



±840.78 acre FARM - BELTS DR HARRISBURG, OR

FEATURES

- ±840.78-acre prime farmland (4 tax lots)
- Bashaw silty clay with influxes of Dayton silt loam soils
- **Gentle terrain** with elevations ranging from 309' to 334'
- The property is traversed by ample paved county road frontages and access points.
- See pg 3 for **additional purchase option** details in smaller units

CALL FOR DETAILS

VIDEO TOUR LINK

<https://vimeo.com/1105941944>



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 not guaranteed. All maps and exhibits presented are based on information obtained from the county and must be verified by interested parties.



±840.78 ACRES ALONG BELTS DR HARRISBURG, OR

This expansive **±840.78-acre farm**, located in Linn County's Exclusive Farm Use (EFU) zone, offers a rare opportunity to acquire a large piece of quality Willamette Valley farmland along the Interstate 5 corridor, **less than 1-mile from I5 Exit 209**. The land features primarily Bashaw silty clay soil with influxes of Dayton silt loam, making it suitable for common dryland farm commodities for this area which is well known for its grass seed production. The terrain is mostly level to very gently rolling and is bisected by Pierce Creek and Tub Run, both seasonal waterways that flow into Little Muddy Creek. Minor portions of the property include light brush and trees, adding to its natural character without limiting agricultural potential.



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±840.78 ACRES ALONG BELTS DR HARRISBURG, OR

Access is convenient via paved county roads, including **Belts Drive and Diamond Hill Road**, with direct access to the farm fields. Elevations range from 309 to 334 feet above sea level. According to FEMA, the property lies within both Zone X (outside the 500-year floodplain) and Zone A (100-year floodplain). The property is currently leased through September 30, 2026. This parcel represents a **strong opportunity for agricultural use and/or long-term investment.**

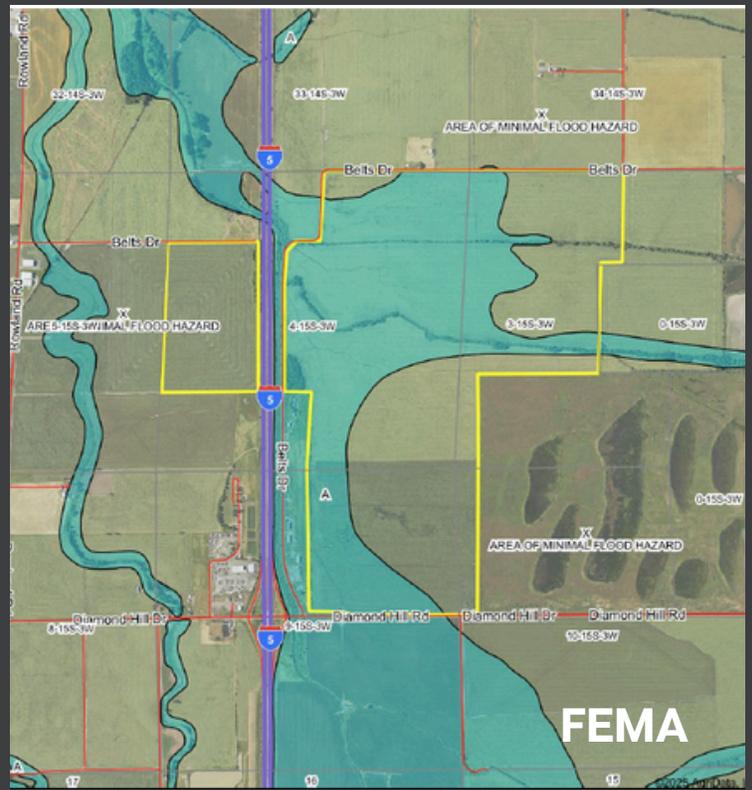
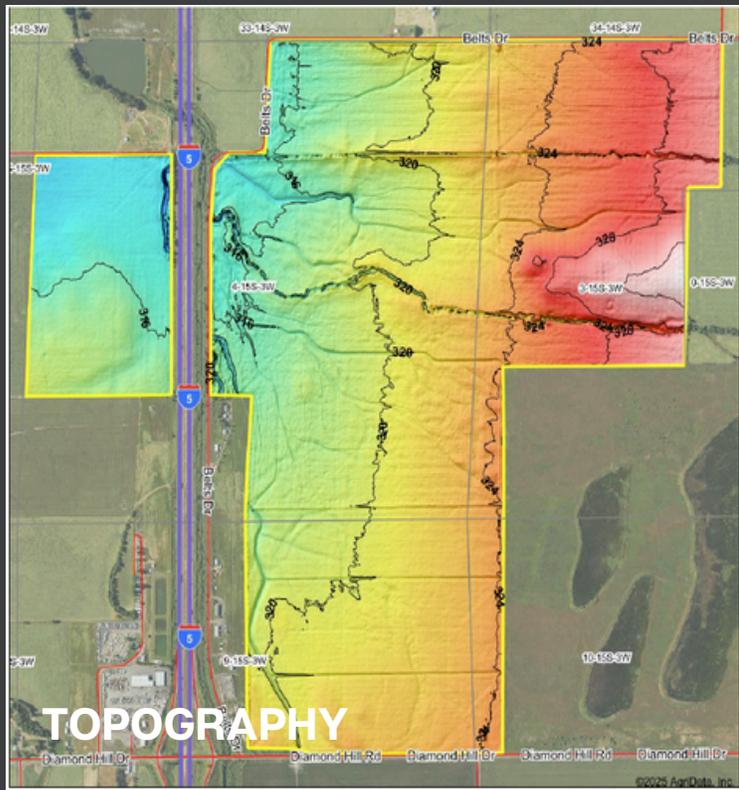
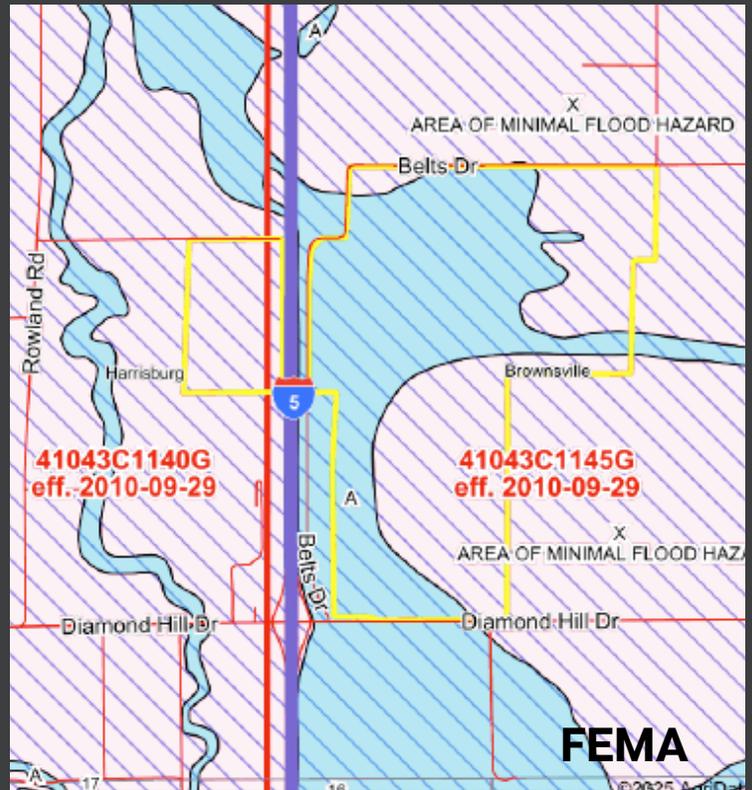
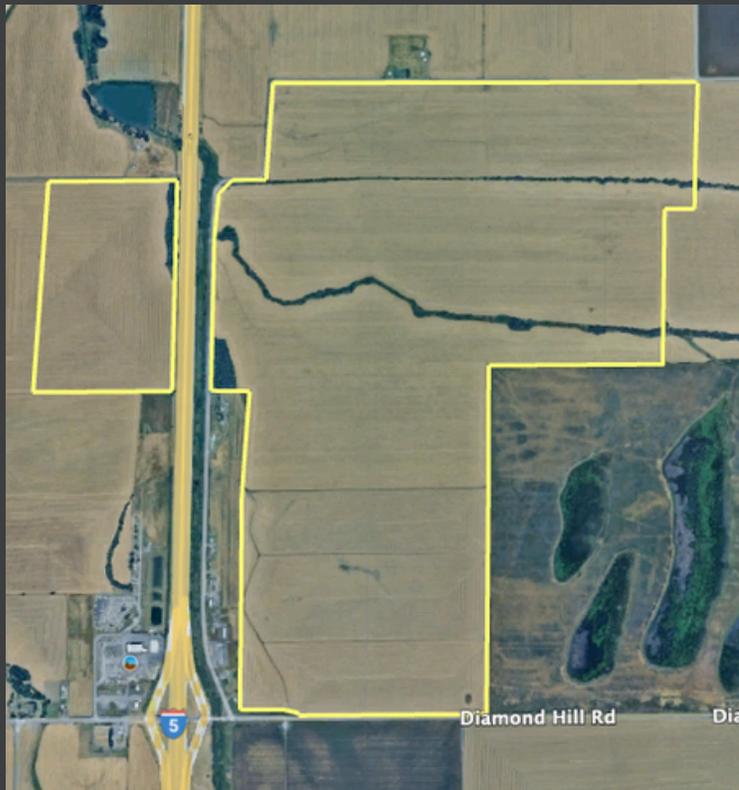


