

ADDITIONAL STRUCTURE(S) SUPPLEMENT

Structures: 6

Stalls:

Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
SHOP	(Farm Market)	1024				CONCRET, WOODSID	METAL
BARN	50 x 80	4000				CONCRET, WOODSID	METAL
BARN	32 x 62	2000				CONCRET, WOODSID	METAL
BARN	40 x 64	2560				CONCRET, WOODSID	METAL
BARN	24 x 60	1440				WOODSID	METAL
BARN	34 x 52 (Parlor)	1768				CONCRET, POLE	METAL

Features:

SHOP	CNCTFLR, ELECMTR, HEATED, POWER, SEC-LIT, VYW-DBL
BARN	CNCTFLR, DIRTFLR, HAY, RV-PRKNG, STORAGE
BARN	220VLTS, CNCTFLR, DIRTFLR, POWER, STORAGE
BARN	CNCTFLR, DIRTFLR, RV-PRKNG, STORAGE
BARN	DIRTFLR, RV-PRKNG, STORAGE
BARN	CNCTFLR, LIVESTK, STORAGE

Garage - Dim:

SQFT:

Lvl:

Att:

Det:

RV-Park Dim:

Conditional Use Permit Required for 2nd Residence: Y

Public: Licensed farm store w/inventory/business nego, but not included. ~2000sqft barn w/3 bays piped for O2 compost processing for add'l farm income. 4 metal grain silos w/fans & original dairy parlor. Buildable w/2nd res req cond use prmt. Tons of ag uses

AMENITIES SUPPLEMENT

Approximate Distance From:

Additional Rooms:

Public Rail Stop:	Waterfront:	Shopping:	/	/
Bus Stop:	Ocean Beach:	Public Park:	/	/
School Bus Stop:	Beach Access:	Walk Score:	/	/
Bike Path:	Multi Use Path:			
Public Horse Trail:	Dir. Home:			

Neighborhood Features:

Home Warranty - Company:

Price:

Easement Information:

Public: Equestrians will appreciate short ~2.1mi access to Oakhurst Equine Veterinary clinic & approx 2.2mi to North Valley Ag hay/shavings supplier. Also located across the street from Ewing Young Elementary while on Ribbon Ridge/Calkins wine tasting route!

Exclusions:**FARM AND RANCHES SUPPLEMENT**

Habitable:	#Stalls:	Type: FARM
Current Irrig. Wtr Rights: N /		Distance to School Bus:
Irrig. Sys/Source: DRIP, GRAVITY, SEERMKS		Distance from Shopping:
Add Dwelling: /	Personal Prop: N	Crops Included: N
Electric on Prop: Y / 220VLTS	Approx Dist Elect:	Certified Organic: N
Grazing Permits - BLM: /AUM:	Forest Service: /AUM:	Private: /AUM:
Approx # Acres - Cultivated: 39	Pasture:	Wooded:
Nursery: 1	Orchard: 1	
Currently Usable: HAY-GROW, NURSERY, ORCHARD, OTHER	FCS Shares Included:	
Documents Avail: AIRPHOT	Fencing: CHAINLK, MESH	
Public: 1000+ lavender plants w/gravity drip lines. Easy-to-maintain u-pick fig grove. ~2.9ac in grass/oat hay production. ~35.1ac leased yr-to-yr in September; replanted 2018 for rye seed. Lots of farm income potential near Portland Metro commuter routes!		

WATER RIGHTS SUPPLEMENT

Note: Water Right data is as reported by the Seller's broker. For source of information and details of Water Right information, contact the Seller's broker. Information not guaranteed and should be verified.

Current Water Rights:	Source of Information:		
Application ID:	Permit ID:	Certificate ID:	Status:
Date Last Used:	5+ Consecutive Years Of Non-use In Last 15 Years:		Priority Date:
Type of Right:	Type of Use:		
Approx # of Total Irrigated Acres:		Power Available at Point of Diversion:	
Water Source: CREEK		Is Delivery System Pressurized:	
Delivery System:		Delivery Methodology:	
Well and Pump Information- #	Type of Pump:	Type of Well:	
Wells:			
Location of Pump:	Pump Shared:	Who Owns the Pump:	
Public: Parcel has creek running through property & previous water rights on record shared w/parcel R330400900; buyer to do own due diligence for intended use. Seller had property dowsed to identify multiple potential well sites			