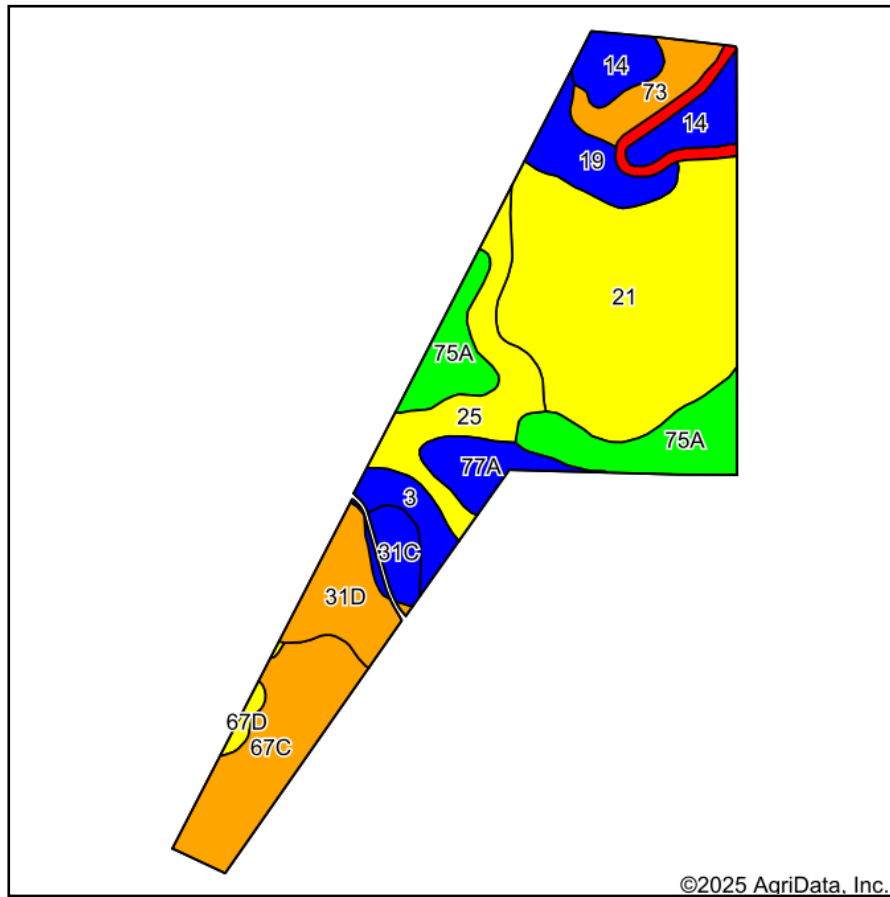
Boundary Center: 44° 46' 28.77, -123° 15' 15.38



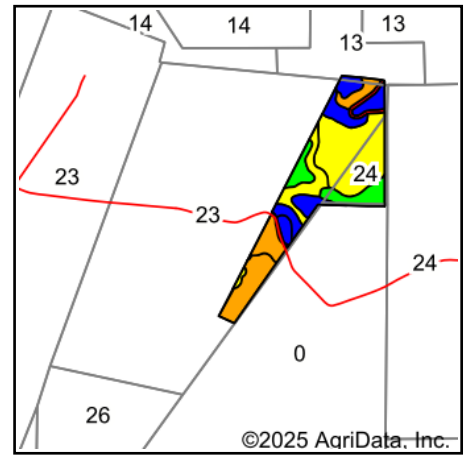
23-9S-5W
Polk County
Oregon



Soils Map



Soils data provided by USDA and NRCS.



State: **Oregon**
 County: **Polk**
 Location: **23-9S-5W**
 Township: **Monmouth-Independence**
 Acres: **136.5**
 Date: **9/30/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: OR053, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
21	Cove silty clay loam	46.37	33.9%		Poorly drained	IVw	IVw	65
75A	Willamette silt loam, 0 to 3 percent slopes	15.92	11.7%		Well drained	Iw	Iw	93
67C	Steiwer silt loam, 3 to 12 percent slopes	15.83	11.6%		Well drained	IIIe	IIIe	68
25	Dayton silt loam	12.70	9.3%		Poorly drained	IVw	IVw	31
14	Chehalis silty clay loam, occasionally flooded	8.84	6.5%		Well drained	IIw	IIw	92
31D	Helvetia silt loam, 12 to 20 percent slopes	8.22	6.0%		Moderately well drained	IIIe		86
19	Coburg silty clay loam, occasionally flooded	6.43	4.7%		Moderately well drained	IIw	IIw	89
73	Wapato silty clay loam	5.45	4.0%		Poorly drained	IIIw	IIIw	37
77A	Woodburn silt loam, 0 to 3 percent slopes	5.03	3.7%		Moderately well drained	IIw	IIw	92
3	Amity silt loam	4.09	3.0%		Somewhat poorly drained	IIw	IIw	90
31C	Helvetia silt loam, 0 to 12 percent slopes	3.62	2.7%		Moderately well drained	Ile	IVe	89
W	Water	3.00	2.2%			VIII		
67D	Steiwer silt loam, 12 to 20 percent slopes	1.00	0.7%		Well drained	IVe	IVe	66
Weighted Average						3.11	*-	*n 69.4

