



## OFFERING CIRCULAR

378 Acre Farm  
Irrigated

Presented by:





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All inquires regarding this offering should be directed to:

Brett A. Veatch, Principal Broker  
Agri-Investment Services Group  
Berkshire Hathaway NW Real Estate  
2501 Portland Road, Newberg, OR  
503.708.4663  
bveatch@bhhsnw.com

# Overview

This farm is located outside of Roseburg, Oregon in Douglas County. Located in the Umpqua Valley and Umpqua Valley AVA. The property consists of approximately 378 acres, more or less, in three blocks. In addition, there is another 149 acres, more or less, which is also available for purchase.

Information relating to each of the three blocks will follow in this offering circular. The blocks have been named: Hubbard Creek, Oak Hills and Garden Valley. The additional block which is available is named: Kellogg.

All of the blocks have frontage on the Umpqua River. Two of the three have irrigation rights from the river. The fourth block - Kellogg - also has irrigation rights.

Soils are mostly well drained loam soils. Soils maps are attached and full soil series descriptions are available upon request. Tiling was completed on portions of all three blocks in 2013 by Birky Water Ways. Field drainage maps are attached.

The property is actively farmed and the owner has maintained good soil health. There are several permanent crops being farmed adjacent to or nearby these blocks, including hazelnuts, blueberries and wine grapes.





Kellog

Farm Block Locations

Approx 20 miles

Hubbard  
Creek

Umpqua

Oak Hills

Approx 4 miles

Garden Valley

Fair Oaks

Sutherlin



9 mi



Hubbard Creek Rd.

# Hubbard Creek

This block consists of roughly 119 acres with water rights to approximately 116 acres. The property has a good pump site on the Umpqua with adequate power and an in-ground main line.

Hubbard Creek represents the “home place” and is improved with a very nice dwelling which was constructed in 2009. It offers three-plus bedrooms and two-&-one-half baths in approximately 3000 sq. ft. of living space. The dwelling has an additional basement and upgrades such as geo-thermal heating.

There are other improvements which include a large shop and miscellaneous outbuildings.