PURCHASE OPTIONS

While owner prefers to sell the property as one unit, they would consider selling **independent tax lots** at a rate of \$8,100 per acre. There are **4 tax lots** ranging in size from **±129-ac to ±317-ac** and any consideration for smaller parcels would be at the owner's discretion and subject to Linn County land use requirements and approval.



MAPS



This information deemed reliable, but not guaranteed. All maps and exhibits presented are based on information obtained from the county and must be verified by interested parties.

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COUNTY INFO

Obtained through county records



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LINN COUNTY, OREGON PROPERTY TAX STATEMENT

300 4TH AVE SW RM 214

PO BOX 100

ALBANY, OR 97321

JULY 1, 2024 TO JUNE 30, 2025

ACCOUNT NO:
320123

320123

REAL PROPERTY INFORMATION

CODE: 00707 PCL: 550
MAP: 15S03W04-00-00300
ACRES: 129.16
SITUS:

ROWLAND LAND CO
C/O MARK A LONG
3733 NW GORDON ST
PORTLAND OR 97210

ESD LINN-BTN-LINC 18.77
LANE COM COL 38.11
HARRISBURG SD #7 286.56
EDUCATION TOTAL: 343.44

LINN COUNTY 78.40
LINN COUNTY LOC OP 183.44
HARRISBURG RFD 69.55
4H EXTENSION DISTRICT 4.31
LITTLE MUDDY CR WTR 5.27
GENERAL GOVT TOTAL: 340.97

LANE COM COL BND 2 19.01
HARRISBURG SD #7 BND 2 92.30
HARRISBURG RFD BOND 40.58
BONDS - OTHER TOTAL: 151.89

VALUES	LAST YEAR	THIS YEAR
REAL MARKET LAND	866,580	808,250
STRUCTURES	0	0
TOTAL RMV	866,580	808,250
ASSESSED VALUE	59,764	61,556
TOTAL TAX:	811.74	836.30

If your assessed value has grown by more than 3% from last year and you have any questions, please contact the Assessor's office at (541) 967-3808.

-POTENTIAL ADDITIONAL TAX LIABILITY-

PAY OPTIONS: ..IN PERSON OR ..ONLINE

..BY VISA DEBIT: \$3.95 FEE

..BY E-CHECK ONLINE: \$1.50 FEE

..BY CREDIT OR DEBIT CARD: 2.5% FEE

..MAIL: USE ENCL ENV, NOV 15TH POSTMARK ACCEPTED

FOR TAX QUESTIONS CALL: (541) 967-3808

YOUR CANCELLED CHECK IS YOUR RECEIPT

2024 - 2025 TAX (Before Discount) 836.30

PAYMENT OPTIONS

Date Due	3% Option	2% Option	Trimester Option
11/15/24	811.21	546.38	278.77
02/18/25			278.77
05/15/25		278.77	278.76
Total	811.21	825.15	836.30

TOTAL DUE (After Discount and Pre-payments) 811.21

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PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

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2024 - 2025 PROPERTY TAXES

LINN COUNTY REAL

ACCOUNT NO. 320123

PAYMENT OPTIONS	Discount	Date Due	Amount	Date Due	Amount	Date Due	Amount
Full Payment Enclosed	3%	11/15/24	811.21				
or 2/3 Payment Enclosed	2%	11/15/24	546.38			05/15/25	278.77
or 1/3 Payment Enclosed	0%	11/15/24	278.77	02/18/25	278.77	05/15/25	278.76

DISCOUNT IS LOST AFTER DUE DATE & INTEREST MAY APPLY

Mailing address change on back

Enter Payment Amount

\$

MAKE PAYMENT TO:

2451 - 001754 - 81121
ROWLAND LAND CO
C/O MARK A LONG
3733 NW GORDON ST
PORTLAND OR 97210

LINN COUNTY TAX COLLECTOR
PO BOX 309
ALBANY, OR 97321



FOR CREDIT CARD PAYMENT INFO:

www.linncountyor.gov/assessor/page/online-tax-payments

22100003201230000027877000005463800000811213

LINN COUNTY, OREGON PROPERTY TAX STATEMENT

300 4TH AVE SW RM 214

PO BOX 100

ALBANY, OR 97321

JULY 1, 2024 TO JUNE 30, 2025

ACCOUNT NO:

320081

320081

REAL PROPERTY INFORMATION

CODE: 00707 PCL: 550
 MAP: 15S03W03-00-00200
 ACRES: 220.03
 SITUS:

ROWLAND LAND CO
 C/O MARK A LONG
 767 NW ROANOKE AVE
 BEND OR 97703

ESD LINN-BTN-LINC 31.71
 LANE COM COL 64.38
 HARRISBURG SD #7 484.08
EDUCATION TOTAL: 580.17

LINN COUNTY 132.44
 LINN COUNTY LOC OP 309.88
 HARRISBURG RFD 117.49
 4H EXTENSION DISTRICT 7.28
 LITTLE MUDDY CR WTR 8.91
GENERAL GOVT TOTAL: 576.00

LANE COM COL BND 2 32.11
 HARRISBURG SD #7 BND 2 155.93
 HARRISBURG RFD BOND 68.56
BONDS - OTHER TOTAL: 256.60

VALUES	LAST YEAR	THIS YEAR
REAL MARKET LAND	1,473,670	1,374,480
STRUCTURES	0	0
TOTAL RMV	1,473,670	1,374,480
ASSESSED VALUE	100,958	103,986
TOTAL TAX:	1,371.25	1,412.77

If your assessed value has grown by more than 3% from last year and you have any questions, please contact the Assessor's office at (541) 967-3808.