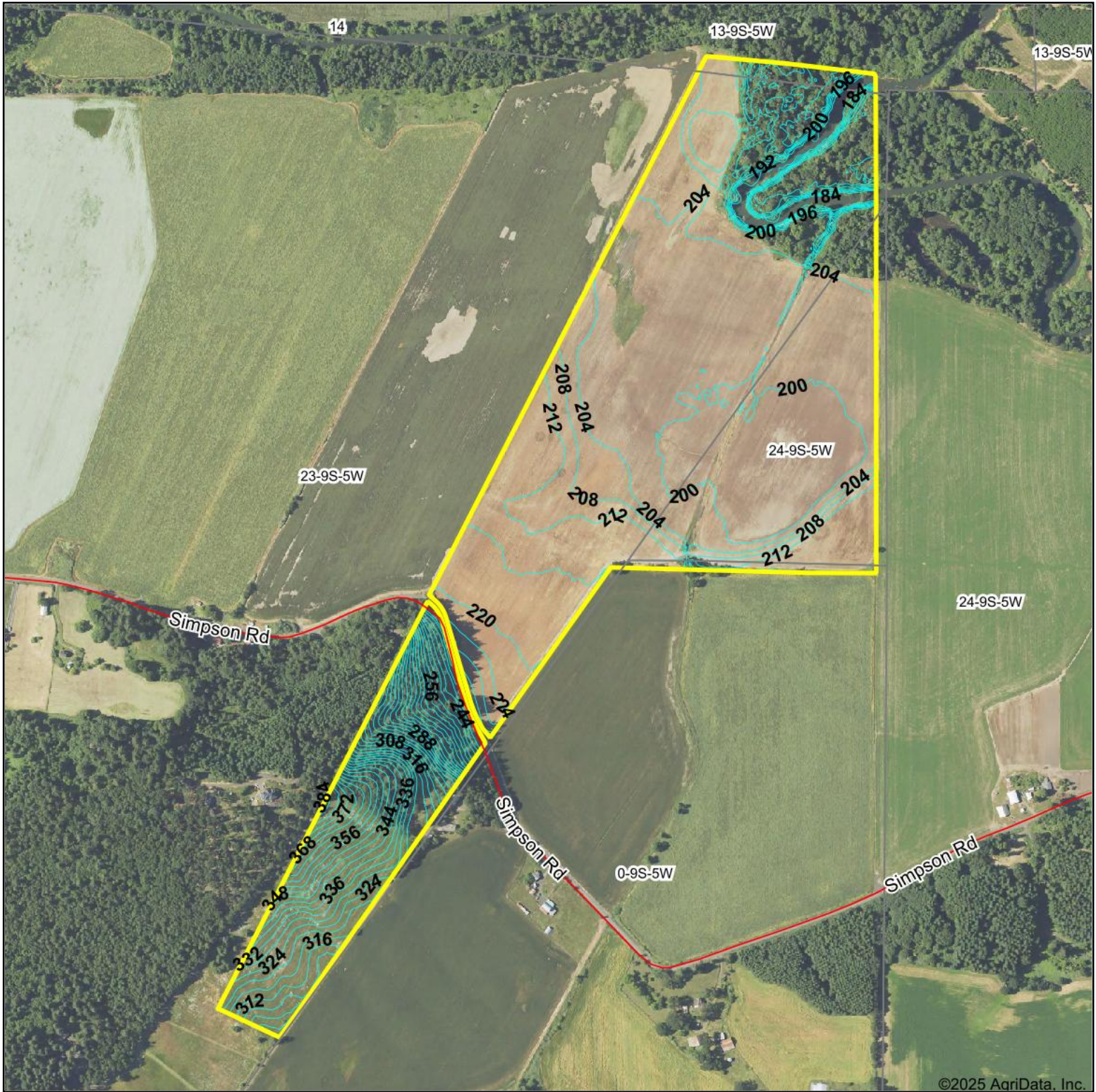
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.

Topography Contours



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Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 179.9

Max: 382.6

Range: 202.7

Average: 225.1

Standard Deviation: 45.83 ft

0ft 831ft 1662ft



9/30/2025

23-9S-5W
Polk County
Oregon

Boundary Center: 44° 46' 28.77, -123° 15' 15.38

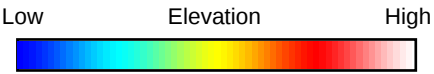
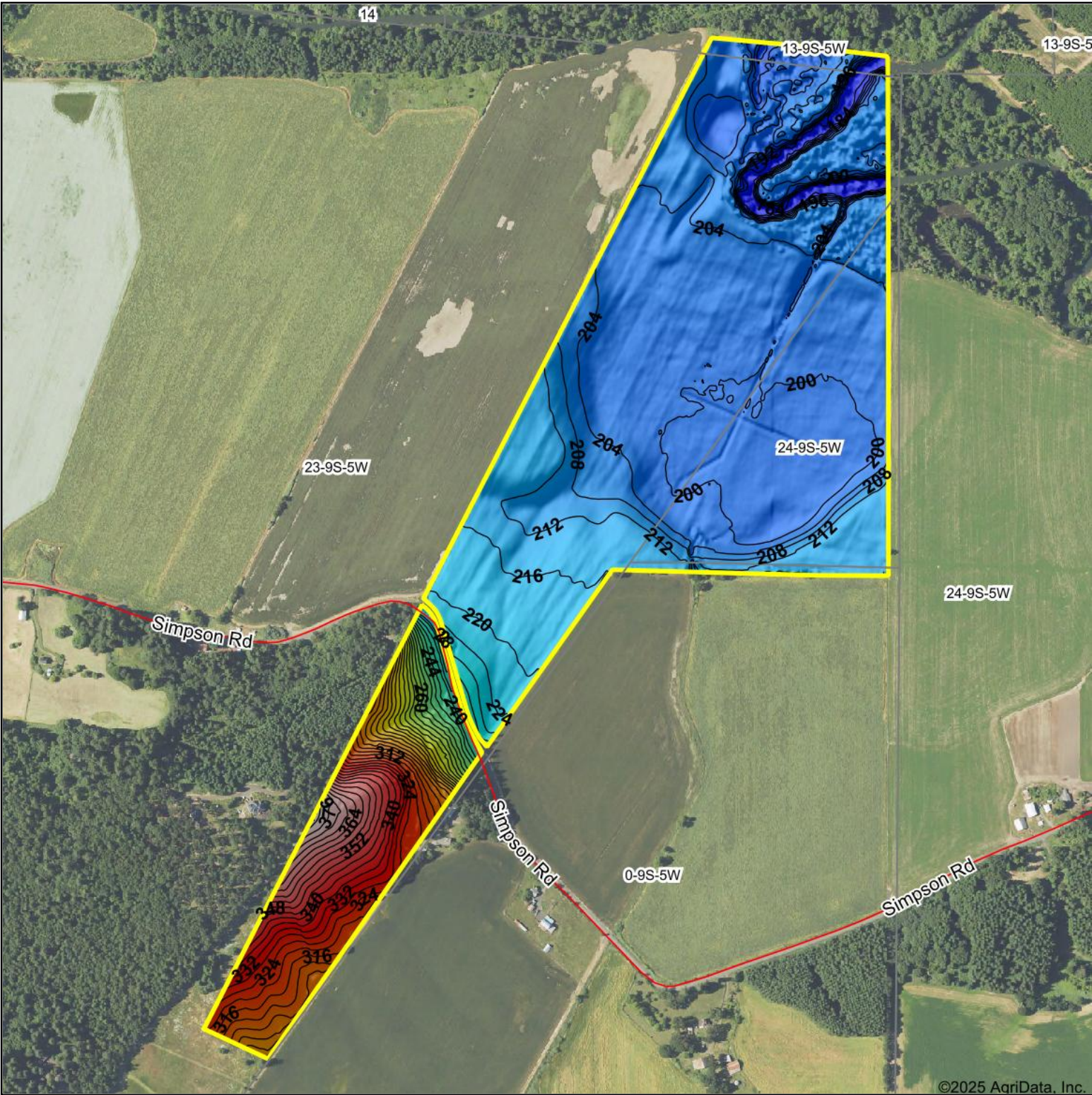
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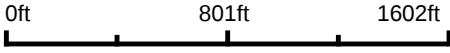
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Topography Hillshade