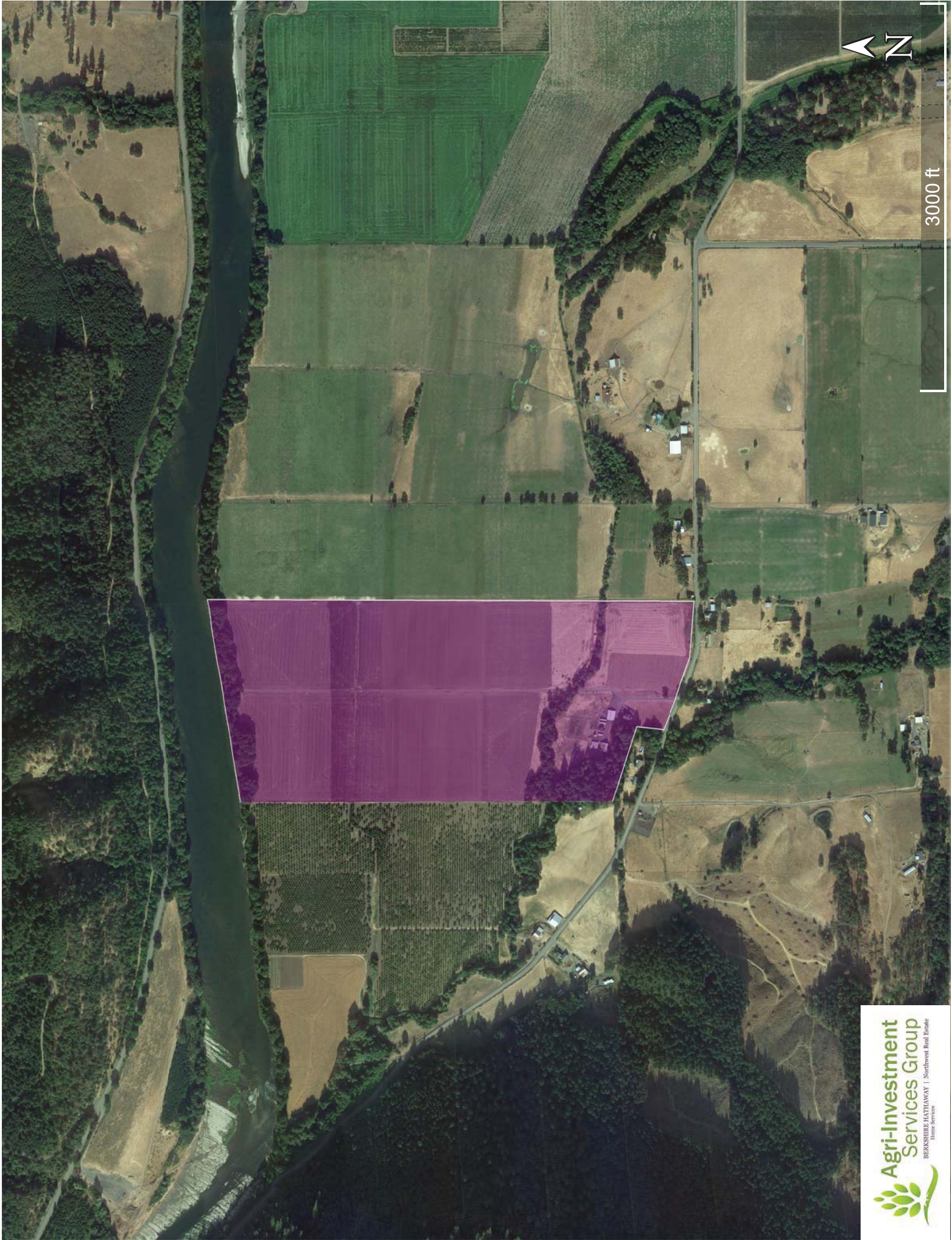




# Hubbard Creek







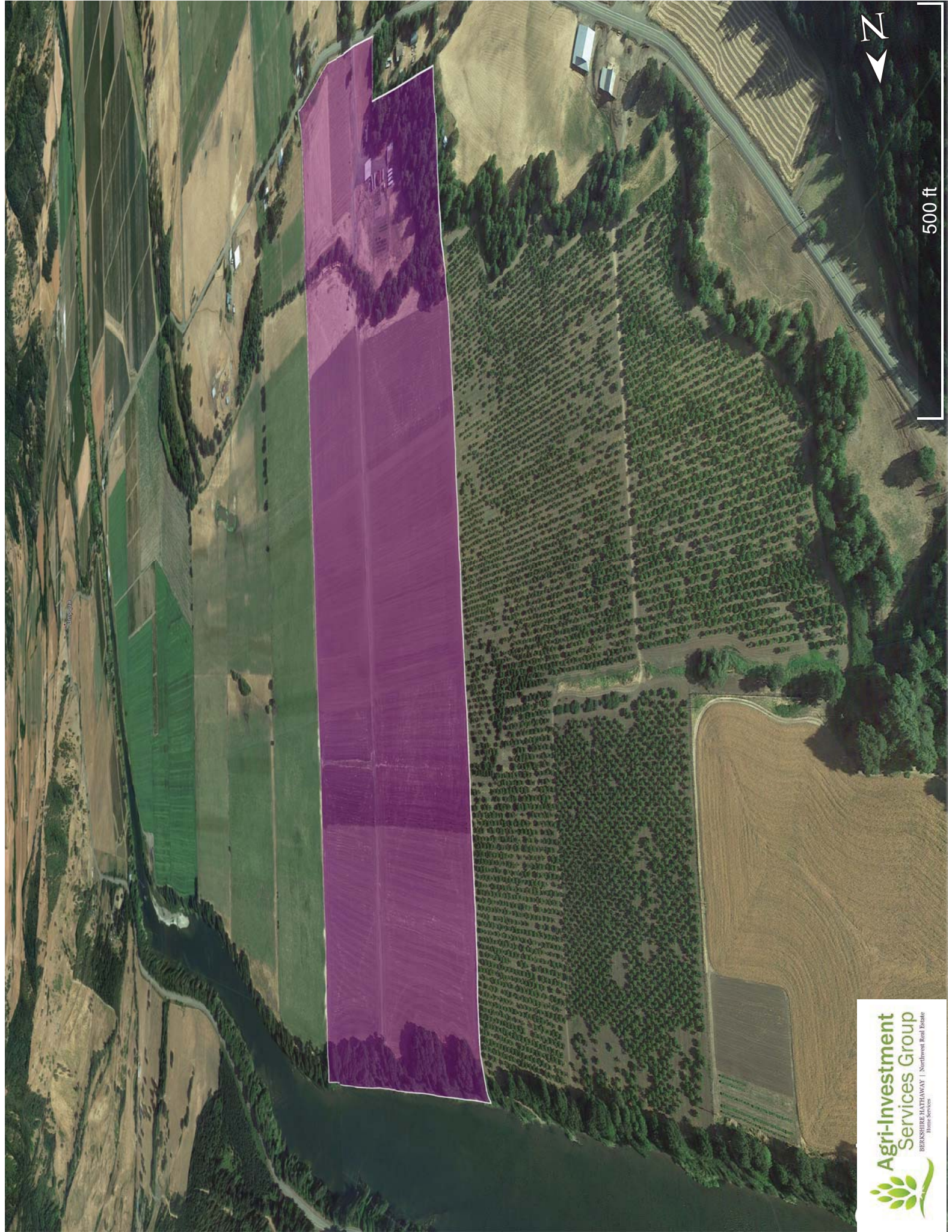
3000 ft





700 ft







# Soil Series Map

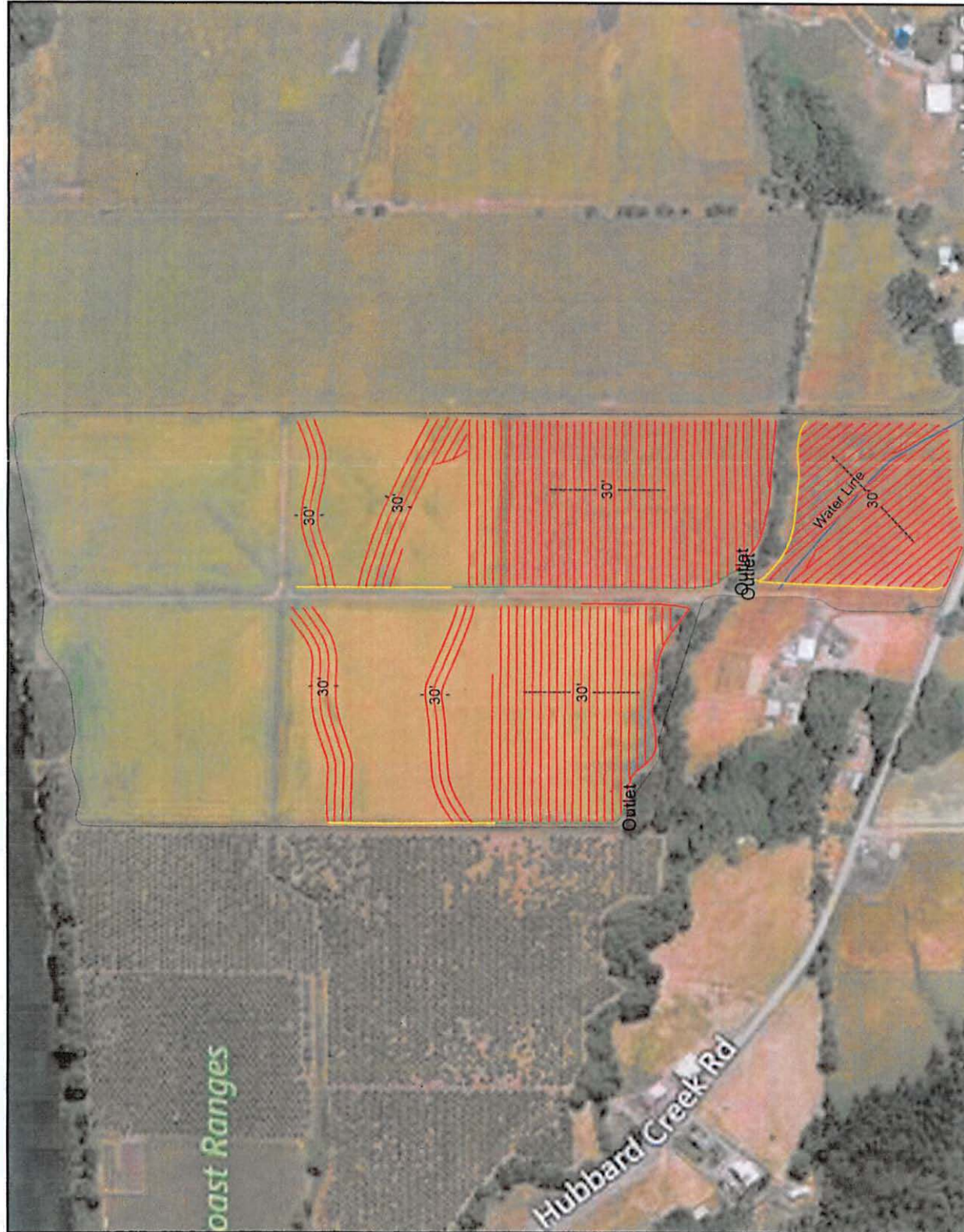


## Soil Series Map Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
29A	Brand silty clay loam, 0 to 3 percent slopes	4.2	3.5%
43A	Coburg silty clay loam, flooded, 0 to 3 percent slopes	9.0	7.6%
164A	Newberg fine sandy loam, 0 to 3 percent slopes	16.2	13.6%
188D	Pengra silt loam, 2 to 20 percent slopes	1.2	1.0%
202B	Redbell silt loam, 0 to 5 percent slopes	38.0	32.0%
214A	Roseburg loam, 0 to 3 percent slopes	21.2	17.9%
224B	Sibold fine sandy loam, 0 to 5 percent slopes	6.2	5.3%
257A	Waldo silty clay loam, 0 to 3 percent slopes	22.8	19.2%
W	Water	0.0	0.0%
<b>Totals for Area of Interest</b>		<b>118.7</b>	<b>100.0%</b>



# Hubbard Creek Tile Map



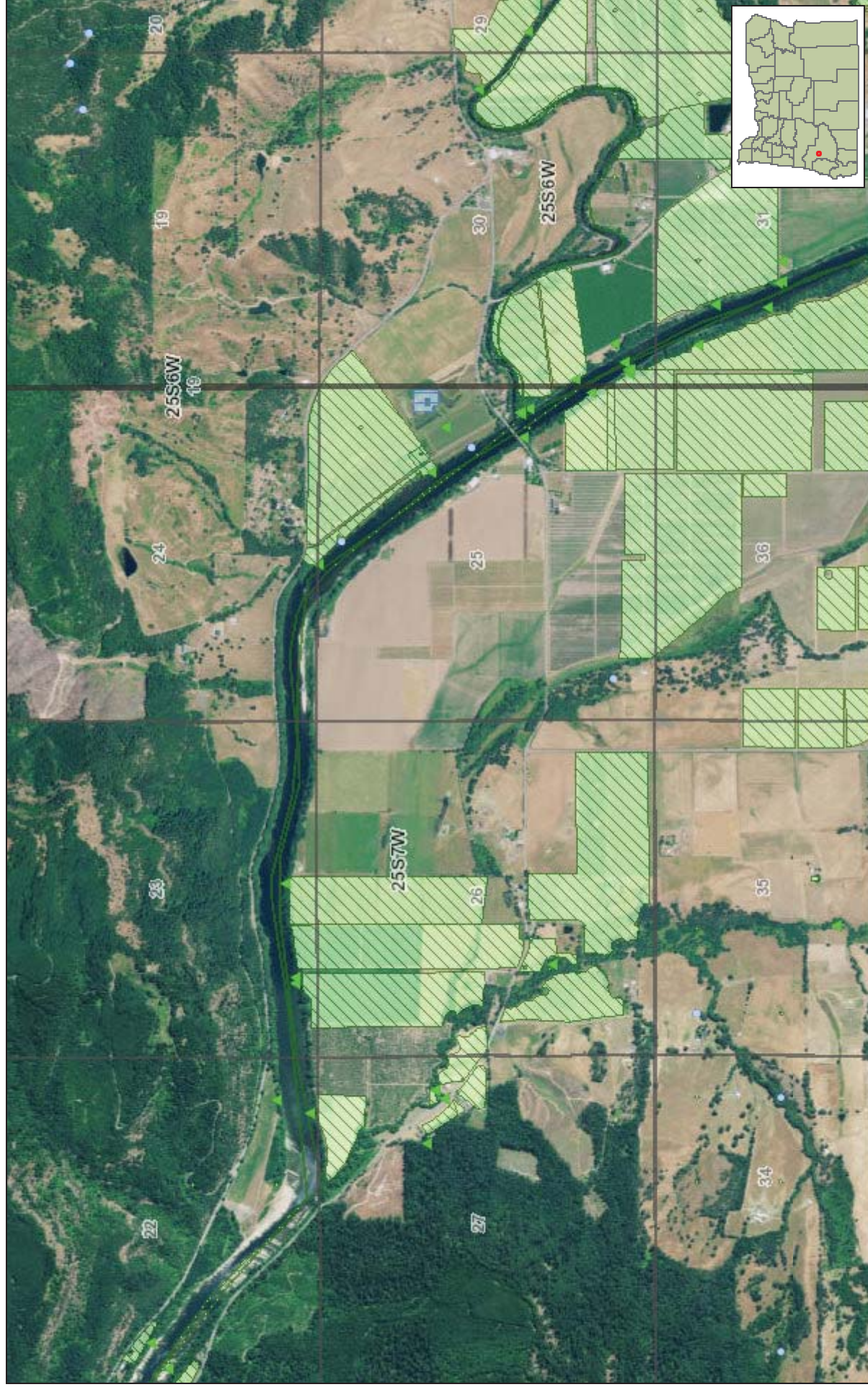
4" Perf	62920.92 ft
6" Perf	2578.98 ft
8" Perf	1627.00 ft
????	0.00 ft

Farm: Hubbard Creek Rd  
 Field: Home Place  
 Date: July 2013  
 Base: Lat 43.20.59.36745  
 Lon 123.28.29.50230  
 Elev 305.242





# Hubbard Water Rights Map



## Water Rights by Type

- Points of Diversion
- Irrigation
- Surface Water
- Groundwater
- Recreation
- Fish
- Wildlife
- Navigation
- Mineral
- Domestic

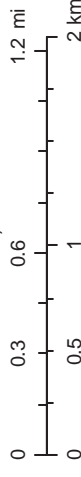
## Water Rights by Use

- Recreation
- Fish
- Wildlife
- Navigation
- Mineral
- Domestic

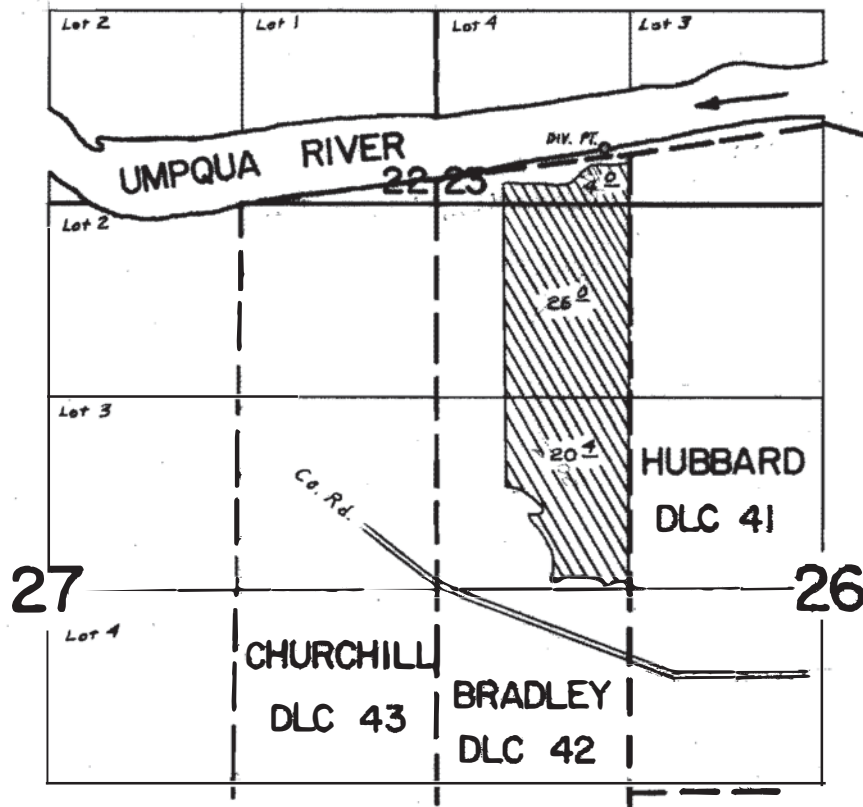
## By Primary/Supplemental

- Primary
- Supplemental
- Power
- Commercial
- Domestic

1:36,112



T. 25 S. R. 7 W. W.M.



DIV. PT. LOCATED 4400 FT. N. & 180 FT. W. From SW Cor. Hubbard DLC 41

**FINAL PROOF SURVEY**  
UNDER

Application No. 47052 Permit No. 35192  
IN NAME OF

RAY E. DOERNER & PATRICIA M. DOERNER

Surveyed APR 5 1973, by L.E. GOULD



STATE OF OREGON  
COUNTY OF DOUGLAS  
**CERTIFICATE OF WATER RIGHT**

**This Is to Certify, That RAY E. & PATRICIA M. DOERNER**  
97470

of **Route 3, Box 1530, Roseburg**, 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 **Umpqua River**

a tributary of **Pacific Ocean** for the purpose of  
**irrigation of 50.4 acres**

under Permit No. **35192** 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 **June 5, 1970**