-POTENTIAL ADDITIONAL TAX LIABILITY-

PAY OPTIONS: ..IN PERSON OR ..ONLINE

..BY VISA DEBIT: \$3.95 FEE

..BY E-CHECK ONLINE: \$1.50 FEE

..BY CREDIT OR DEBIT CARD: 2.5% FEE

..MAIL: USE ENCL ENV, NOV 15TH POSTMARK ACCEPTED

FOR TAX QUESTIONS CALL: (541) 967-3808

YOUR CANCELLED CHECK IS YOUR RECEIPT

2024 - 2025 TAX (Before Discount) 1,412.77

PAYMENT OPTIONS

Date Due	3% Option	2% Option	Trimester Option
11/15/24	1,370.39	923.01	470.93
02/18/25			470.92
05/15/25		470.92	470.92
Total	1,370.39	1,393.93	1,412.77

TOTAL DUE (After Discount and Pre-payments) 1,370.39

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2024 - 2025 PROPERTY TAXES

LINN COUNTY REAL

ACCOUNT NO. 320081

PAYMENT OPTIONS	Discount	Date Due	Amount	Date Due	Amount	Date Due	Amount
Full Payment Enclosed	3%	11/15/24	1,370.39				
or 2/3 Payment Enclosed	2%	11/15/24	923.01			05/15/25	470.92
or 1/3 Payment Enclosed	0%	11/15/24	470.93	02/18/25	470.92	05/15/25	470.92

DISCOUNT IS LOST AFTER DUE DATE & INTEREST MAY APPLY

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Enter Payment Amount

\$

MAKE PAYMENT TO:

2452 - 004077 - 137039
 ROWLAND LAND CO
 C/O MARK A LONG
 767 NW ROANOKE AVE
 BEND OR 97703

LINN COUNTY TAX COLLECTOR
 PO BOX 309
 ALBANY, OR 97321



FOR CREDIT CARD PAYMENT INFO:
 www.linncountyor.gov/assessor/page/online-tax-payments

22100003200810000047093000009230100001370390

LINN COUNTY, OREGON PROPERTY TAX STATEMENT

300 4TH AVE SW RM 214

PO BOX 100

ALBANY, OR 97321

JULY 1, 2024 TO JUNE 30, 2025

ACCOUNT NO:
320107

320107

REAL PROPERTY INFORMATION

CODE: 00707 PCL: 550
MAP: 15S03W04-00-00100
ACRES: 317.32
SITUS:

ROWLAND LAND CO
C/O MARK LONG
3733 NW GORDON ST
PORTLAND OR 97210

ESD LINN-BTN-LINC 45.72
LANE COM COL 92.84
HARRISBURG SD #7 698.12
EDUCATION TOTAL: 836.68

LINN COUNTY 191.00
LINN COUNTY LOC OP 446.90
HARRISBURG RFD 169.45
4H EXTENSION DISTRICT 10.50
LITTLE MUDDY CR WTR 12.85
GENERAL GOVT TOTAL: 830.70

LANE COM COL BND 2 46.31
HARRISBURG SD #7 BND 2 224.87
HARRISBURG RFD BOND 98.87
BONDS - OTHER TOTAL: 370.05

VALUES	LAST YEAR	THIS YEAR
REAL MARKET LAND	2,125,280	1,982,230
STRUCTURES	0	0
TOTAL RMV	2,125,280	1,982,230
ASSESSED VALUE	145,599	149,965
TOTAL TAX:	1,977.58	2,037.43

If your assessed value has grown by more than 3% from last year and you have any questions, please contact the Assessor's office at (541) 967-3808.

-POTENTIAL ADDITIONAL TAX LIABILITY-
PAY OPTIONS: ..IN PERSON OR ..ONLINE
..BY VISA DEBIT: \$3.95 FEE
..BY E-CHECK ONLINE: \$1.50 FEE
..BY CREDIT OR DEBIT CARD: 2.5% FEE
..MAIL: USE ENCL ENV, NOV 15TH POSTMARK ACCEPTED
FOR TAX QUESTIONS CALL: (541) 967-3808

YOUR CANCELLED CHECK IS YOUR RECEIPT

2024 - 2025 TAX (Before Discount) 2,037.43

PAYMENT OPTIONS			
Date Due	3% Option	2% Option	Trimester Option
11/15/24	1,976.31	1,331.12	679.15
02/18/25			679.14
05/15/25		679.14	679.14
Total	1,976.31	2,010.26	2,037.43

TOTAL DUE (After Discount and Pre-payments) 1,976.31

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2024 - 2025 PROPERTY TAXES

LINN COUNTY REAL

ACCOUNT NO. 320107

PAYMENT OPTIONS	Discount	Date Due	Amount	Date Due	Amount	Date Due	Amount
Full Payment Enclosed	3%	11/15/24	1,976.31				
or 2/3 Payment Enclosed	2%	11/15/24	1,331.12			05/15/25	679.14
or 1/3 Payment Enclosed	0%	11/15/24	679.15	02/18/25	679.14	05/15/25	679.14

DISCOUNT IS LOST AFTER DUE DATE & INTEREST MAY APPLY

Mailing address change on back

Enter Payment Amount
\$

MAKE PAYMENT TO:

2451 - 001753 - 197631
ROWLAND LAND CO
C/O MARK LONG
3733 NW GORDON ST
PORTLAND OR 97210

LINN COUNTY TAX COLLECTOR
PO BOX 309
ALBANY, OR 97321



FOR CREDIT CARD PAYMENT INFO:
www.linncountyor.gov/assessor/page/online-tax-payments

22100003201070000067915000013311200001976315

LINN COUNTY, OREGON PROPERTY TAX STATEMENT

300 4TH AVE SW RM 214

PO BOX 100

ALBANY, OR 97321

JULY 1, 2024 TO JUNE 30, 2025

ACCOUNT NO:

320412

320412

REAL PROPERTY INFORMATION

CODE: 00707 PCL: 550
 MAP: 15S03W09-00-00100
 ACRES: 174.27
 SITUS:

ROWLAND LAND CO
 C/O MARK A LONG
 3733 NW GORDON ST
 PORTLAND OR 97210

ESD LINN-BTN-LINC	25.11
LANE COM COL	50.99
HARRISBURG SD #7	383.40
EDUCATION TOTAL:	459.50

LINN COUNTY	104.89
LINN COUNTY LOC OP	245.43
HARRISBURG RFD	93.06
4H EXTENSION DISTRICT	5.77
LITTLE MUDDY CR WTR	7.06
GENERAL GOVT TOTAL:	456.21

LANE COM COL BND 2	25.43
HARRISBURG SD #7 BND 2	123.50
HARRISBURG RFD BOND	54.30
BONDS - OTHER TOTAL:	203.23

VALUES	LAST YEAR	THIS YEAR
REAL MARKET LAND	1,167,190	1,088,630
STRUCTURES	0	0
TOTAL RMV	1,167,190	1,088,630
ASSESSED VALUE	79,962	82,360
TOTAL TAX:	1,086.09	1,118.94

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-POTENTIAL ADDITIONAL TAX LIABILITY-
 PAY OPTIONS: ..IN PERSON OR ..ONLINE
 ..BY VISA DEBIT: \$3.95 FEE
 ..BY E-CHECK ONLINE: \$1.50 FEE
 ..BY CREDIT OR DEBIT CARD: 2.5% FEE
 ..MAIL: USE ENCL ENV, NOV 15TH POSTMARK ACCEPTED
 FOR TAX QUESTIONS CALL: (541) 967-3808

YOUR CANCELLED CHECK IS YOUR RECEIPT

2024 - 2025 TAX (Before Discount) 1,118.94

PAYMENT OPTIONS			
Date Due	3% Option	2% Option	Trimester Option
11/15/24	1,085.37	731.04	372.98
02/18/25			372.98
05/15/25		372.98	372.98
Total	1,085.37	1,104.02	1,118.94