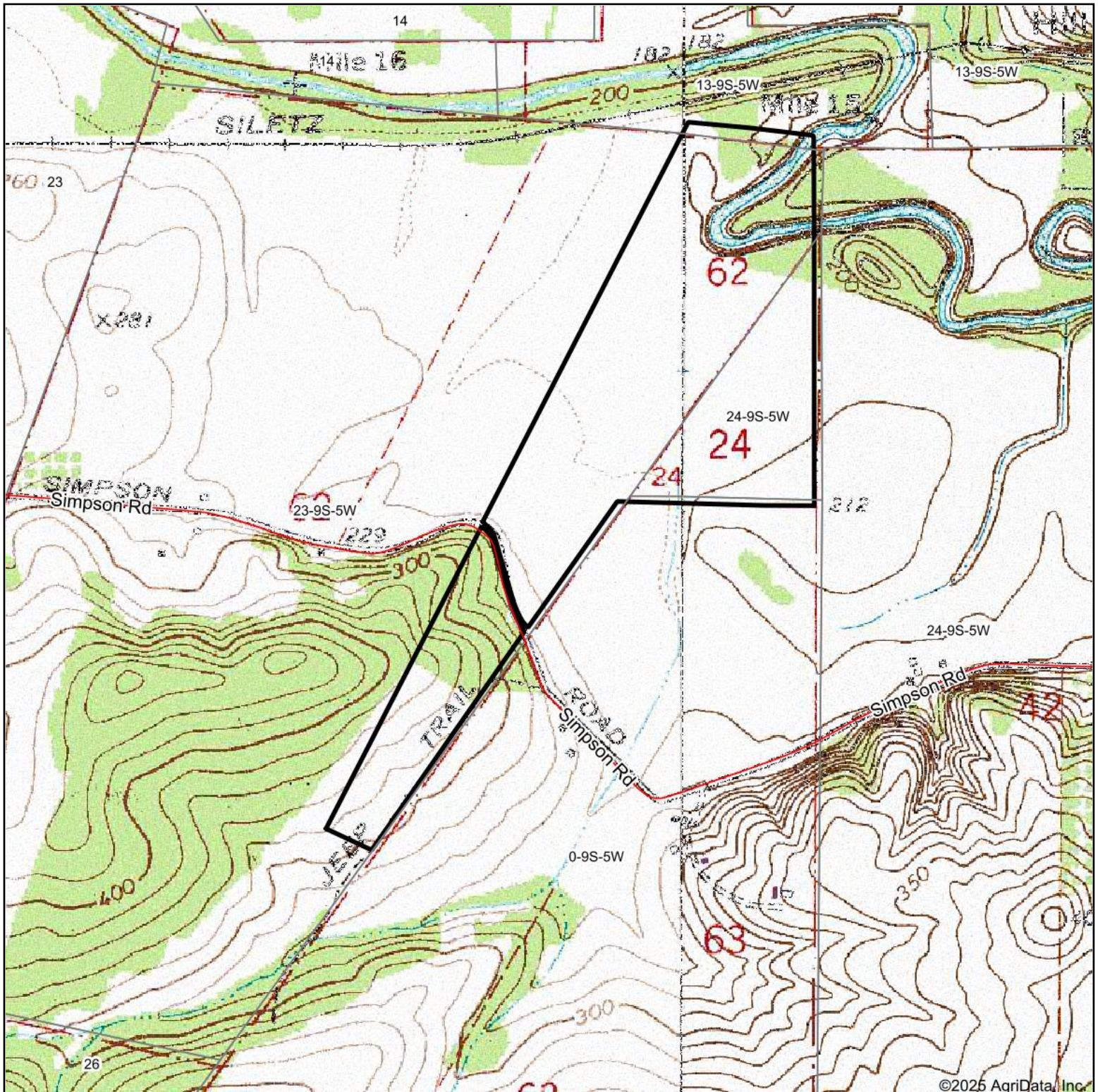
Source: USGS 3 meter dem
Interval(ft): 4
Min: 179.9
Max: 382.6
Range: 202.7
Average: 225.1
Standard Deviation: 45.83 ft