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 **0.63 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 $\frac{1}{4}$  SW $\frac{1}{4}$ , as projected within Bradley DLC 42, Section 23, T. 25 S., R. 7 W., W. M., 4400 feet North and 180 feet West from SW Corner, Hubbard DLC 41.**

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:

**4.0 acres SW $\frac{1}{4}$  SW $\frac{1}{4}$   
As projected within Bradley DLC 42  
Section 23  
26.0 acres NW $\frac{1}{4}$  NW $\frac{1}{4}$   
20.4 acres SW $\frac{1}{4}$  NW $\frac{1}{4}$   
Both as projected within Bradley DLC 42  
Section 26  
T. 25 S., R. 7 W., W. M.**

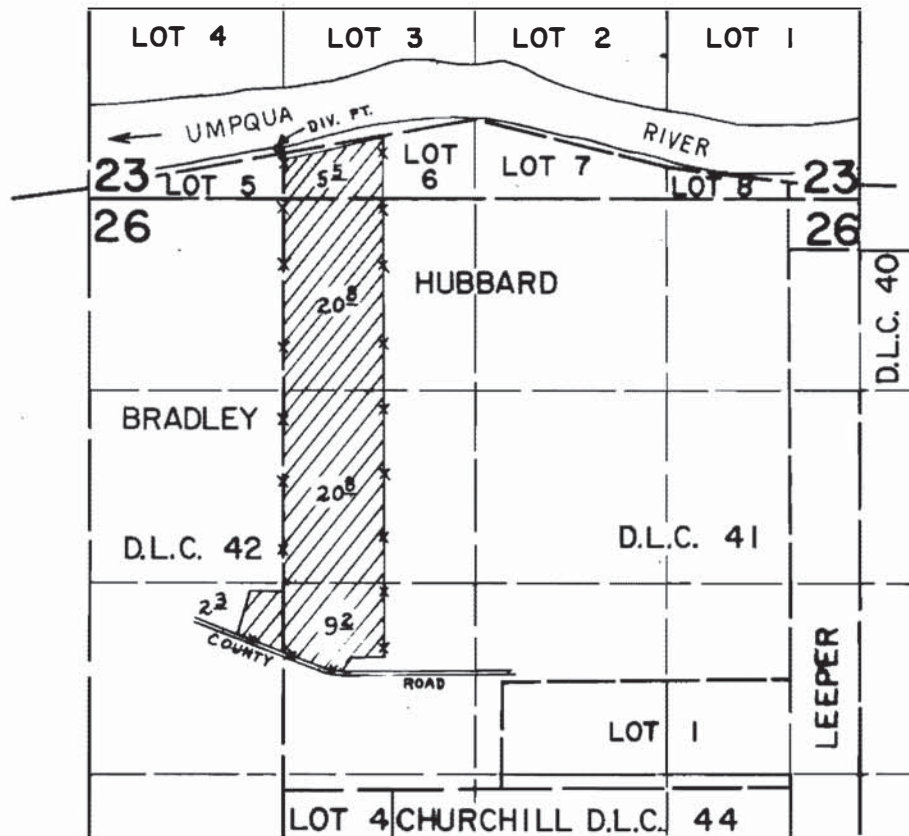
The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the State Engineer, affixed  
this date. **January 22, 1975**

.....**Chris L. Wheeler**.....  
State Engineer

Recorded in State Record of Water Right Certificates, Volume **33**, page **41522**

**T.25 S., R.7 W., W.M.**



DIV. PT. LOCATED 350' N. & 1,290' E. FROM S.W. COR. SEC. 23

SCALE: 4" = 1 mile

## FINAL PROOF SURVEY

UNDER

Application No. 51940 Permit No. 39075  
IN NAME OF

**RAY E. & PATRICIA M. DOERNER**

Surveyed FEB. 28, 1985, by L. CASHION



STATE OF OREGON

COUNTY OF DOUGLAS

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

GLORIA ANN JONES, TRUSTEE  
GLORIA ANN HAGER JONES REVOCABLE TRUST  
2307 HUBBARD CREEK ROAD  
UMPQUA, OR 97486

confirms the right to use the waters of UMPQUA RIVER, a tributary of PACIFIC OCEAN, for IRRIGATION of 56.3 ACRES.

This right was perfected under Permit S-39075. The date of priority is MAY 14, 1974.

The right is limited to not more than 0.70 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:

TWP	RNG	MER	SEC	Q-Q	MEASURED DISTANCES
25 S	7 W	W. M.	23	SW SW	350 FEET NORTH AND 1290 FEET EAST FROM SW CORNER OF SECTION 23

The amount of water used for irrigation, together with the amount secured under any other water right existing for the same lands, shall be limited to ONE-EIGHTIETH (1/80) 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 2.5 acre-feet per acre for each acre irrigated during the irrigation season each year.

The right 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:

IRRIGATION							
TWP	RNG	MER	SEC	Q - Q	DLC	LOT	ACRES
25 S	7 W	W. M.	23	SE SW		6	5.5
25 S	7 W	W. M.	26	NE NW	41		20.8
25 S	7 W	W. M.	26	SE NW	41		20.8
25 S	7 W	W. M.	26	NE SW	41		9.2
TOTAL:							56.3

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. The right is subject to minimum flows established by the Water Resources Commission with an effective date prior to this right.

This certificate describes that portion of the water right confirmed by Certificate 59059, State Record of Water Right Certificates, NOT modified by the provisions of an order of the Water Resources Commission in PC 01-10 and PC 02-10 (OAH Ref. no: WR-11-001) entered April 20, 2012, and recorded in Special Order Volume 87, Pages 417 to 432, partially cancelling a water right. This certificate supersedes Certificate 59059.

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.

Issued: April 27, 2012

  
Dwight French, Water Right Services Division Administrator for  
PHILIP C. WARD, DIRECTOR



SEE MAP 25 7 23

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY.

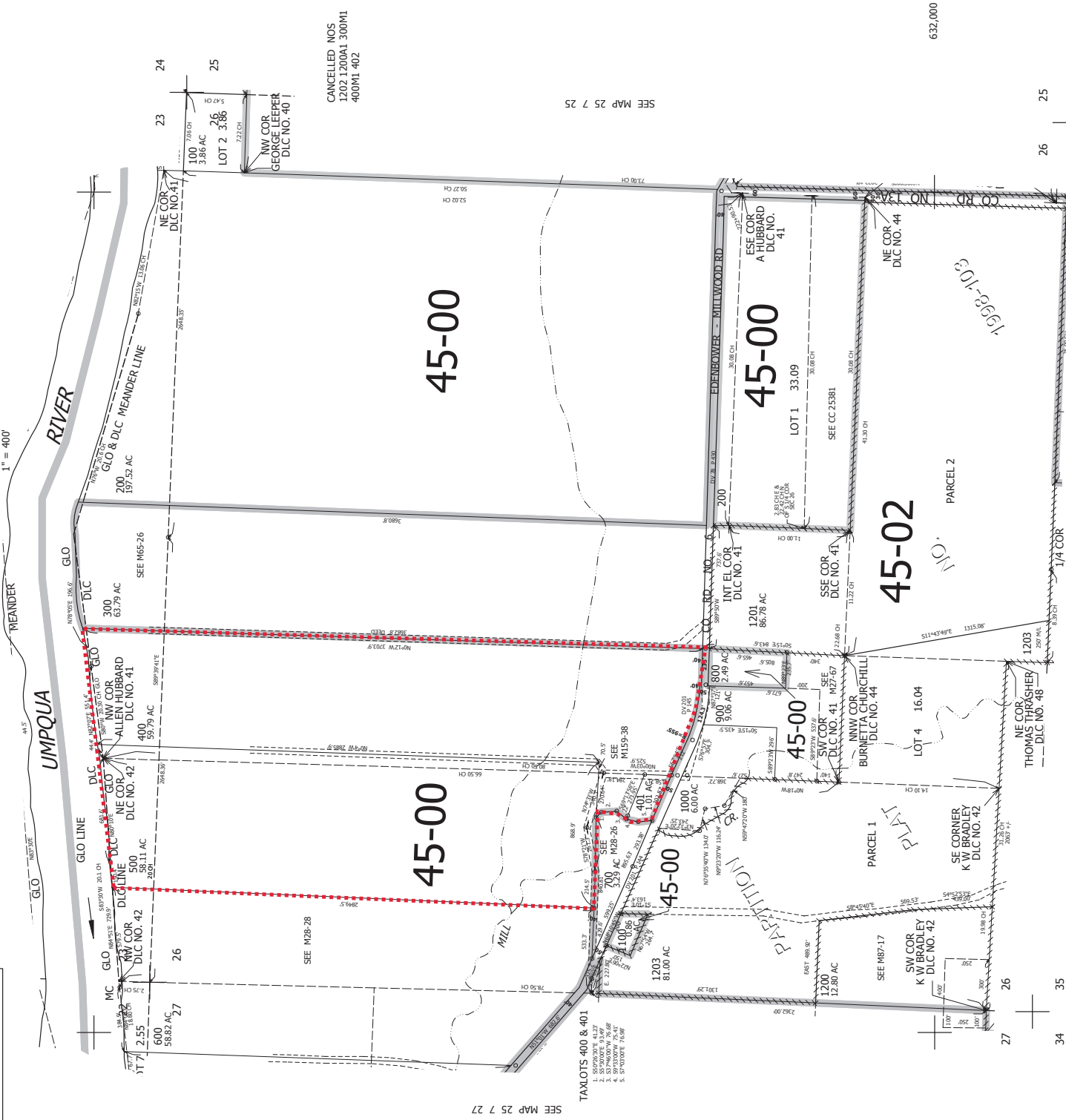
CANCELLED NOS  
1202 1200A1 300M1  
400M1 402