TOTAL DUE (After Discount and Pre-payments) 1,085.37

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PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

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2024 - 2025 PROPERTY TAXES

LINN COUNTY REAL

ACCOUNT NO. 320412

PAYMENT OPTIONS	Discount	Date Due	Amount	Date Due	Amount	Date Due	Amount
Full Payment Enclosed	3%	11/15/24	1,085.37				
or 2/3 Payment Enclosed	2%	11/15/24	731.04			05/15/25	372.98
or 1/3 Payment Enclosed	0%	11/15/24	372.98	02/18/25	372.98	05/15/25	372.98

DISCOUNT IS LOST AFTER DUE DATE & INTEREST MAY APPLY

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Enter Payment Amount
\$

MAKE PAYMENT TO:

2451 - 001755 - 108537
 ROWLAND LAND CO
 C/O MARK A LONG
 3733 NW GORDON ST
 PORTLAND OR 97210

LINN COUNTY TAX COLLECTOR
 PO BOX 309
 ALBANY, OR 97321



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FOR CREDIT CARD PAYMENT INFO:

www.linncountyor.gov/assessor/page/online-tax-payments

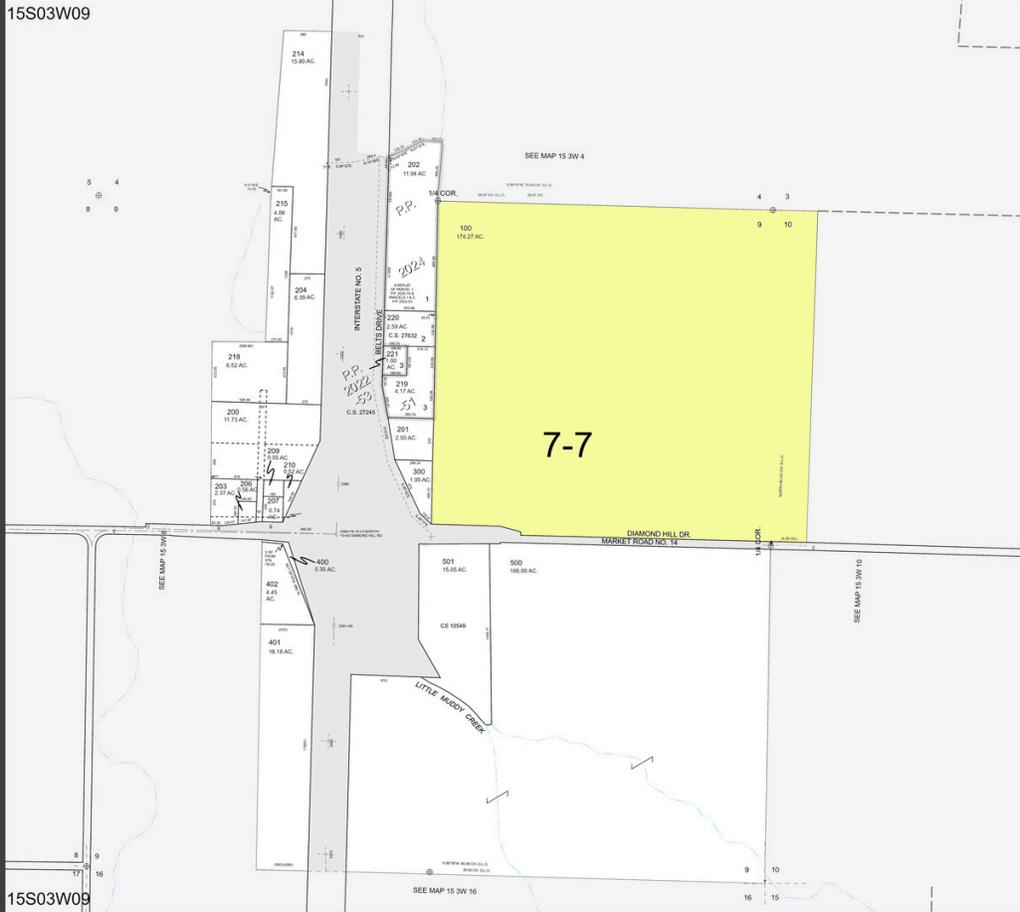
15S03W09

15S03W09

Linn County, Oregon
SECTION 9 T.15S. R.3W. W.M.
Scale 1"=400'



Legend
PublicRoadCL
RailroadCL
Subdivision
TaxCadastral
Historical Boundary
Canceled taxlots
217



Printed on: 10/23/2024



MAP FOR ASSESSMENT
PURPOSES ONLY



LINN COUNTY
15S03W09

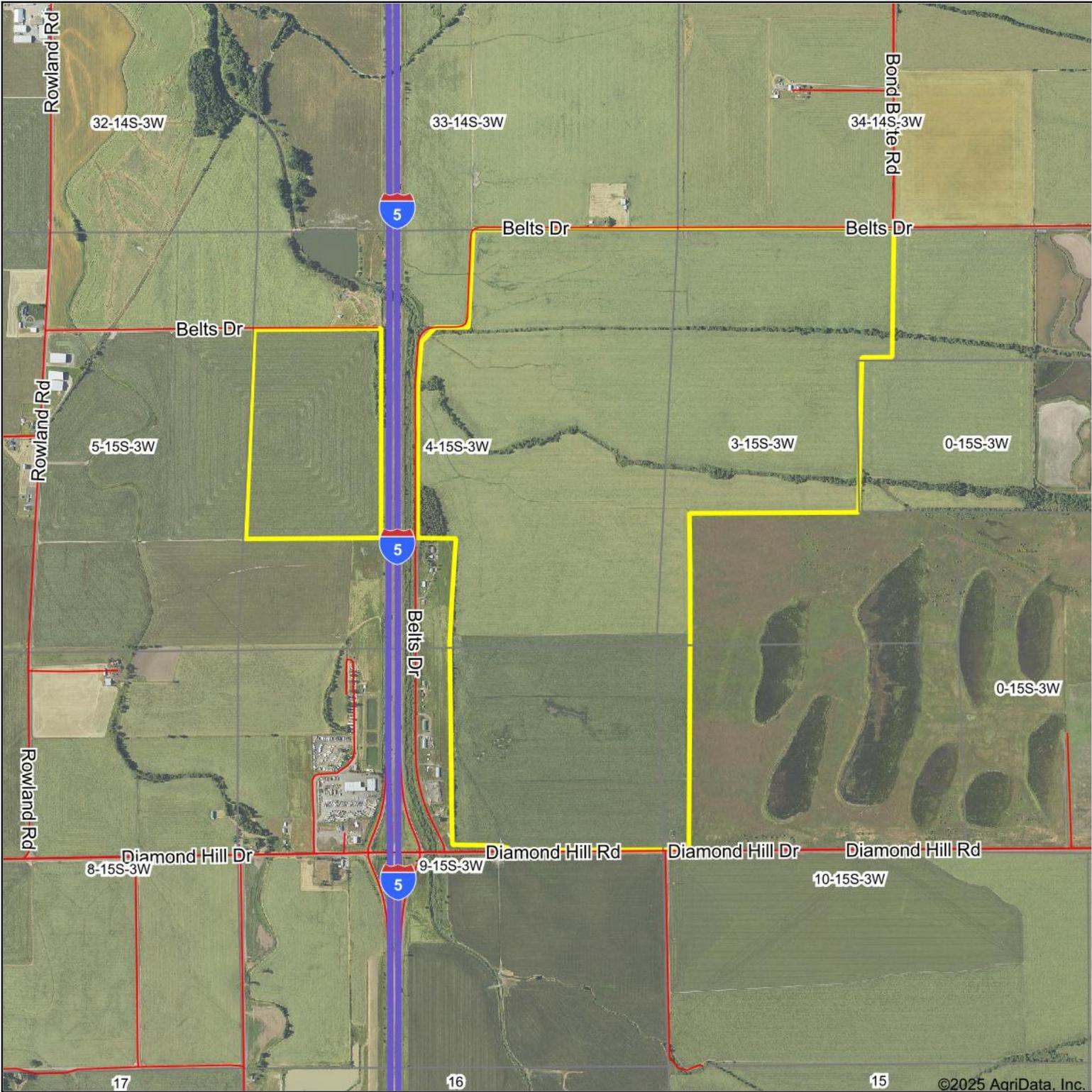
MAPS

Estimated based on county GIS mapping records



This information deemed reliable, but not guaranteed. All maps and exhibits presented are based on information obtained from the county. Interested parties are responsible for verifying all property details and uses.