23-9S-5W
Polk County
Oregon

Boundary Center: 44° 46' 28.77, -123° 15' 15.38

Topography Map



Map Center: 44° 46' 24.34, -123° 15' 17.56

0ft 1120ft 2241ft

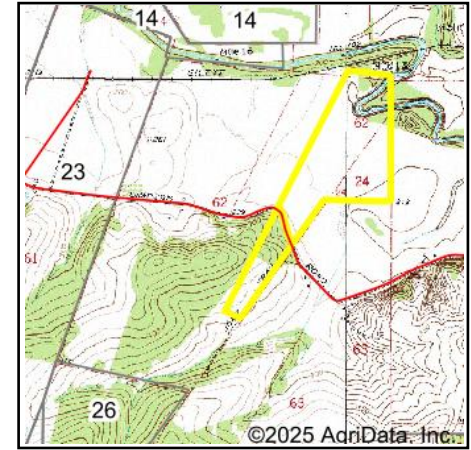
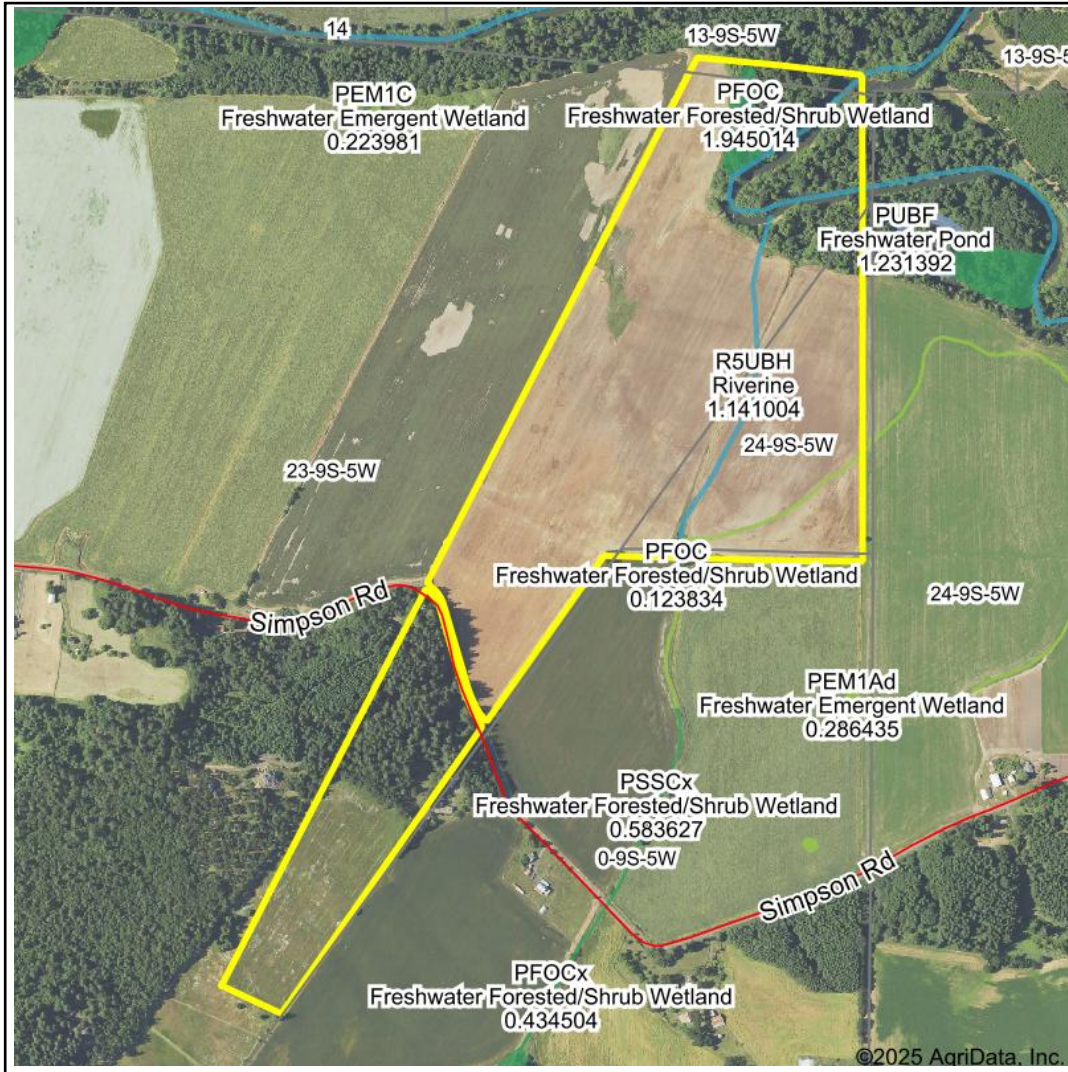
23-9S-5W
Polk County
Oregon

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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9/30/2025

Wetlands Map



State: **Oregon**
 Location: **23-9S-5W**
 County: **Polk**
 Township: **Monmouth-Independence**
 Date: **9/30/2023**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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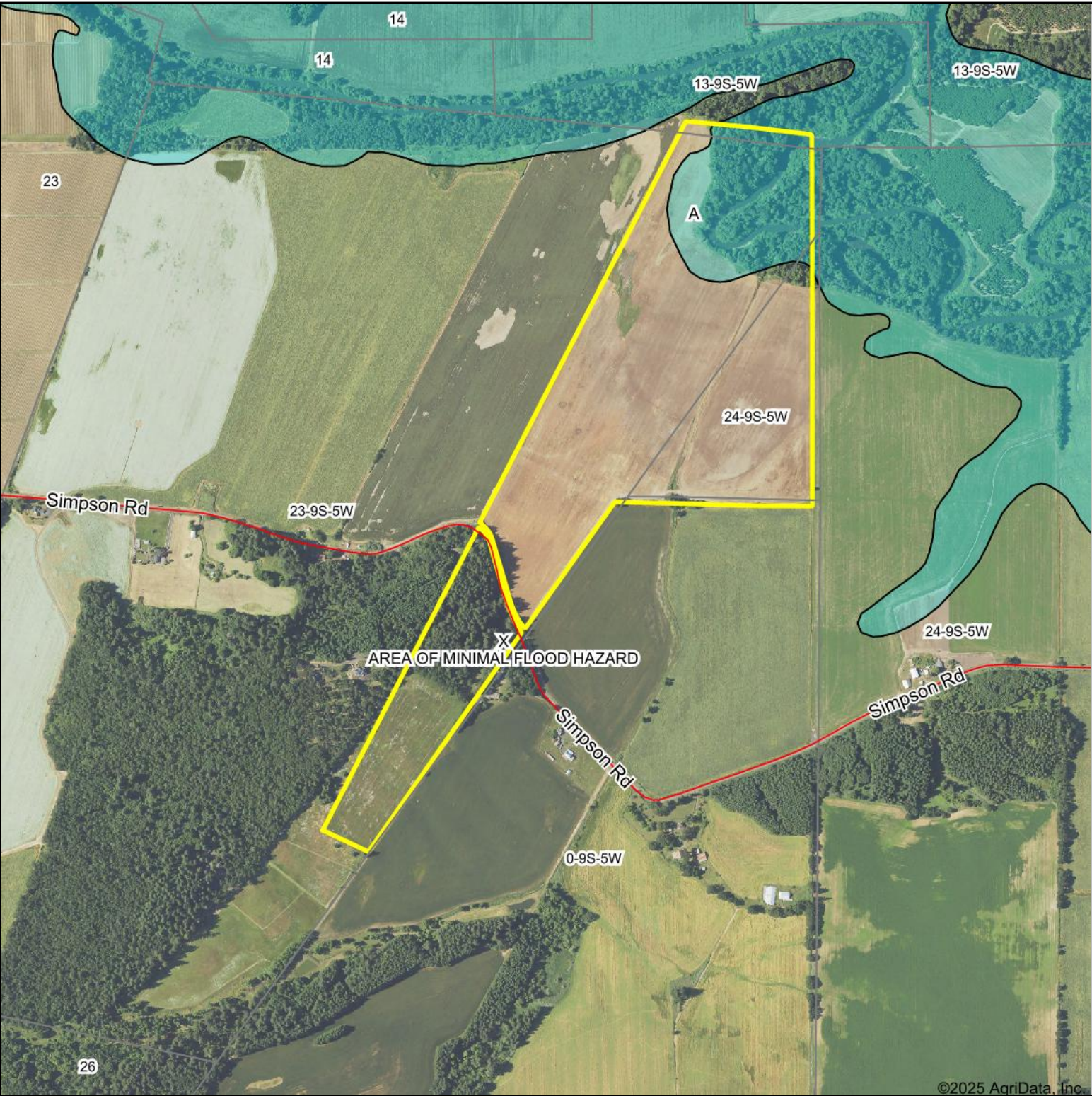