SEE MAP 25 7 25

SEE MAP 25 7 35

35 36 25 7 26

34 4,122,000



Oak Hills Road



# Oak Hills

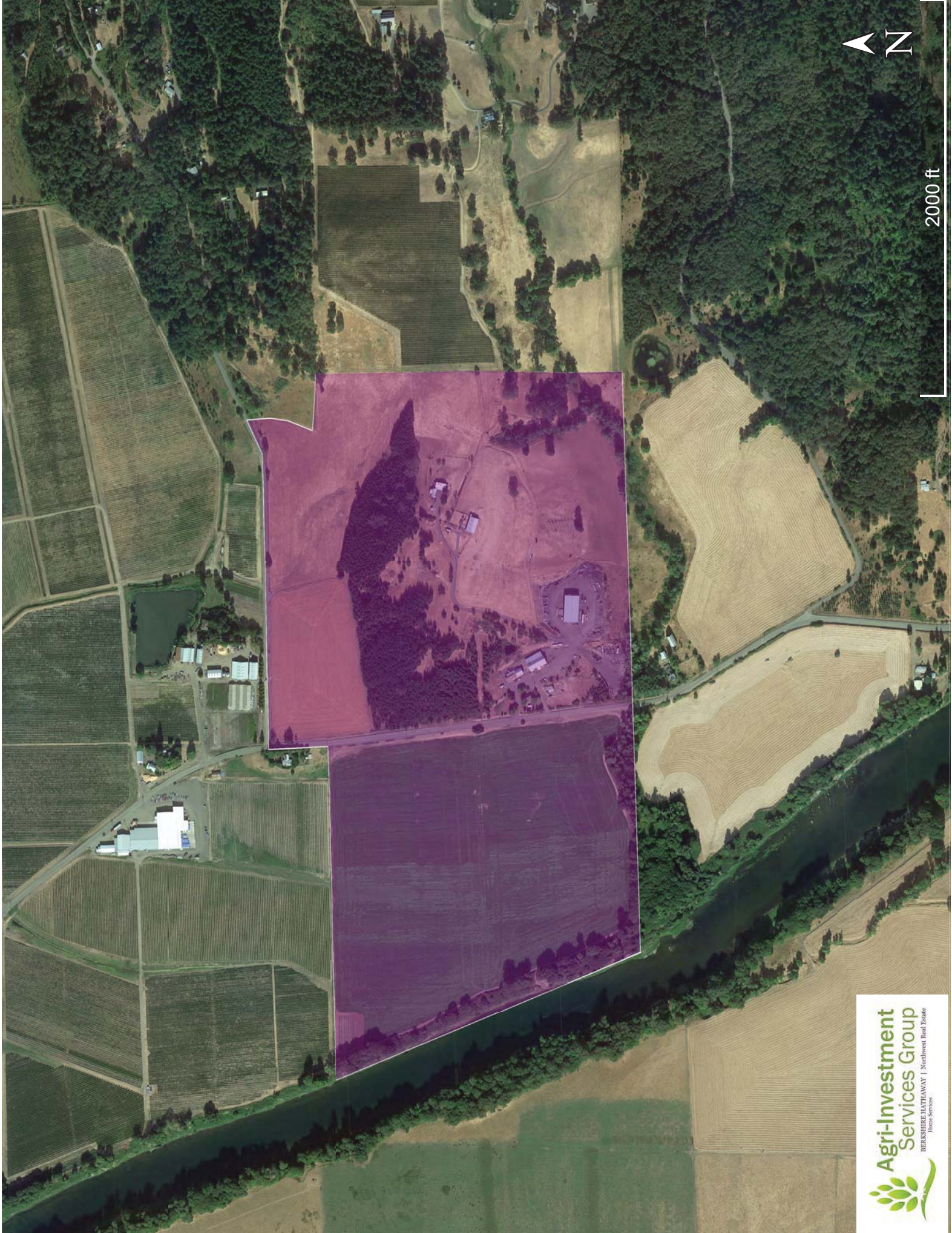
This block consists of approximately 156 acres. This property fronts on the Umpqua River, but does not have water rights at this time.

Oak Hills is referred to as the “Shop”. The office, workshop, storage facility, sheds, fuel tanks and equipment yard are located here. The storage facility is approximately 13,000 sq. ft. in size with 22 foot eaves and a concrete floor. There is also a dwelling at the access point that is rented.

There are two tax lots, The smaller tax lot is approximately 13 acres and contains a few acres of pasture ground and a stand of conifer trees. It appears that this stand could have commercial timber value at some point.







2000 ft

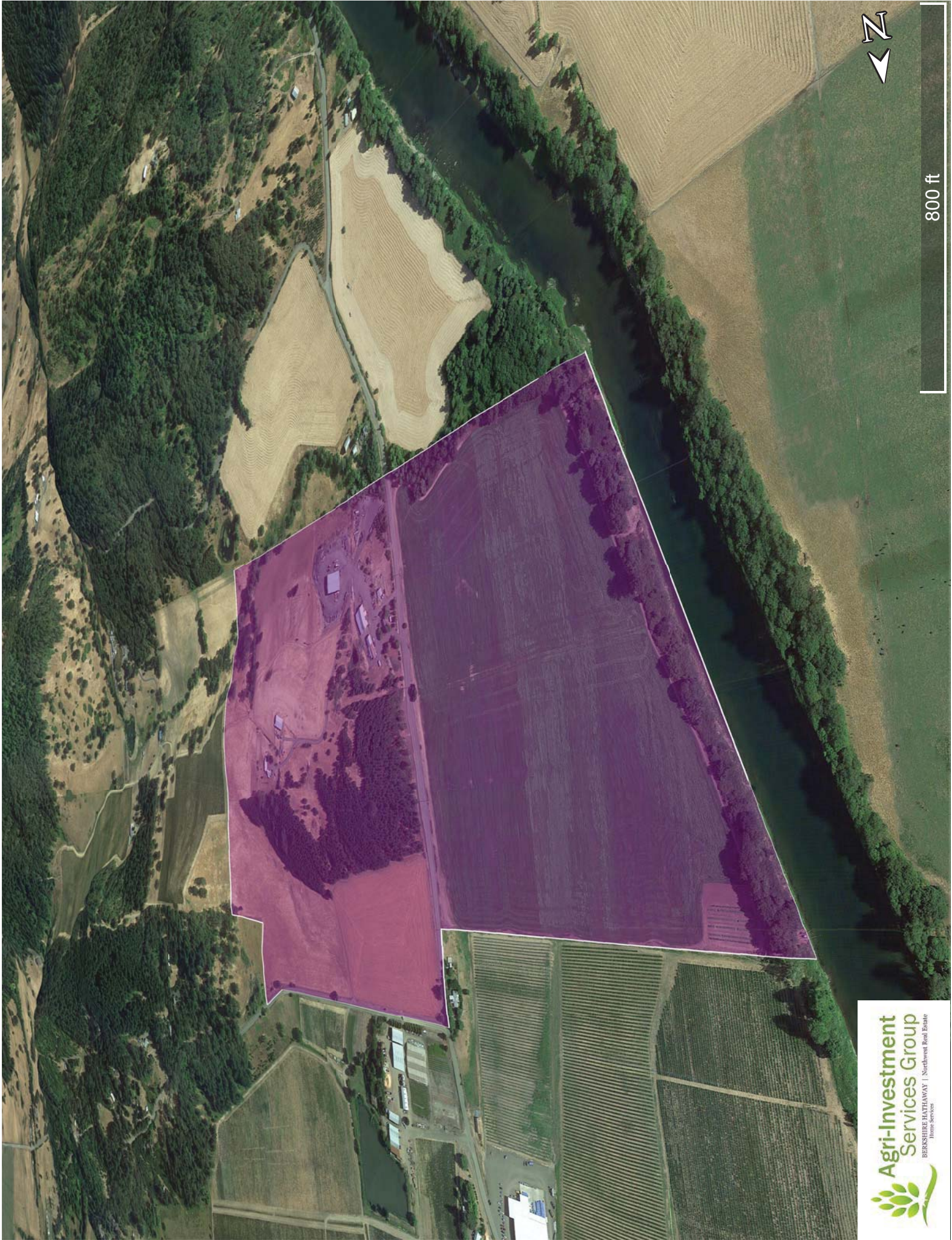


Umpqua



800 ft





800 ft

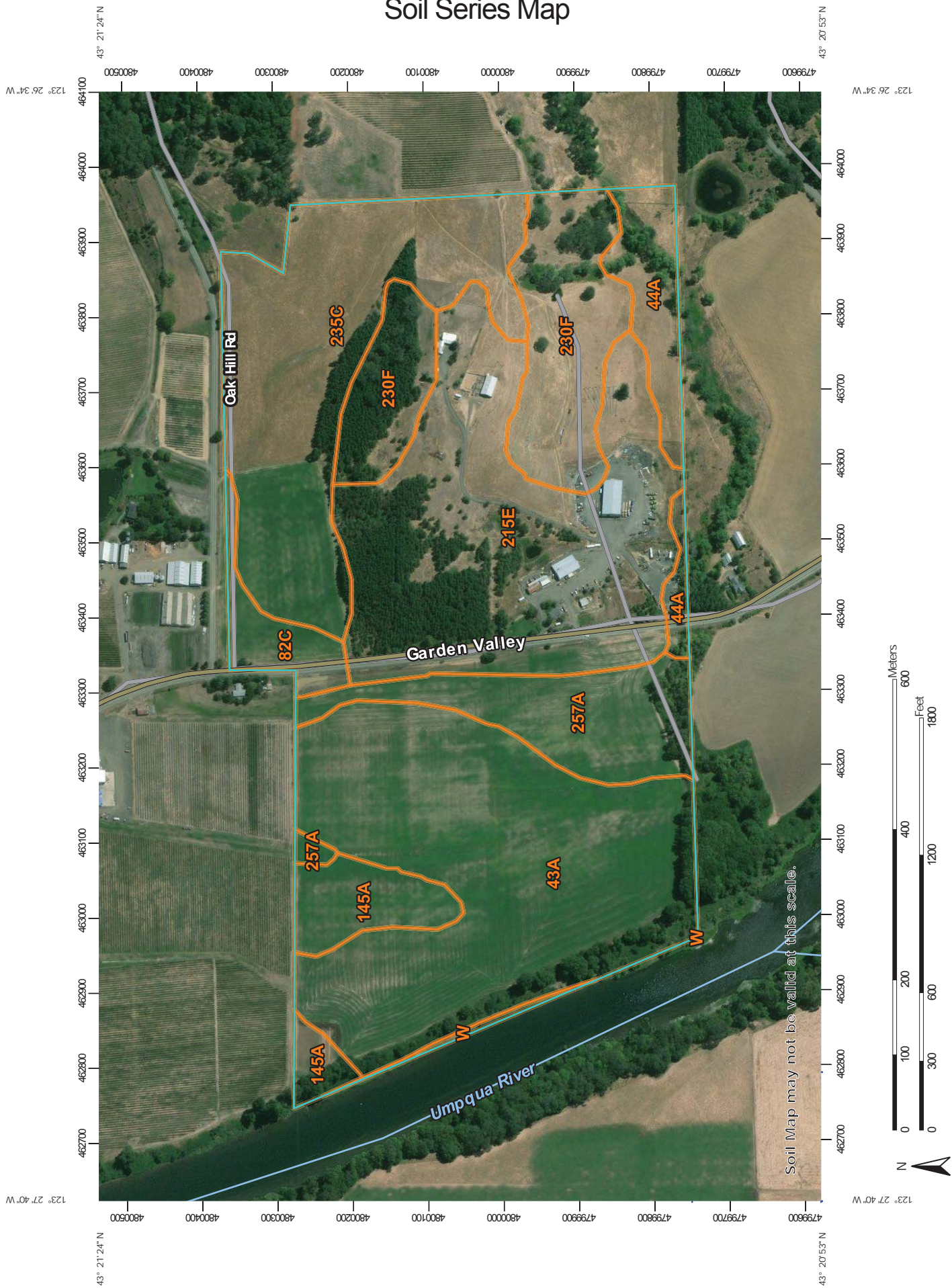




2000 ft



# Soil Series Map





# Soil Series Map Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
43A	Coburg silty clay loam, flooded, 0 to 3 percent slopes	42.7	27.5%
44A	Conser silty clay loam, 0 to 3 percent slopes	6.6	4.2%
82C	Fordice very cobbly loam, 0 to 12 percent slopes	3.7	2.4%
145A	Malabon silty clay loam, flooded, 0 to 3 percent slopes	6.4	4.1%
215E	Rosehaven loam, 12 to 30 percent slopes	38.0	24.5%
230F	Speaker-Nonpareil complex, 30 to 60 percent slopes	17.7	11.4%
235C	Sutherlin silt loam, 3 to 12 percent slopes	28.5	18.3%
257A	Waldo silty clay loam, 0 to 3 percent slopes	11.4	7.3%
W	Water	0.5	0.3%
<b>Totals for Area of Interest</b>		<b>155.4</b>	<b>100.0%</b>