Aerial Map



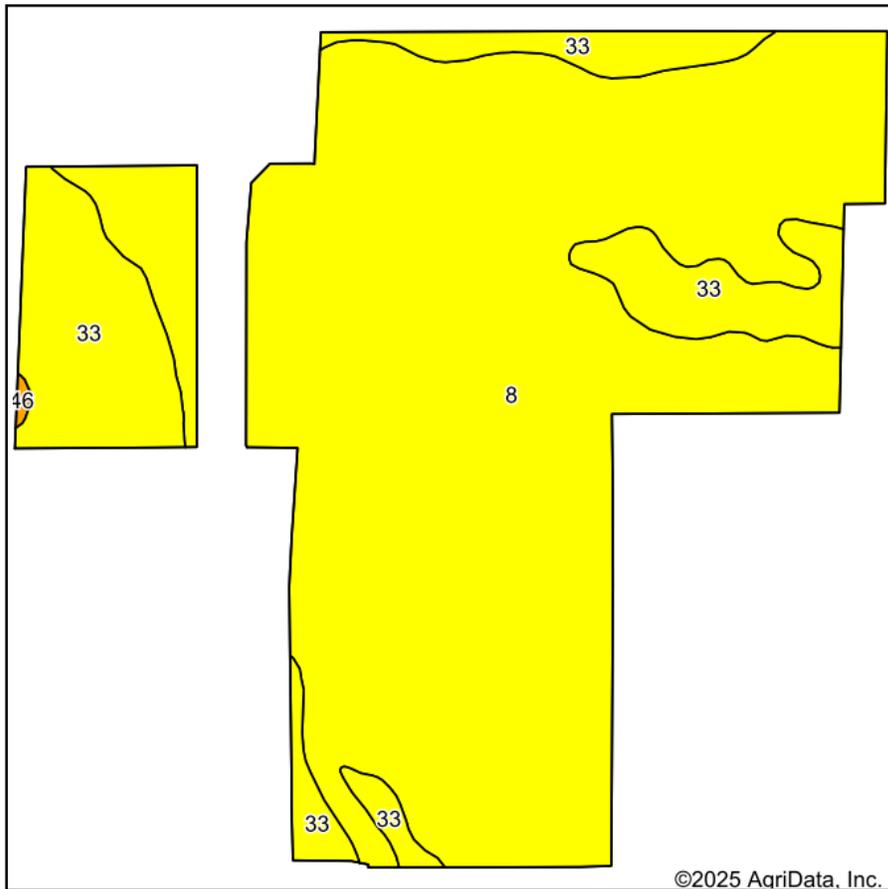
Boundary Center: 44° 17' 27.29, -123° 3' 9.06



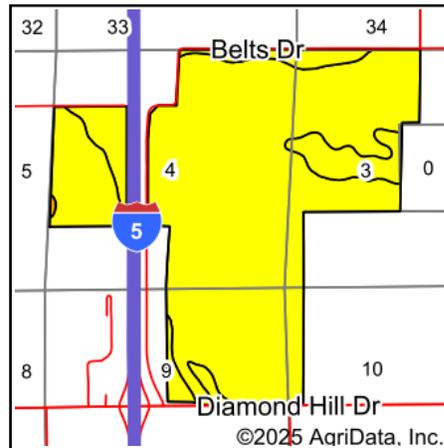
4-15S-3W
Linn County
Oregon



Soils Map



Soils data provided by USDA and NRCS.



State: **Oregon**
 County: **Linn**
 Location: **4-15S-3W**
 Township: **Brownsville**
 Acres: **840.78**
 Date: **7/29/2025**

Maps Provided By:



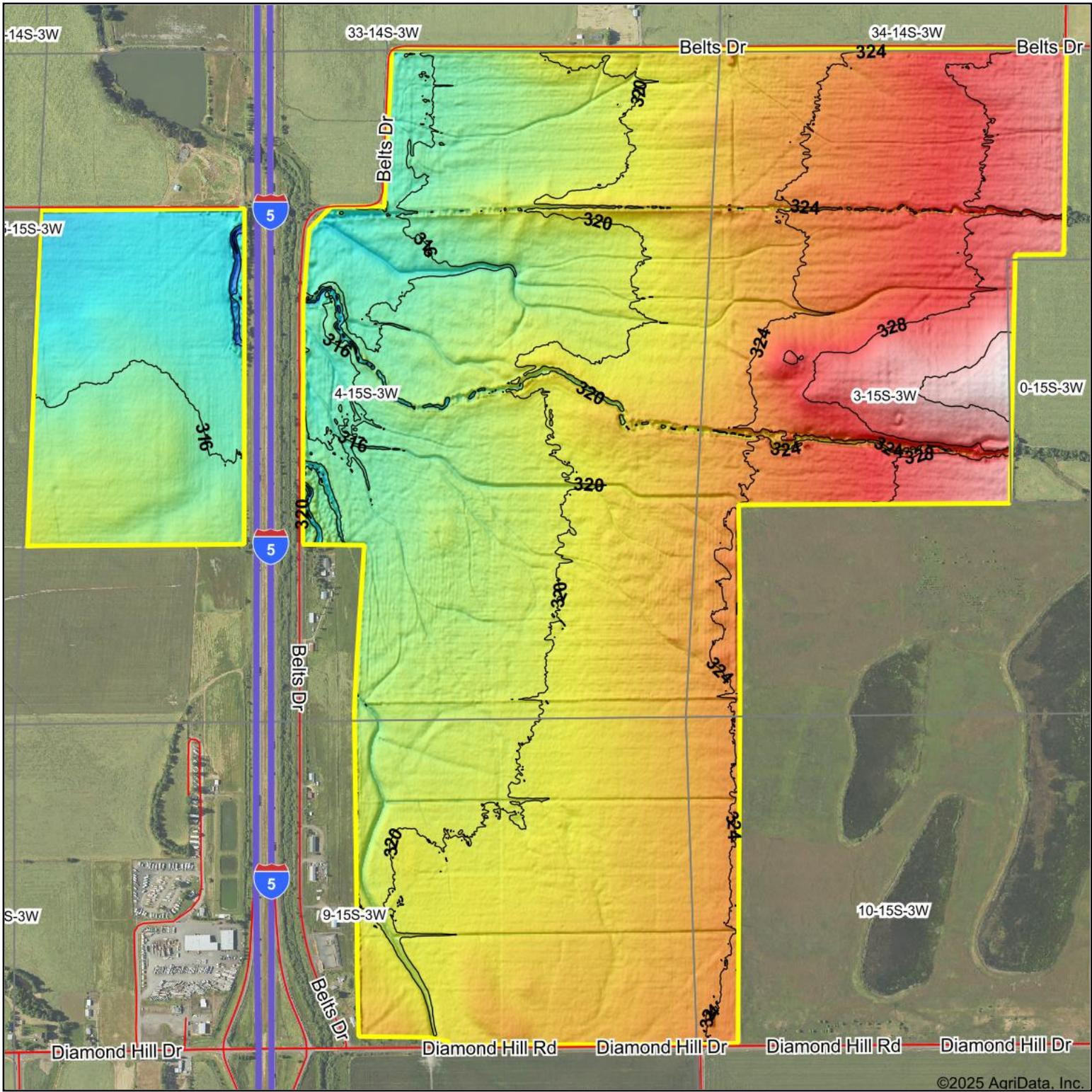
Area Symbol: OR639, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
8	Bashaw silty clay	691.55	82.3%		Poorly drained	IVw	IVw	34
33	Dayton silt loam	148.18	17.6%		Poorly drained	IVw	IVw	36
46	Holcomb silt loam	1.05	0.1%		Somewhat poorly drained	IIIw	IIIw	77
Weighted Average						4.00	4.00	*n 34.4