0ft 1209ft 2417ft

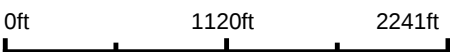
Classification Code	Type	Acres
PFOC	Freshwater Forested/Shrub Wetland	1.96
R5UBH	Riverine	1.14
R2UBH	Riverine	1.09
PEM1A	Freshwater Emergent Wetland	0.54
	Total Acres	4.73

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

Aerial Map



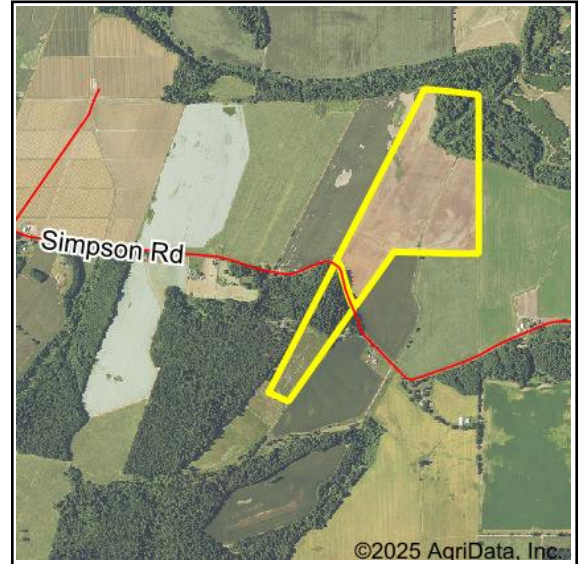
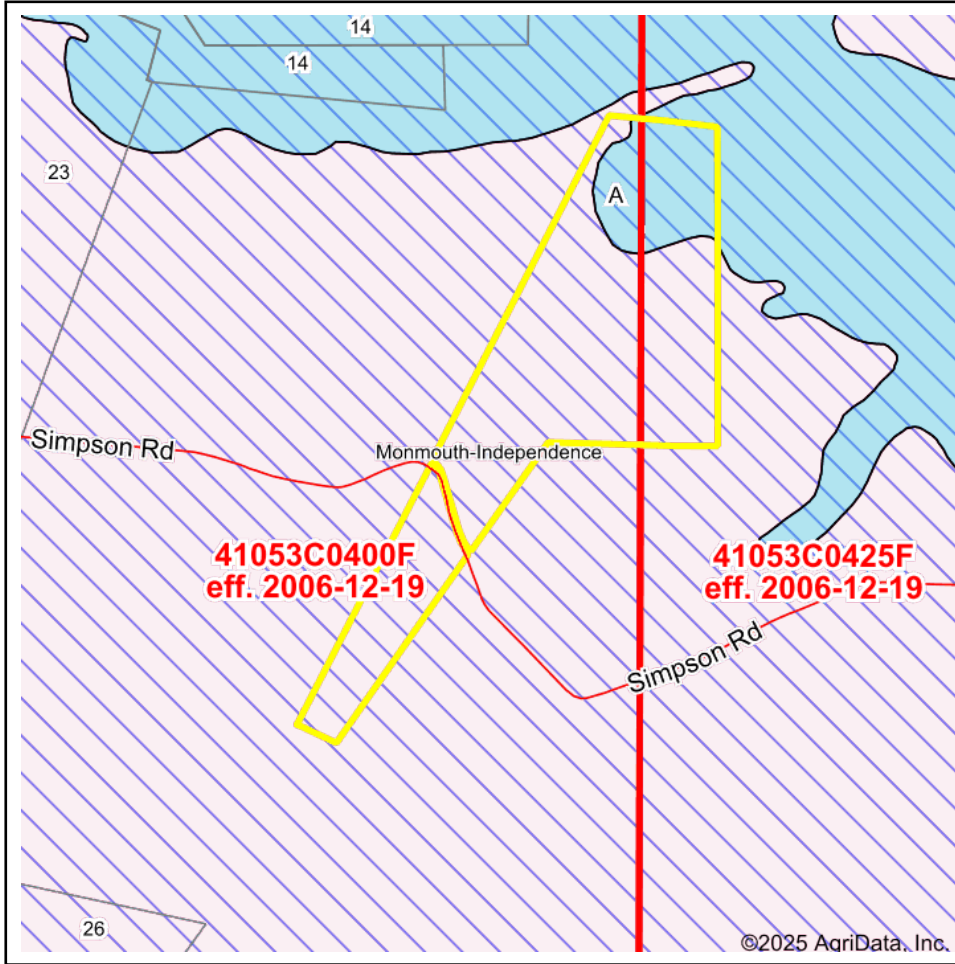
Boundary Center: 44° 46' 28.77, -123° 15' 15.38



23-9S-5W
Polk County
Oregon



FEMA Report



Map Center: 44° 46' 24.34, -123° 15' 17.56
 State: OR Acres: 136.5
 County: Polk Date: 9/30/2025
 Location: 23-9S-5W
 Township: Monmouth-Independence

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
POLK COUNTY	410186	Polk	Regular	136.5	100%
Total				136.5	100%