Oak Hill Tile Map | Section 1

Oak Hill Tile Map | Section 1



4" Perf 14260.84 ft  
6" Perf 440.00 ft  
8" Perf 430.00 ft

Field: Side  
Date: June 2013



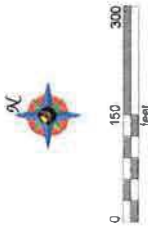


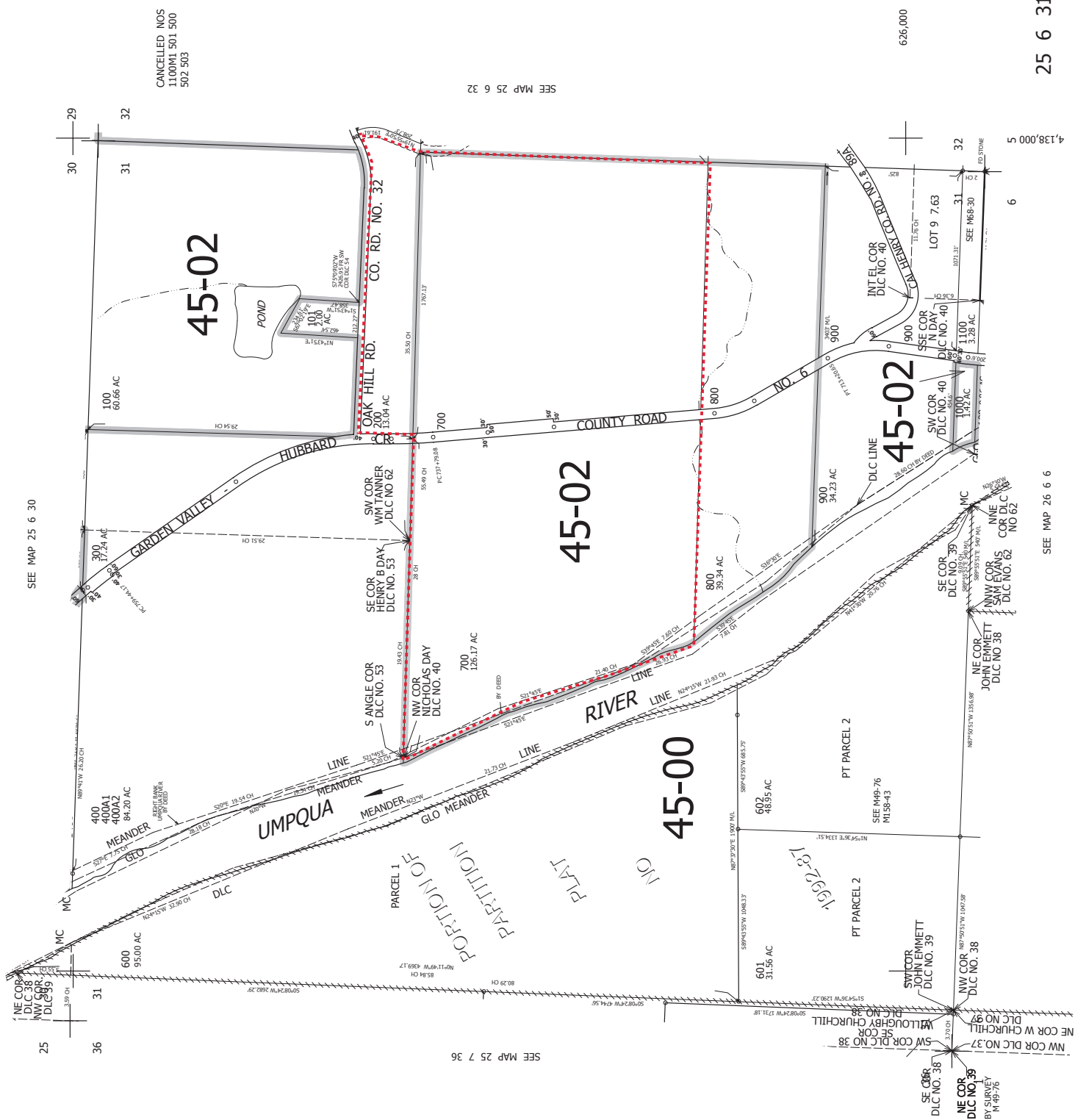
Oak Hill Tile Map | Section 2

Oak Hill Tile Map | Section 2

4" Perf 29257.84 ft  
6" Perf 1566.76 ft

Farm: Home  
Field: Shop  
Date: June 2013







25 6 32

SEE MAP 25 6 33

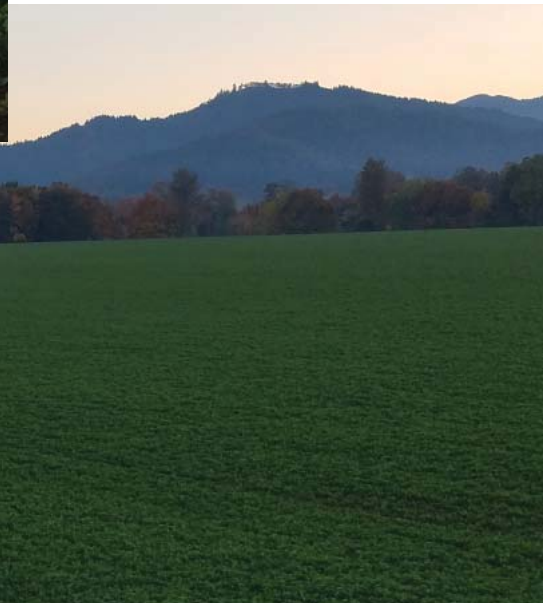
25 6 32

Garden Valley Road

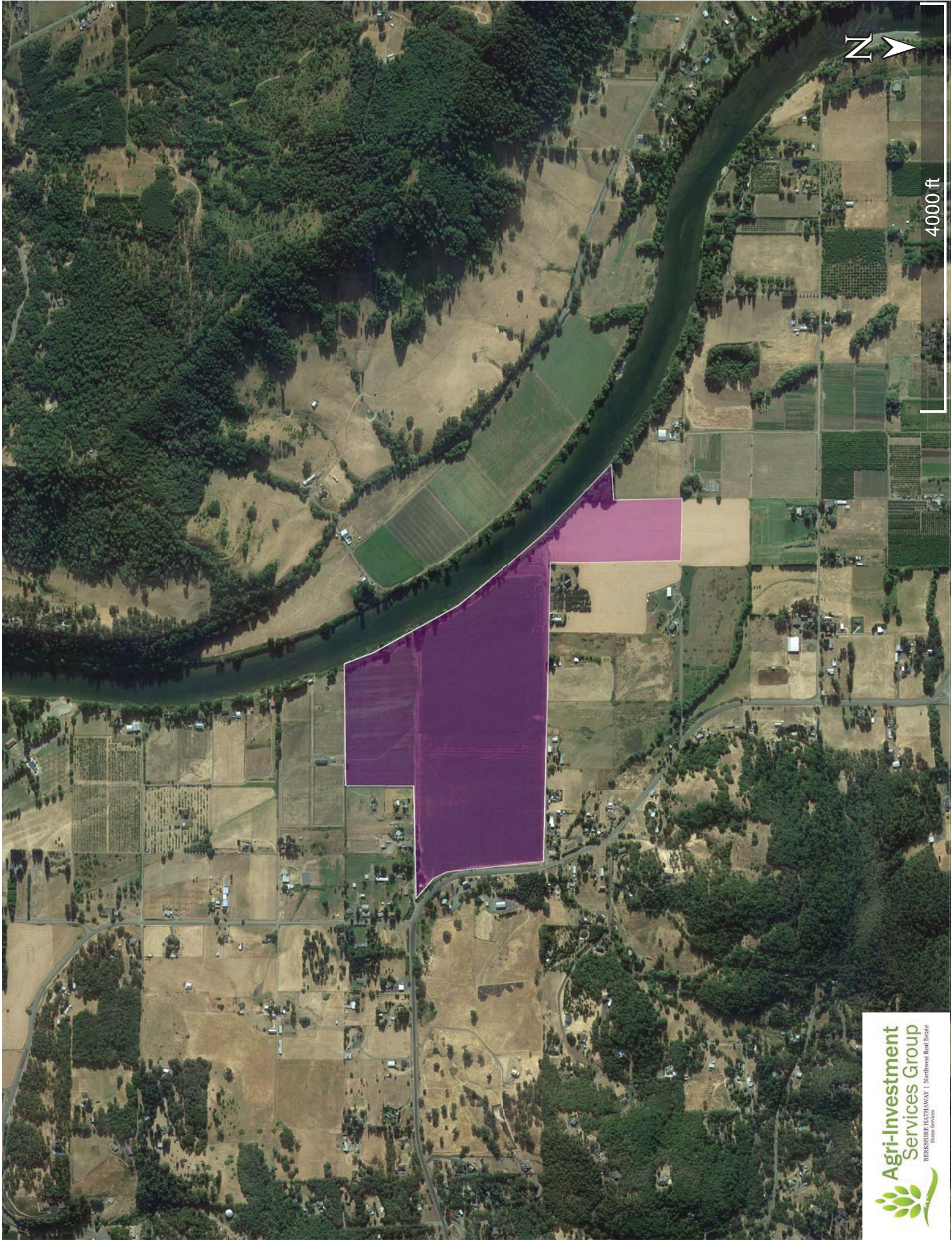


# Garden Valley

This block is approximately 103 acres with frontage on the Umpqua River and irrigation rights. There is a good pump site and adequate power. There are access roads down each side of this parcel. This property has a small rental home. It is comprised of four individual tax lots.