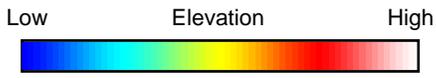
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

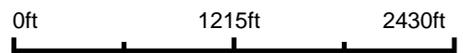
Topography Hillshade



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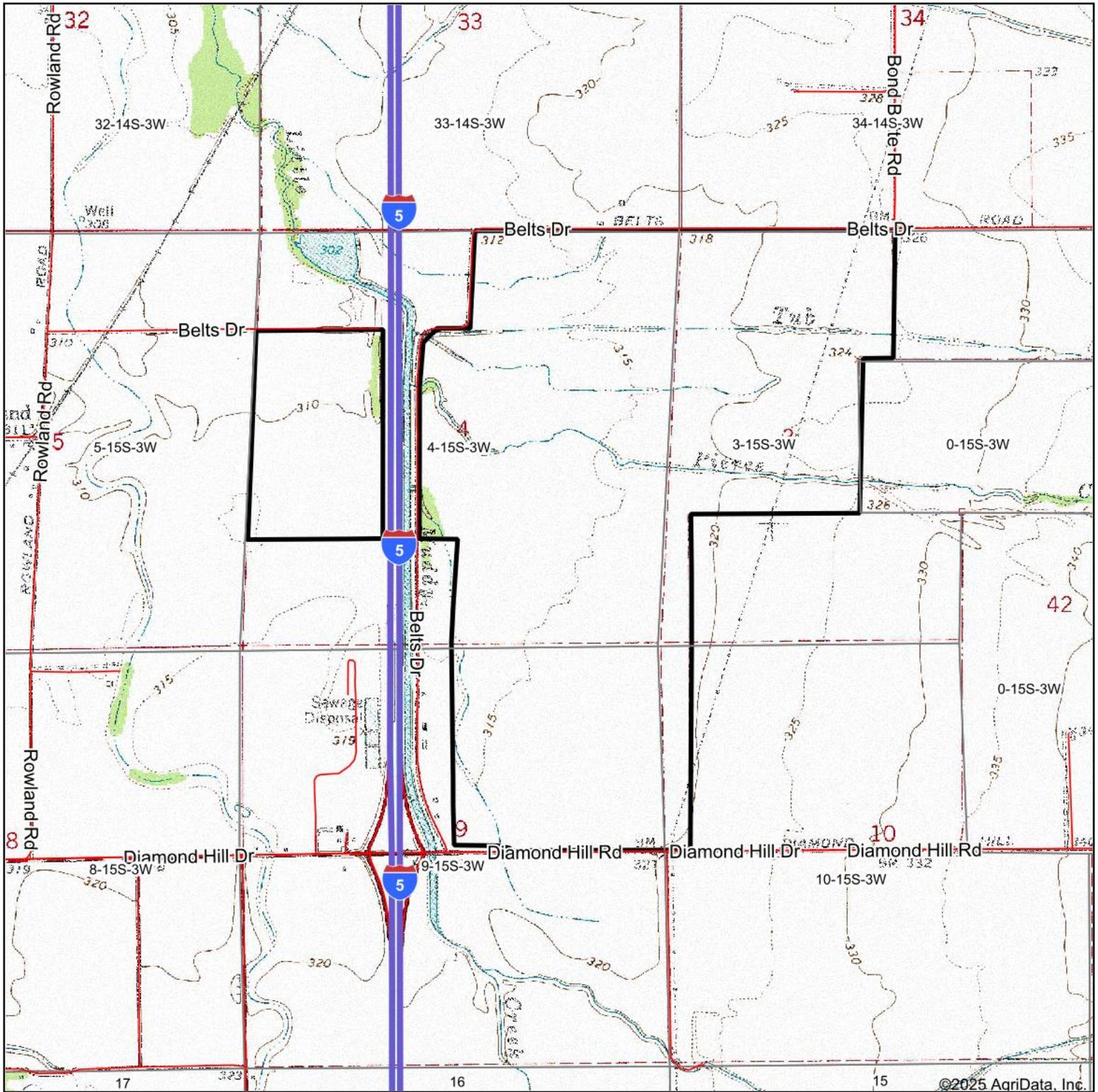
Source: USGS 3 meter dem
 Interval(ft): 4
 Min: 306.9
 Max: 334.0
 Range: 27.1
 Average: 321.0
 Standard Deviation: 4.2 ft



4-15S-3W
Linn County
Oregon

Boundary Center: 44° 17' 27.29, -123° 3' 9.06

Topography Map



Map Center: 44° 17' 26.37, -123° 3' 12.99



4-15S-3W
Linn County
Oregon



7/29/2025

Maps Provided By:

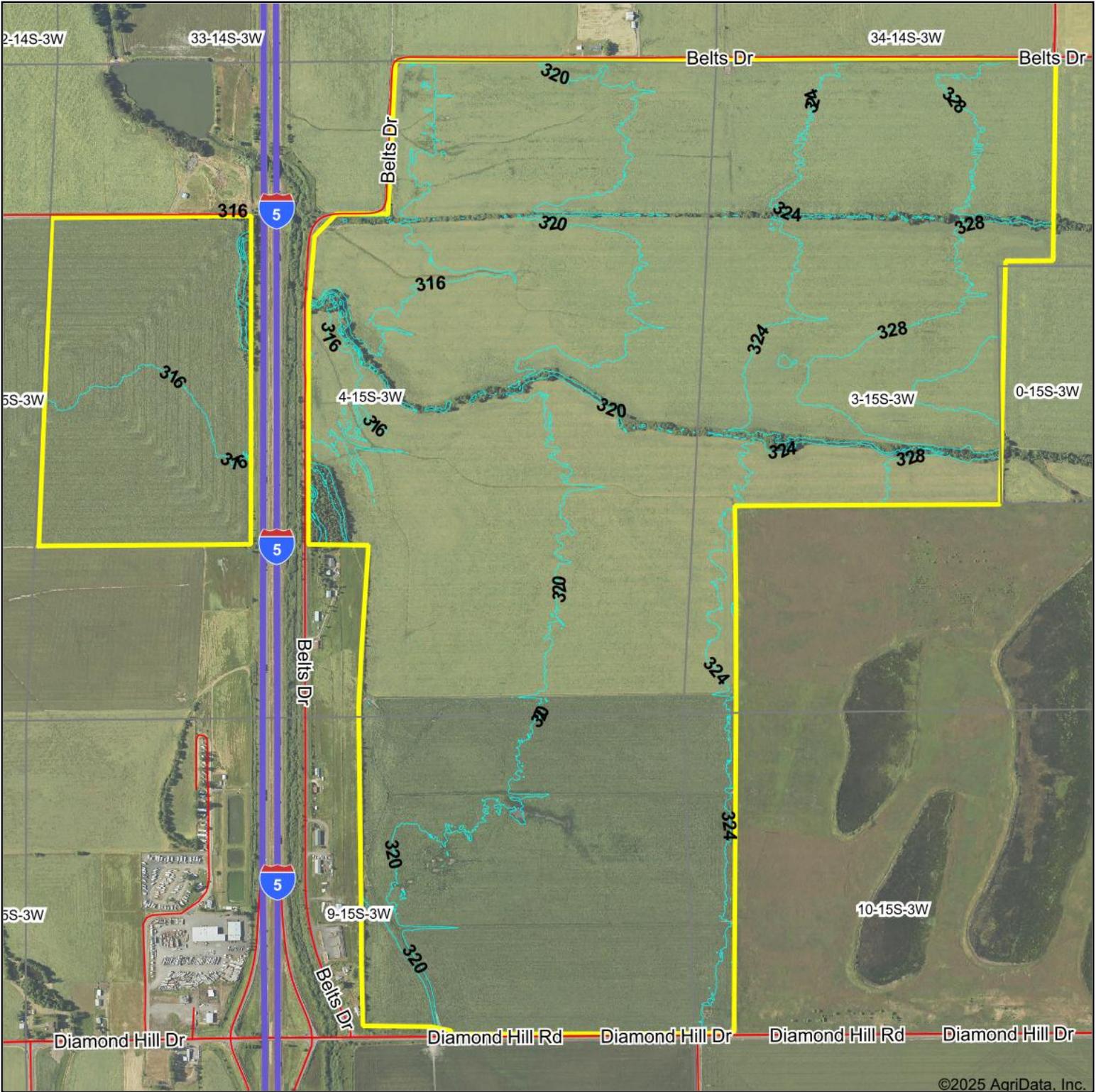


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www.AgrIDataInc.com

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Topography Contours



©2025 AgriData, Inc.

Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 306.9

Max: 334.0

Range: 27.1

Average: 321.0

Standard Deviation: 4.2 ft

0ft 1245ft 2491ft



7/29/2025

4-15S-3W
Linn County
Oregon

Boundary Center: 44° 17' 27.29, -123° 3' 9.06

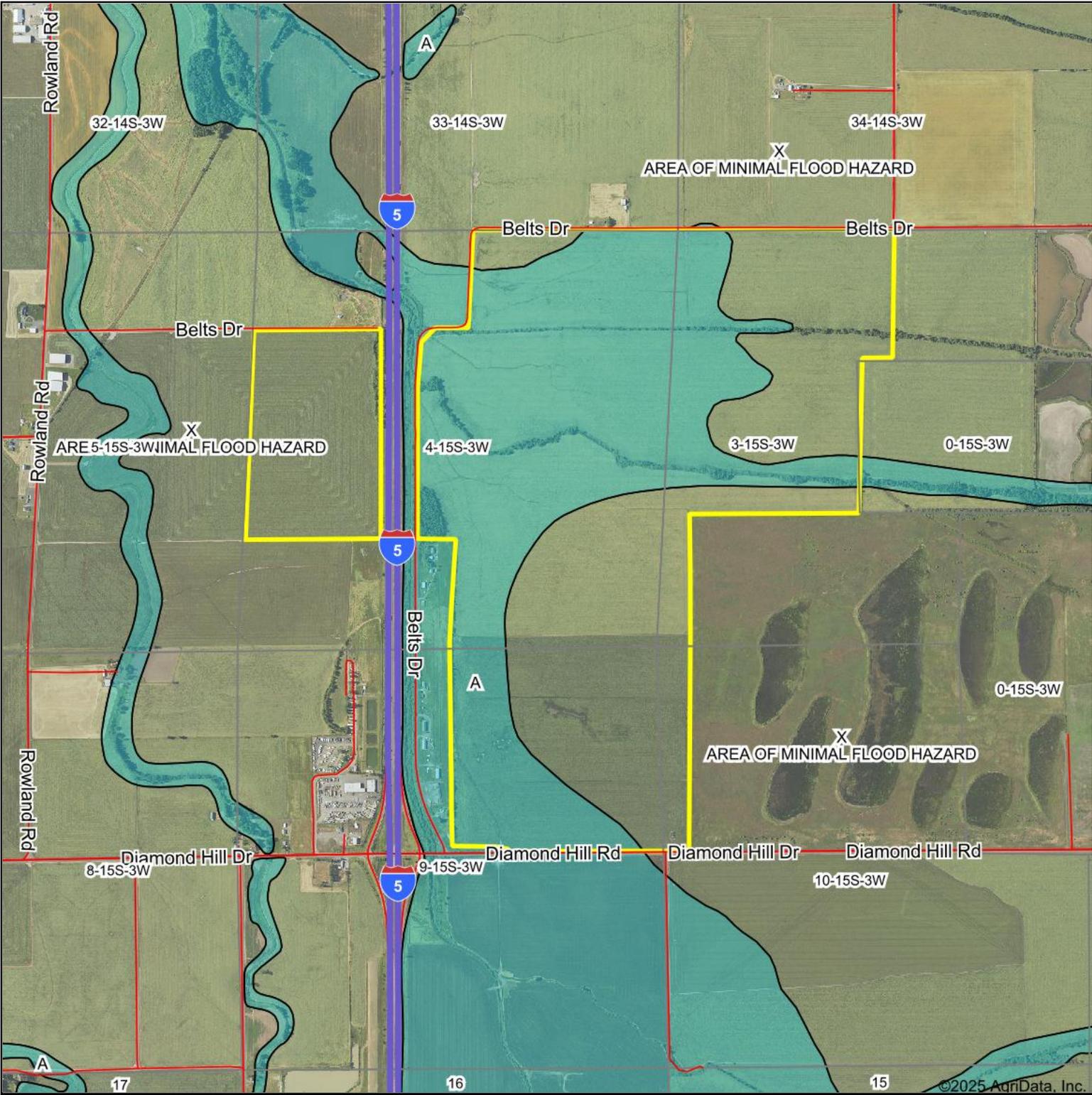
Maps Provided By:



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www.AgriDataInc.com

Aerial Map



Boundary Center: 44° 17' 27.29, -123° 3' 9.06



4-15S-3W
Linn County
Oregon

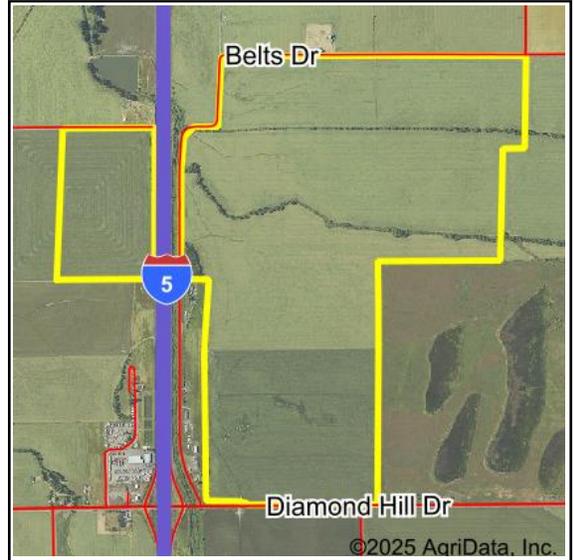
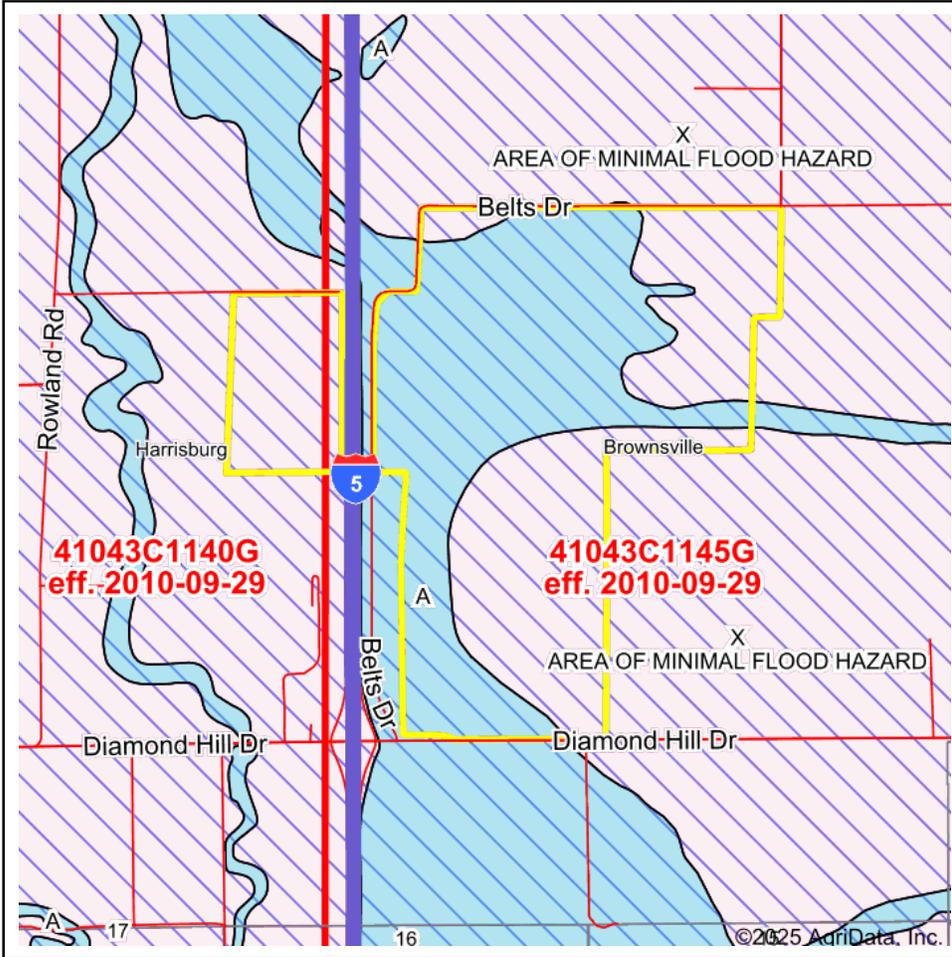


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

7/29/2025

Flood related information provided by FEMA

FEMA Report



Map Center: 44° 17' 26.37, -123° 3' 12.99
 State: OR Acres: 840.78
 County: Linn Date: 7/29/2025
 Location: 4-15S-3W
 Township: Brownsville

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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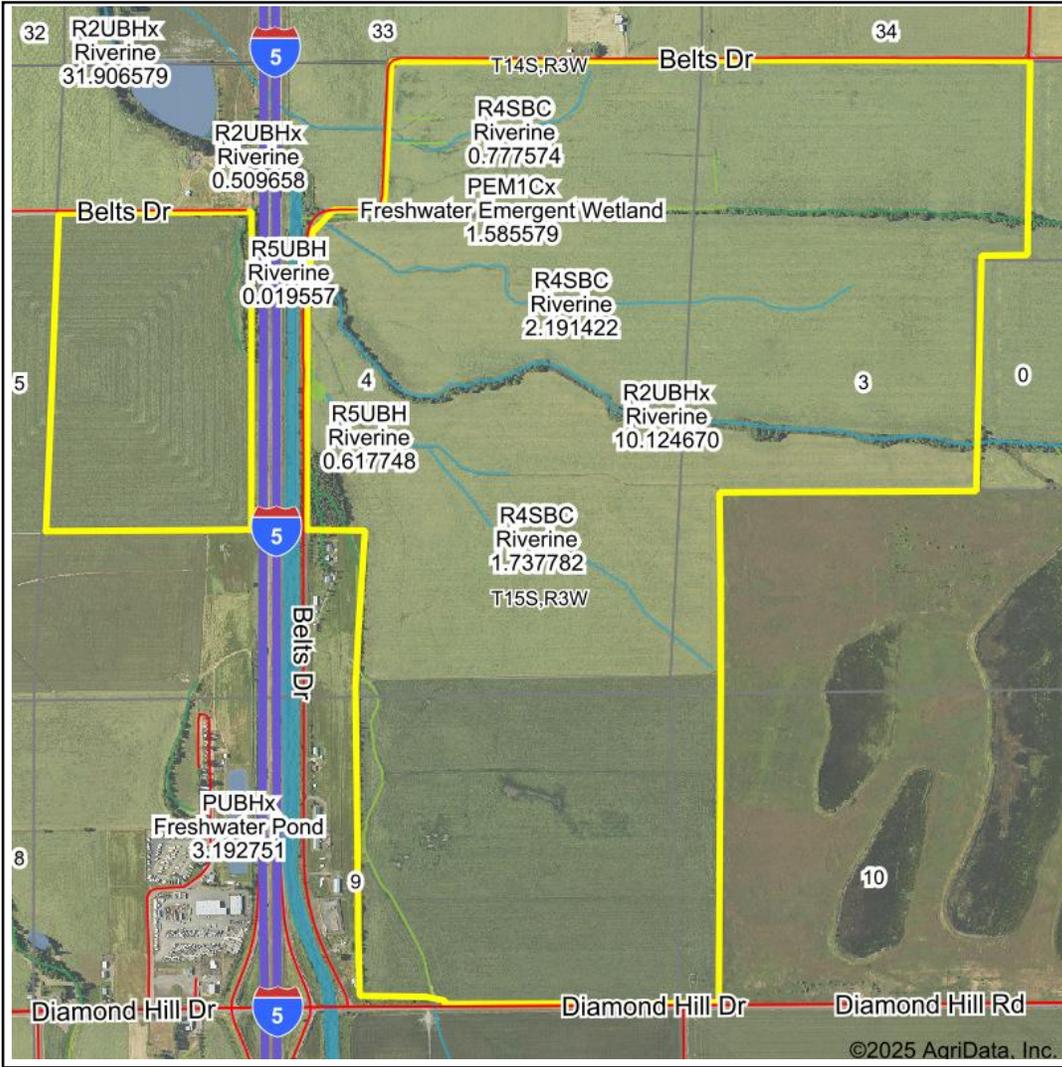
Name	Number	County	NFIP Participation	Acres	Percent
LINN COUNTY	410136	Linn	Regular	840.78	100%
Total				840.78	100%

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

Zone	SubType	Description	Acres	Percent
A		100-year Floodplain	400.62	47.6%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	209.36	24.9%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	131.67	15.7%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	99.13	11.8%
Total			840.78	100%

Panel	Effective Date	Acres	Percent
41043C1145G	9/29/2010	756.44	90.0%
41043C1140G	9/29/2010	84.34	10.0%
Total		840.78	100%

Wetlands Map



State: Oregon
Location: 4-15S-3W
County: Linn
Township: Brownsville
Date: 7/29/2025

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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0ft 1811ft 3622ft

Classification Code	Type	Acres
R4SBC	Riverine	4.82
R2UBHx	Riverine	3.79
PFOC	Freshwater Forested/Shrub Wetland	1.58
PEM1Cx	Freshwater Emergent Wetland	1.49
PEM1C	Freshwater Emergent Wetland	1.37
PEM1Ad	Freshwater Emergent Wetland	1.09
R5UBH	Riverine	0.93
PSSC	Freshwater Forested/Shrub Wetland	0.51
Total Acres		15.58

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