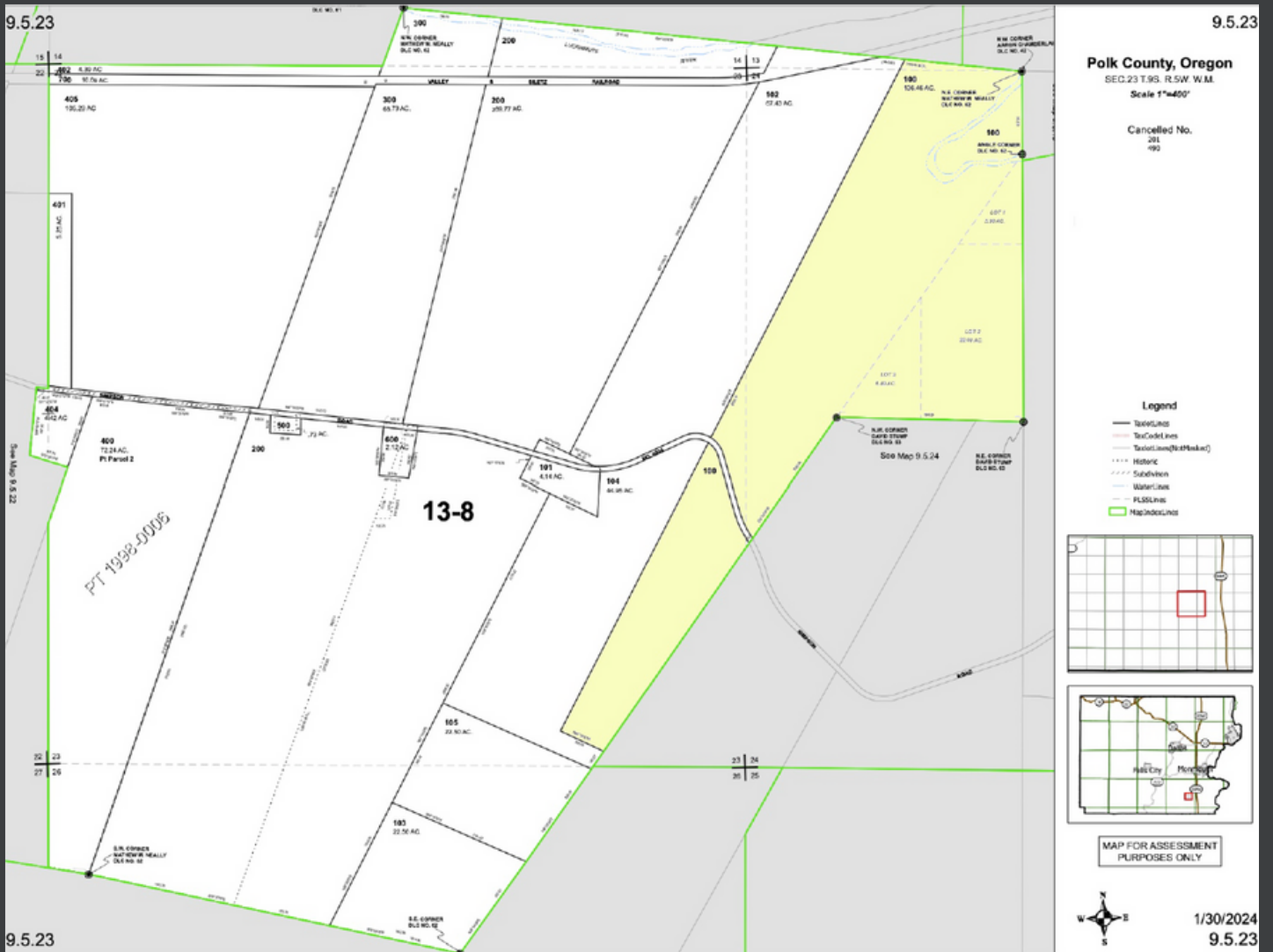
Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	114.22	83.7%
A		100-year Floodplain	22.28	16.3%
Total			136.50	100%

Panel	Effective Date	Acres	Percent
41053C0400F	12/19/2006	96.78	70.9%
41053C0425F	12/19/2006	39.72	29.1%
Total		136.50	100%

PLAT MAP

Obtained through county records



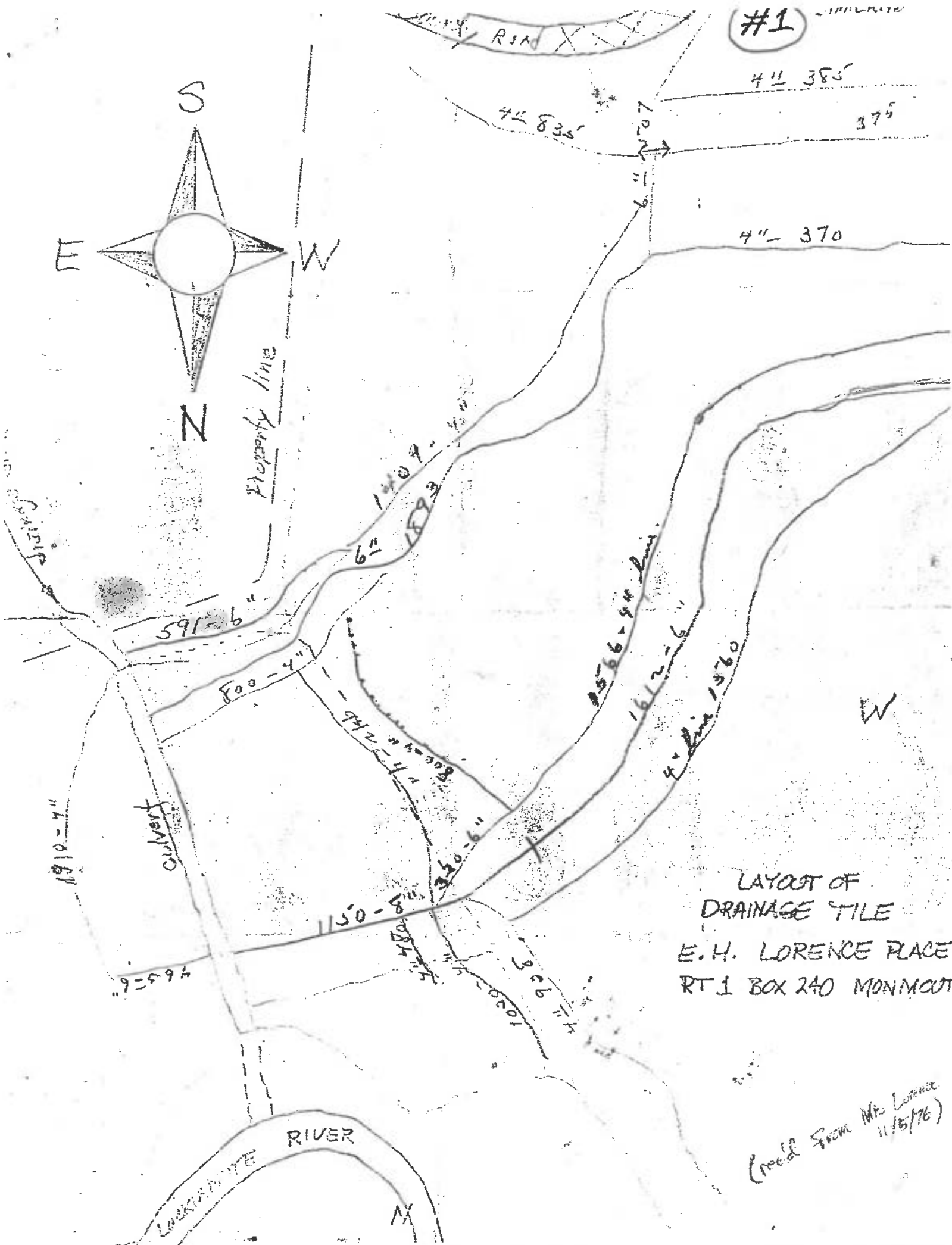
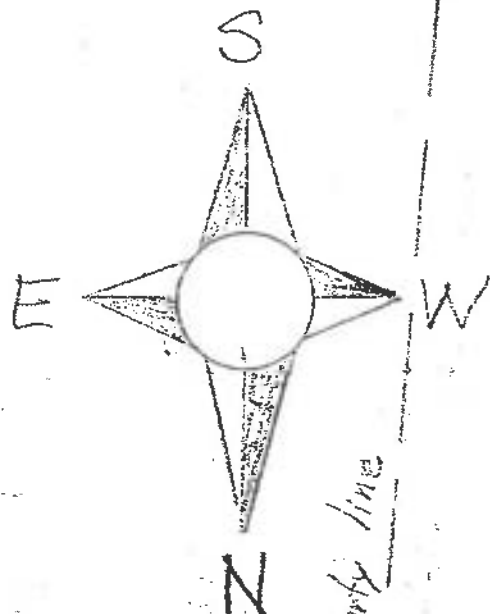
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TILE MAPS