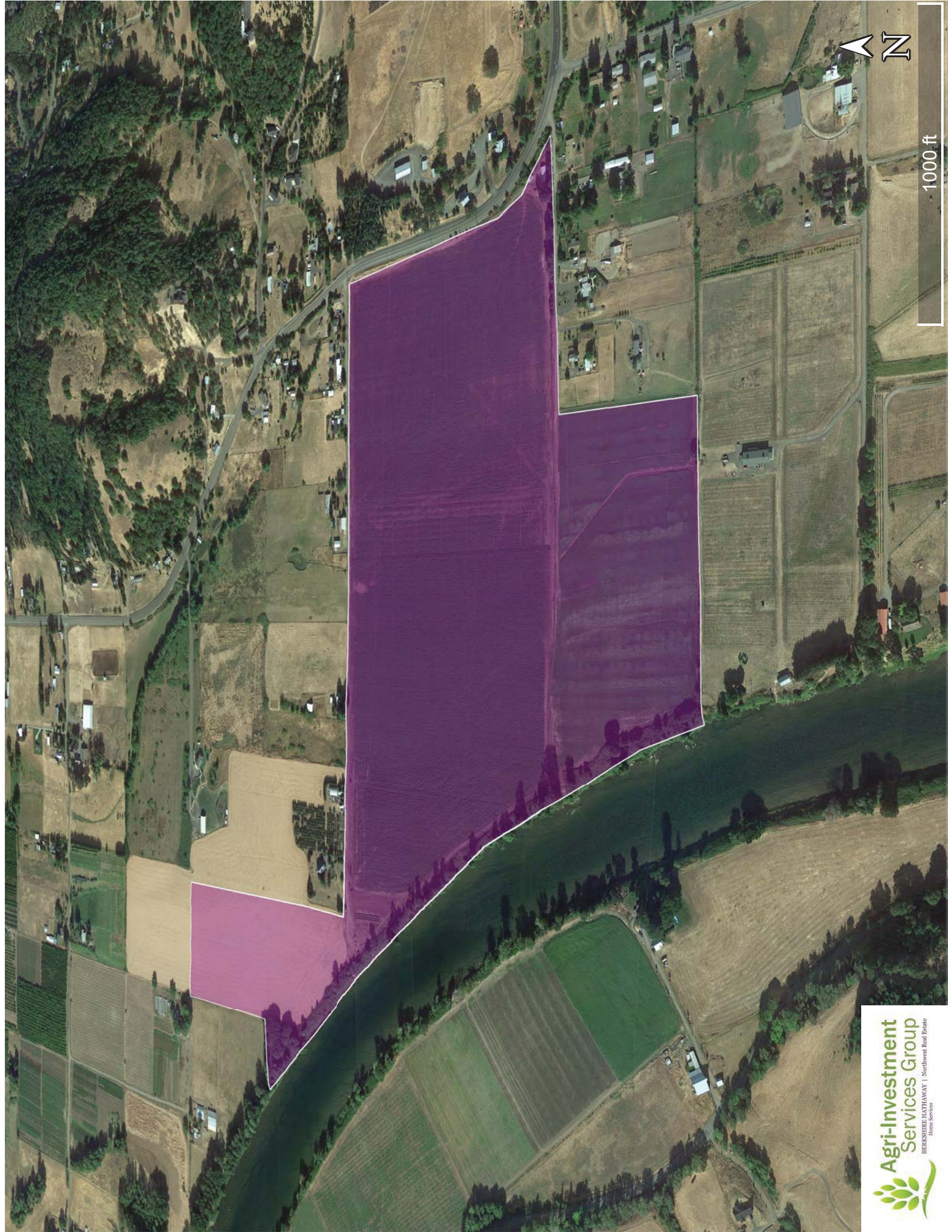






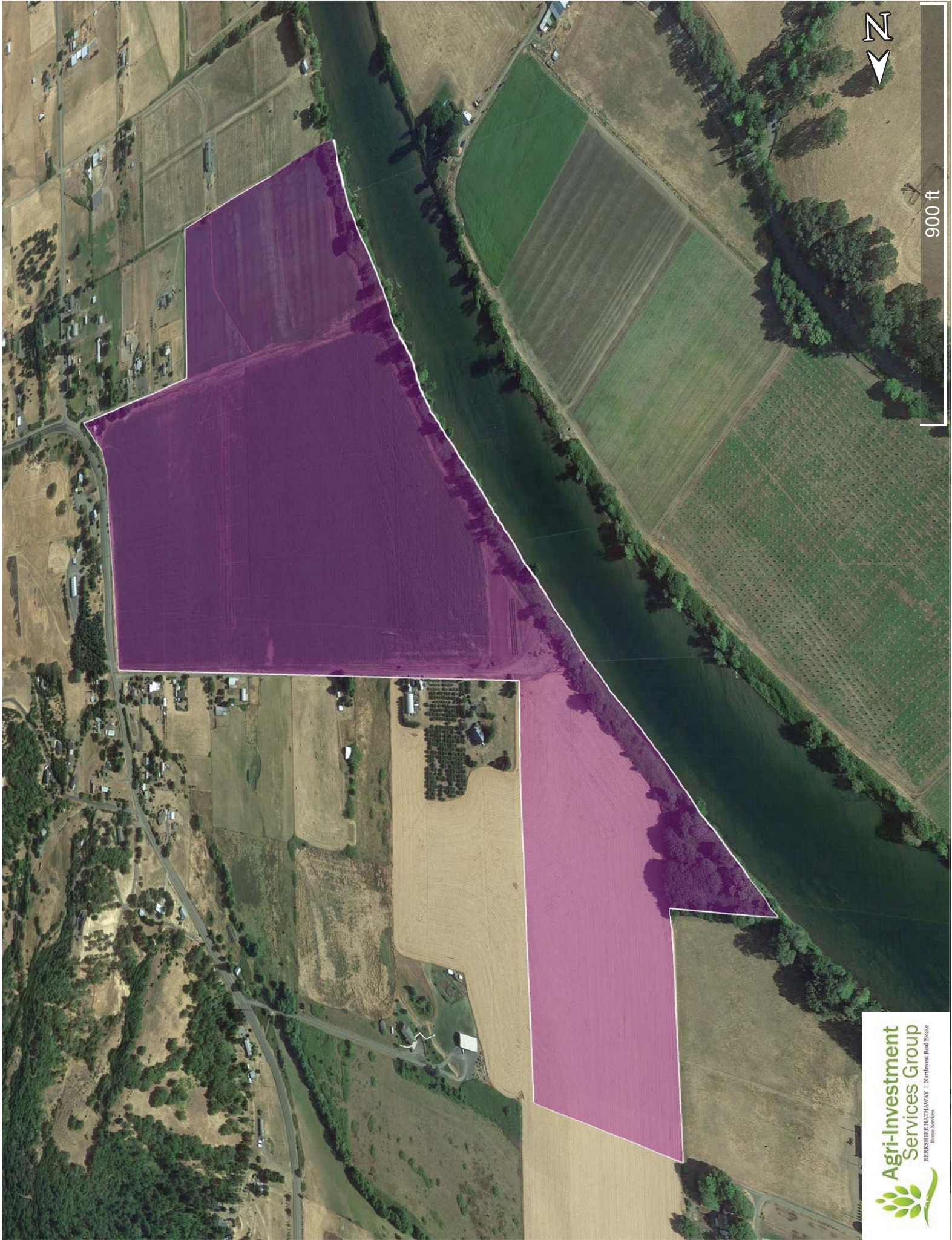
4000 ft





1000 ft





900 ft

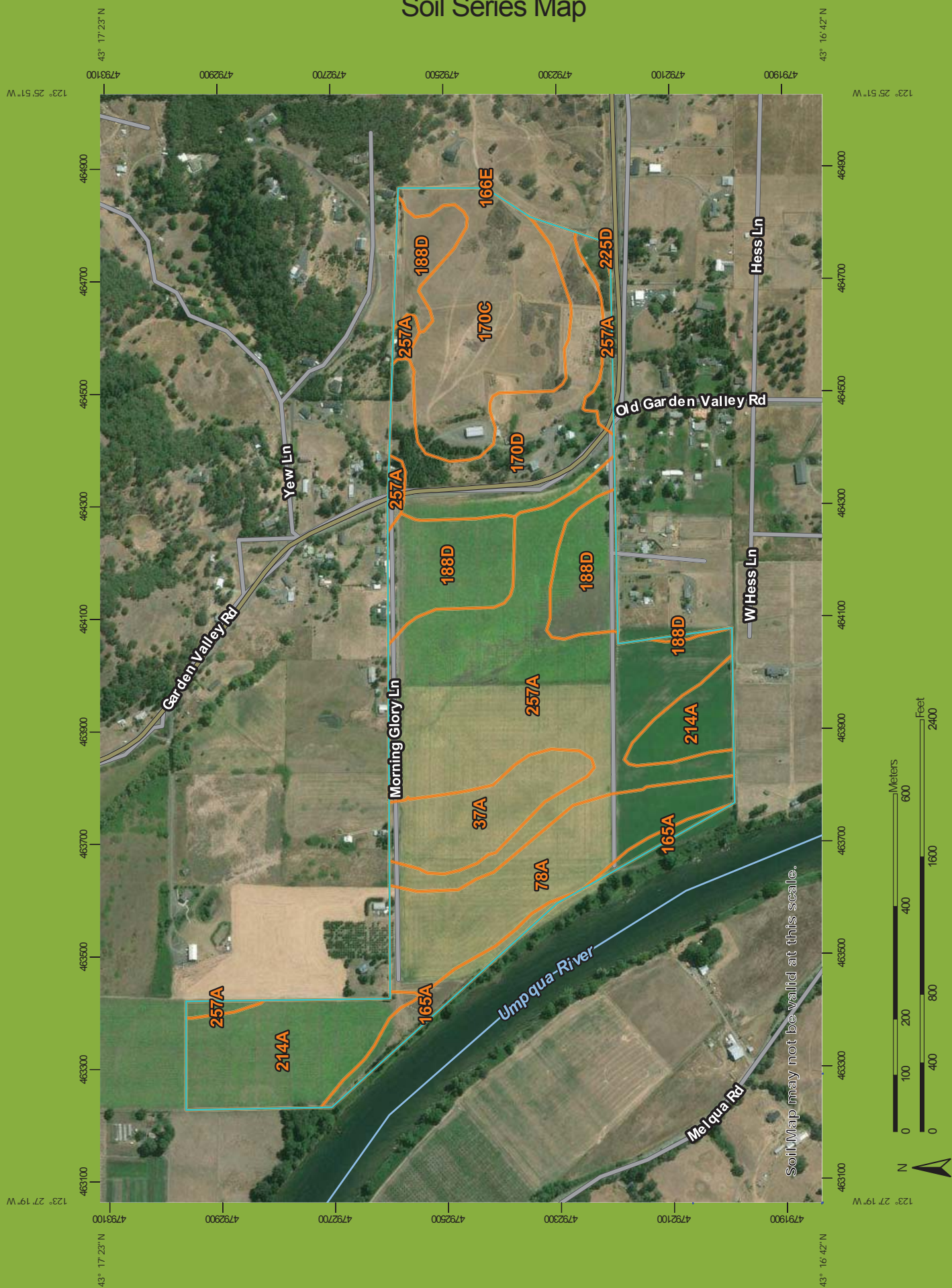




1000 ft



# Soil Series Map





# Soil Series Map Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
37A	Chapman-Chehalis complex, 0 to 3 percent slopes	9.8	5.9%
78A	Evans loam, 0 to 3 percent slopes	18.8	11.3%
165A	Newberg loamy sand, 0 to 3 percent slopes	4.8	2.9%
166E	Nonpareil loam, 12 to 30 percent slopes	0.0	0.0%
170C	Oakland silt loam, 3 to 12 percent slopes	23.8	14.3%
170D	Oakland silt loam, 12 to 20 percent slopes	19.7	11.9%
188D	Pengra silt loam, 2 to 20 percent slopes	19.9	12.0%
214A	Roseburg loam, 0 to 3 percent slopes	19.6	11.8%
225D	Speaker loam, 2 to 20 percent slopes	0.1	0.1%
257A	Waldo silty clay loam, 0 to 3 percent slopes	49.2	29.7%
Totals for Area of Interest		165.6	100.0%



Garden Valley Tile Map

4" Perf	52799.27 ft
6" Perf	2548.34 ft
8" Perf	1145.72 ft
10" Perf	153.73 ft
12" Perf	1793.16 ft
???	0.00 ft

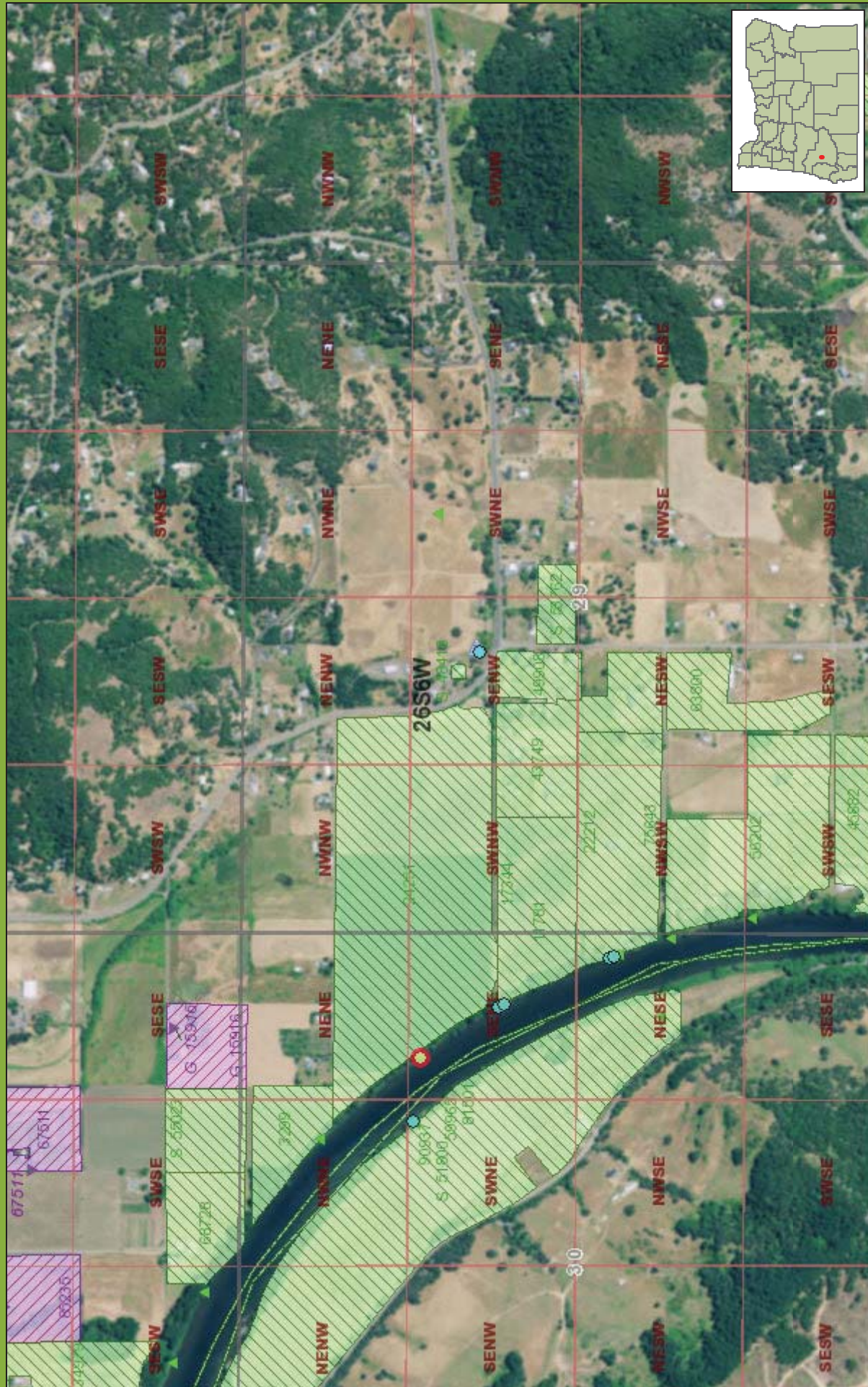
Farm: Seed Mill  
Field: East Side  
Date: June 2013



Garden Valley Tile Map

Seed Mill

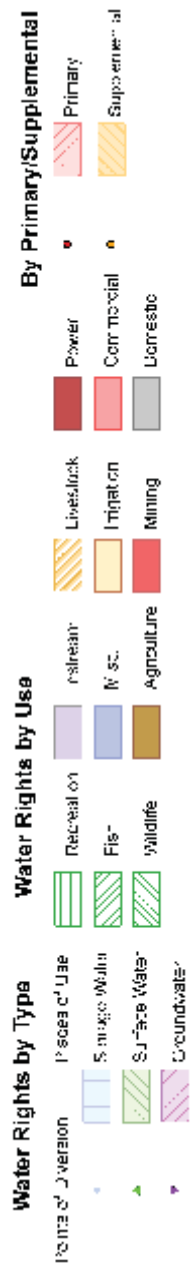




1:18,056

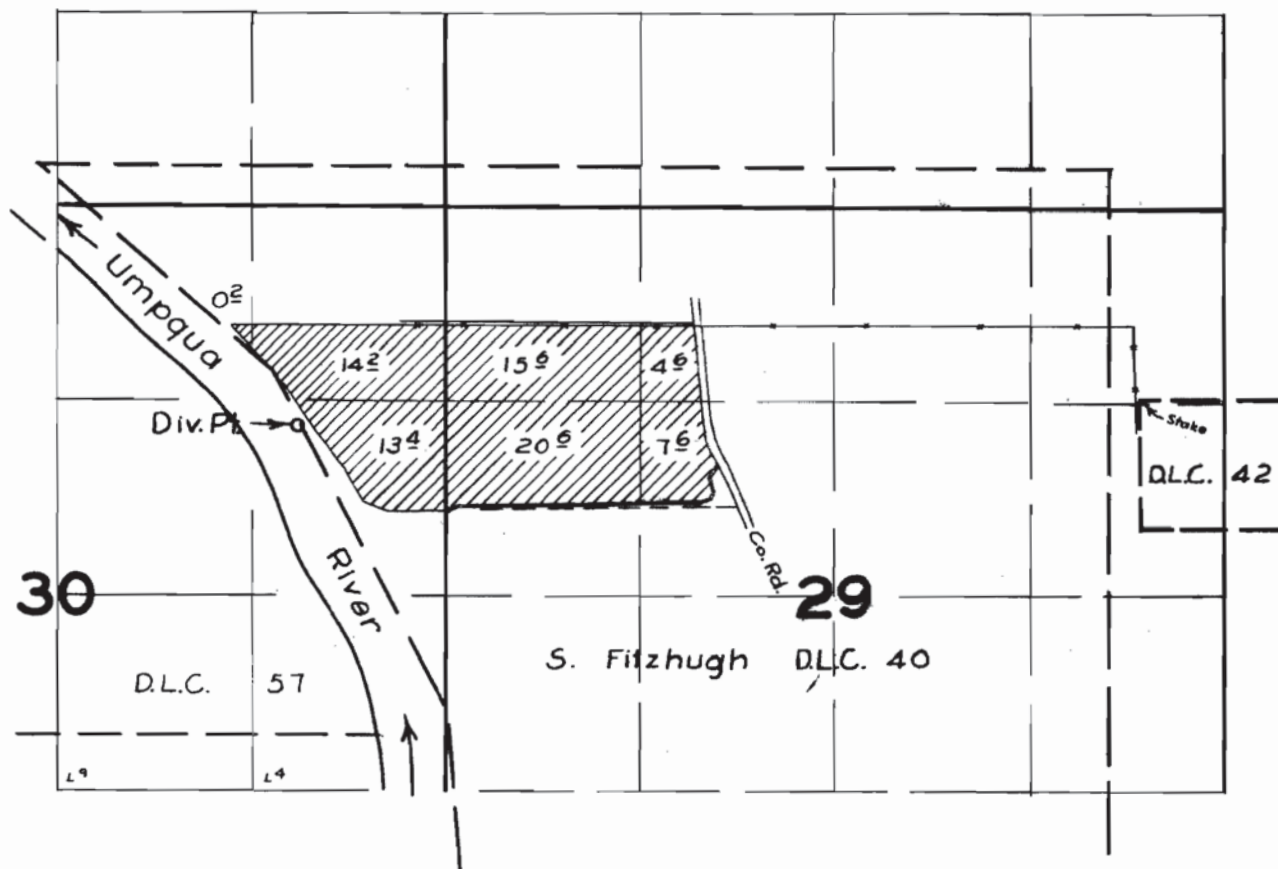
0 0.15 0.3 0.5 0.6 mi

0 0.25 0.5 1 km





T.26 S.R.6 W.W.M.



**FINAL PROOF SURVEY**  
UNDER

Application No. 28142 Permit No. 22435  
IN NAME OF

Hugh Ritchie

Surveyed Sept. 5, 1957, by M. B. Bish



STATE OF OREGON  
COUNTY OF DOUGLAS  
CERTIFICATE OF WATER RIGHT

**This Is to Certify, That** HUGH RITCHIE

of Rt. 2, Box 835, Roseburg, 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 Umpqua River, a tributary of Pacific Ocean, for the purpose of irrigation of 76.2 acres under Permit No. 22435 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 20, 1953.

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 0.70 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 SE $\frac{1}{4}$  NE $\frac{1}{4}$  as projected within Fitzhugh DLC #40, Section 30, Township 26 South, Range 6 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:

4.6 acres NE $\frac{1}{4}$  NW $\frac{1}{4}$

15.6 acres NW $\frac{1}{4}$  NW $\frac{1}{4}$

20.6 acres SW $\frac{1}{4}$  NW $\frac{1}{4}$

7.6 acres SE $\frac{1}{4}$  NW $\frac{1}{4}$

Section 29

14.2 acres NE $\frac{1}{4}$  NE $\frac{1}{4}$

0.2 acres NW $\frac{1}{4}$  NE $\frac{1}{4}$

13.4 acres SE $\frac{1}{4}$  NE $\frac{1}{4}$

Section 30

All as projected within S. Fitzhugh DLC #40  
Township 26 South, Range 6 West, 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.