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#1



LAYOUT OF
DRAINAGE TILE

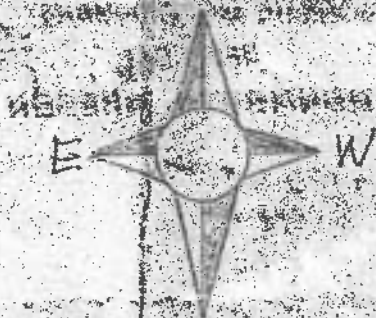
E.H. LORENCE PLACE
RT 1 BOX 240 MONMOUTH

(rec'd FROM Mrs. Lorence
11/15/76)

E. H. Lawrence Title Map Oct-1951

CHODS BUA BUKHIA 7. A

#2



Court Road

PROPERTY LINE

SHIP SINKING

POUND 1712

colvent

204'-4"

730'-4"

826'-4"

1468'-4"

537'-4"

440'-4"

452'-4"

398'-4"

WAKAMITE RIVER

688'-4"

829'-4"

1158'-4"

545'-4"

554'

469'-4"

503'-4"

459'-4"

272'-4"

566'-4"

302'-4"

302'-4"

1060'

#3

N
↑

36.8

C

WEST SIDE
10 LINES

EAST SIDE
6 LINES + 2.7

4" 827-2 || 378-2 4"

4" 808-2 || 452-2 4"

8" 1150-1 || 1455-1 6"

4" 1408-2 ||

4" 826-2 || 440-2 4"

4" 730-2 || 537-2 4"

600-2 4"

4" 822-1 ||

6" 1883-1 ||

6" 591-1 ||

8" 538-2 ||

4" 8" ?

3.5

1.3

4.87

5.4

A

WATER RIGHTS

Obtained through OWRD
Buyer to verify all water rights information.



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STATE OF OREGON

COUNTY OF POLK

CERTIFICATE OF WATER RIGHT

This Is to Certify, That **E. H. LORENCE**

of Route 1, Box 240, Monmouth, 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 Luckiamute River a tributary of Willamette River for the purpose of irrigation under Permit No. 19640 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 December 9, 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 1.26 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 NE $\frac{1}{4}$ NW $\frac{1}{4}$, as projected within Neally DLC #62, Section 24, Township 9 South, Range 5 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:

- 0.6 acres in the SW $\frac{1}{4}$ SW $\frac{1}{4}$, as projected within Neally DLC #62 Section 13
 - 5.6 acres in the NE $\frac{1}{4}$ NE $\frac{1}{4}$, as projected within Neally DLC #62
 - 15.2 acres in the N $\frac{3}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, as projected within Neally DLC #62 Section 23
 - 2.4 acres in Lot 1 (NE $\frac{1}{4}$ NW $\frac{1}{4}$)
 - 3.2 acres in the NE $\frac{1}{4}$ NW $\frac{1}{4}$, as projected within Neally DLC #62
 - 31.0 acres in the NW $\frac{1}{4}$ NW $\frac{1}{4}$, as projected within Neally DLC #62
 - 25.2 acres in the N $\frac{3}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, as projected within Neally DLC #62
 - 2.4 acres in the N $\frac{3}{4}$ Lot 3 (SW $\frac{1}{4}$ NW $\frac{1}{4}$)
 - 13.79 acres in the N $\frac{3}{4}$ Lot 2 (SE $\frac{1}{4}$ NW $\frac{1}{4}$)
 - 1.4 acres in the SE $\frac{1}{4}$ NW $\frac{1}{4}$, as projected within Neally DLC #62 Section 24
- Township 9 South, Range 5 West, W. M.