WITNESS the signature of the State Engineer, affixed

this 31st day of July, 1958.

LEWIS A. STANLEY

State Engineer



1/4	COR
-----	-----

SEE MAP 26 6 29

26 6 29B



SEC.19 T.26S. R.6W. W.M.  
DOUGLAS COUNTY

REVISED ON  
6-2-14

26 6 19

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY.

1" = 400'

SEE MAP 26 6 18

SEE MAP 26 7 24A

SEE MAP 26 7 24D

SEE MAP 26 6 20

SEE MAP 26 6 30

4,137,000

26 6 19

CANCELLED NOS  
3200 5101 7000  
6803 6805 7103  
300 5701 5702  
4801

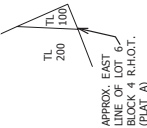
PP 1994-101

- 1. S89°08'W 20.85'
- 2. S89°05'W 64.88'
- 4. N2°16'35"W 134.23'
- 5. N26°18'35"W 523.52'
- 6. N83°38'04"E 109.85'
- 7. EAST 538.72'
- 9. EAST 120.83'
- 10. EAST 192.14'
- 11. S05°30'W 35.95'
- 13. S09°06'41"W 553.96'

TAXLOT 3301

- 1. 80'
- 2. 300'
- 3. 60'
- 4. 350'

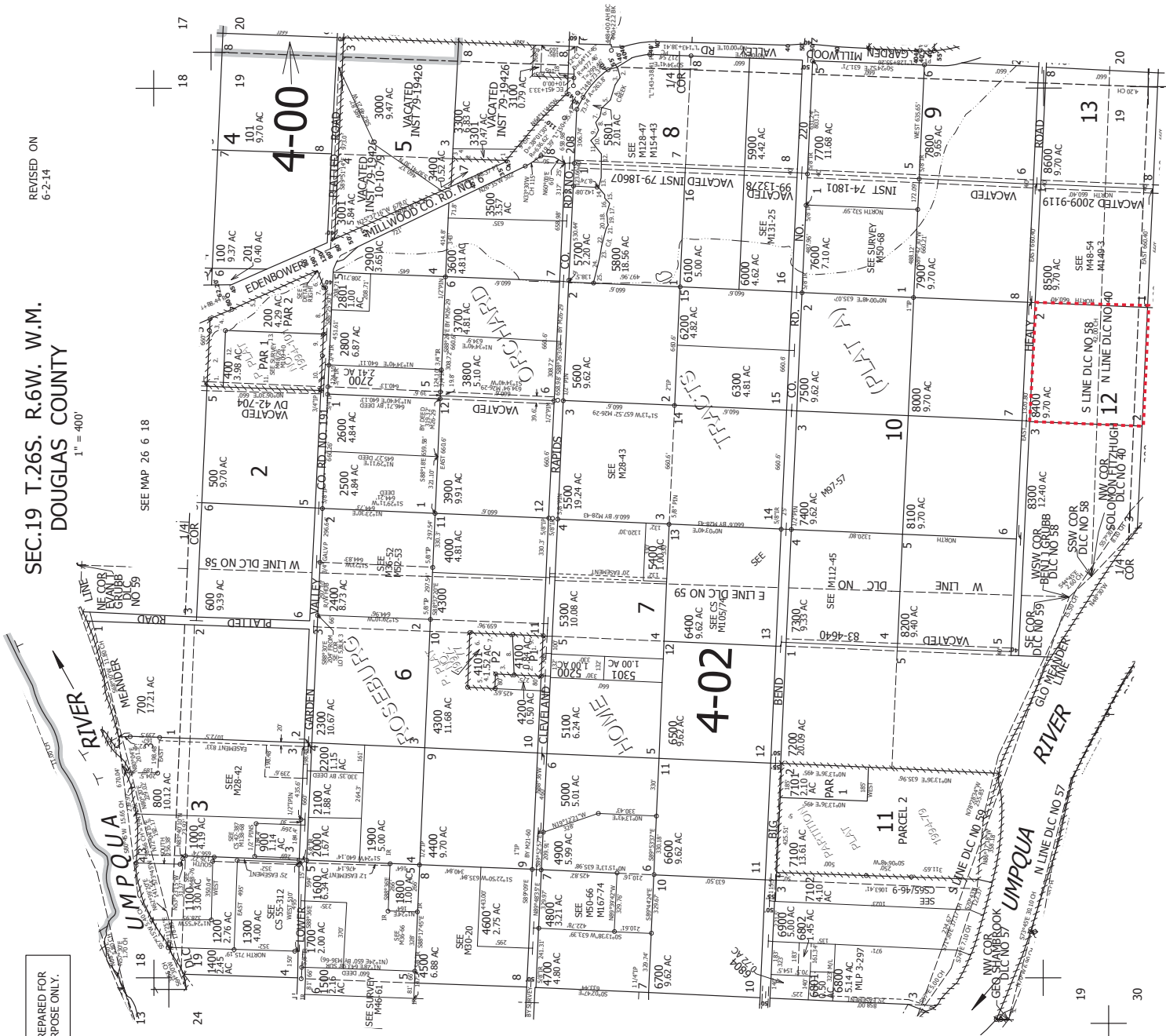
DETAIL PT. TL 100  
& PP 1994-101



1" = 20'  
(NO DIMENSIONS  
ON PLAT)

TAXLOT 5800

- COL OF UNIMPROVED CHALK
- 1. S89°08'W 20.81'
- 2. S89°05'W 64.88'
- 4. N2°16'35"W 134.23'
- 5. N26°18'35"W 523.52'
- 6. N83°38'04"E 109.85'
- 7. EAST 538.72'
- 9. EAST 120.83'
- 10. EAST 192.14'
- 11. S05°30'W 35.95'
- 13. S09°06'41"W 553.96'



24

25

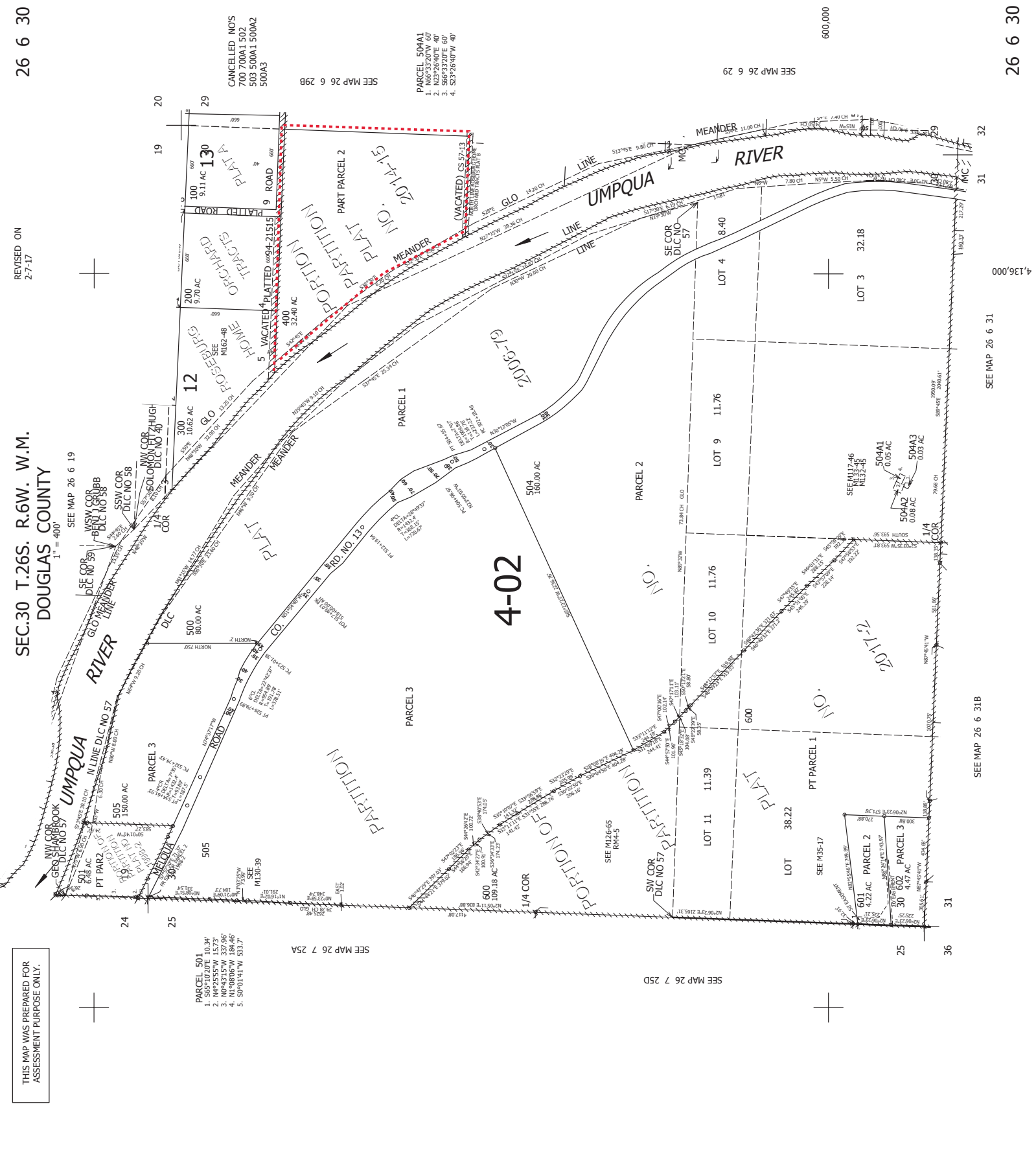
30

29

30

30

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY.





The Owner reserves the right to negotiate with parties of the Owner's choice. The Owner reserves the right to terminate the process if Owner is not satisfied with negotiations. Terms of this offering may be altered by Owner at any time without notice. Nothing in this offering circular shall bind the Owner or Broker to in any manner.

Neither the Owner or Broker assume any liability to any interested party as a result of either the rejection of any proposal or the modification of any information or terms contained in this offering circular or any other communication, either written or oral, nor shall Owner or Broker be responsible for the reimbursement of any costs incurred by any interested party while evaluating the Farm or connection with any proposal made. This offering circular is made available for informational purposes only. Nothing herein is warranted or guaranteed. Interested parties are advised to verify all information with independent sources and shall not rely on the contents of this offering circular or any representations made by Owner or Broker.

No party shall be bound by any offer or notice of interest and no agreement shall be considered made, until such time as the parties have executed and delivered definitive, written transactional documents. The Owner may, at Owner's sole discretion, either as part of the negotiating process or outside of such, choose to withdraw individual parcels or the entire offering from the market.

The Owner requests that all inquiries be made to Agri-Investment Services Group and that no contact be made with employees of the Farm or its vendors, suppliers, customers or other parties without express, written permission from the Owner.