(00.79

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

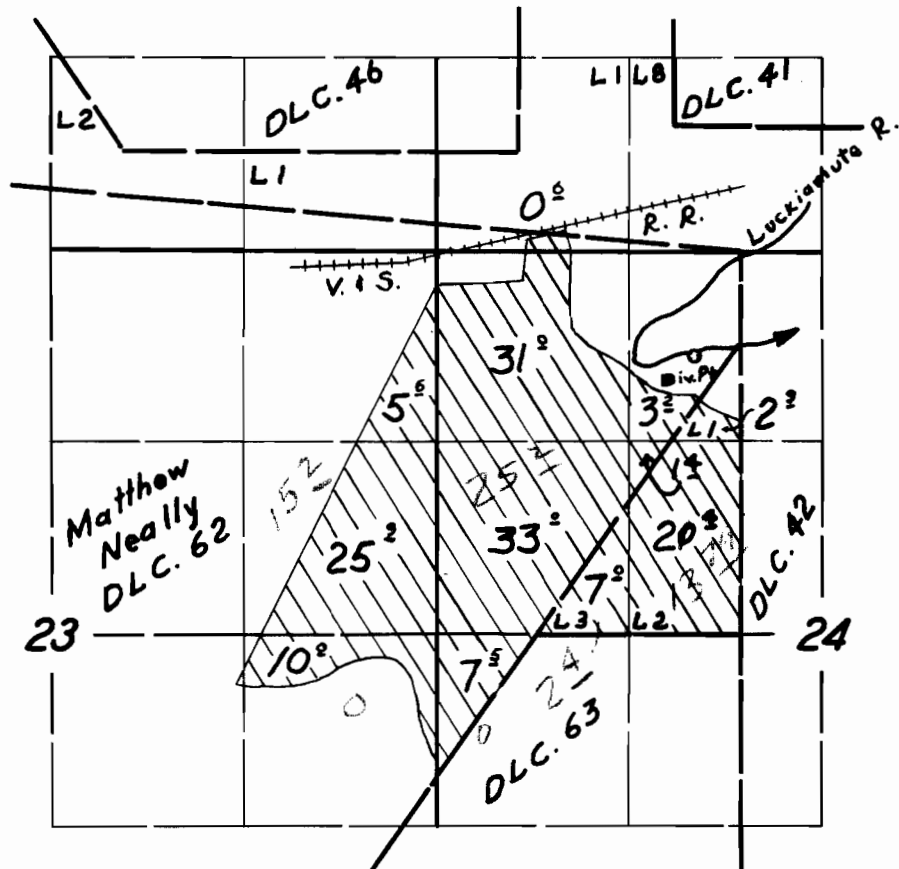
WITNESS the signature of the State Engineer, affixed

this 12th day of June, 1957.

LEWIS A. STANLEY

State Engineer

T. 9S. R. 5W. W.M.



FINAL PROOF SURVEY

UNDER

Application No. 24325 Permit No. 19640

IN NAME OF

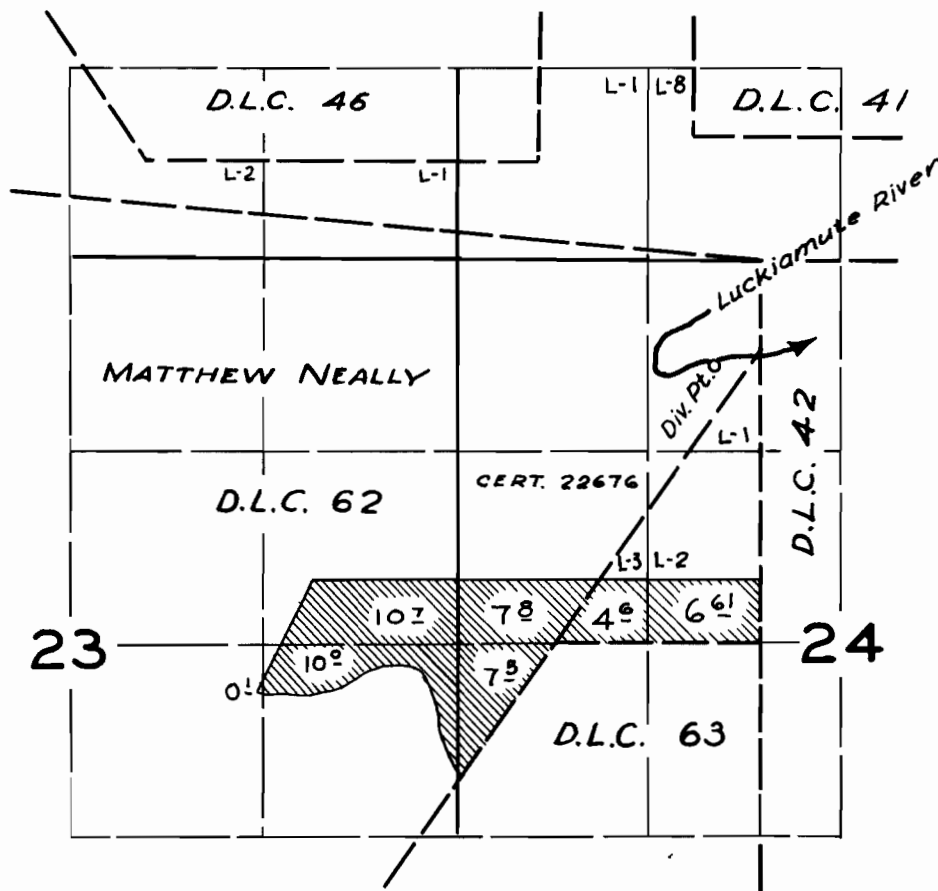
E. H. LORENCE

Surveyed 15 Aug. 1956, by R. H. Whitby

This Is to Certify, That E. H. LORENCE

Recorded in State Record of Water Right Certificates, Volume 18 , page 26647

T.9S. R.5 W.W.M.



FINAL PROOF SURVEY
UNDER

Application No. 29187 Permit No. 22946
IN NAME OF

E. H. LORENCE

Surveyed Aug. 15, 1956, by R. H. Whitby

TIMBER CRUISE



The information contained herein is deemed reliable, but is not guaranteed or warranted by the listing broker or property owner. All maps, exhibits, and water rights presented were obtained via county records, survey records, or OWRD. Interested parties (buyers) are responsible for verifying all information and uses regarding this property.

Similand Property on Simpson Rd, Polk County Oregon

Values base on local log market as of October , 2023

	MBF	Delivered Log Value	Gross Revenue	Logging Cost	Haul Cost	Total net revenue
Doug fir 12"+	202	\$850.00	\$171,700.00	\$38,380.00	\$29,290.00	\$104,030.00
Doug fir 6"-11" logs	27	\$750.00	\$20,250.00	\$5,130.00	\$3,915.00	\$11,205.00
Doug fir Rough 3 mill logs	41	\$685.00	\$27,742.50	\$7,695.00	\$7,087.50	\$12,960.00
Utility Cull logs	28	\$450.00	\$12,600.00	\$5,320.00	\$4,060.00	\$3,220.00
						\$131,415.00
Total Volume	298					
				Replanting expense	\$3,096.00	
				Oregon State Harvest Tax	\$1,534.70	
				Total net revenue		\$126,784.30



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☐ Taxlots

SOUTH OF SIMPSON ROAD

1:7,500
0 0.04 0.05 0.1 0.18 mi
0 0.05 0.1 0.2 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community