



OFFERING CIRCULAR

990 Acre Ranch
Maupin, Oregon

Presented by:





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All inquires regarding this offering should be directed to:

Brett A. Veatch, Regional Director
Agri-Investment Services Group
Berkshire Hathway NW Real Estate
503.708.4663
bveatch@bhhsnw.com

Overview

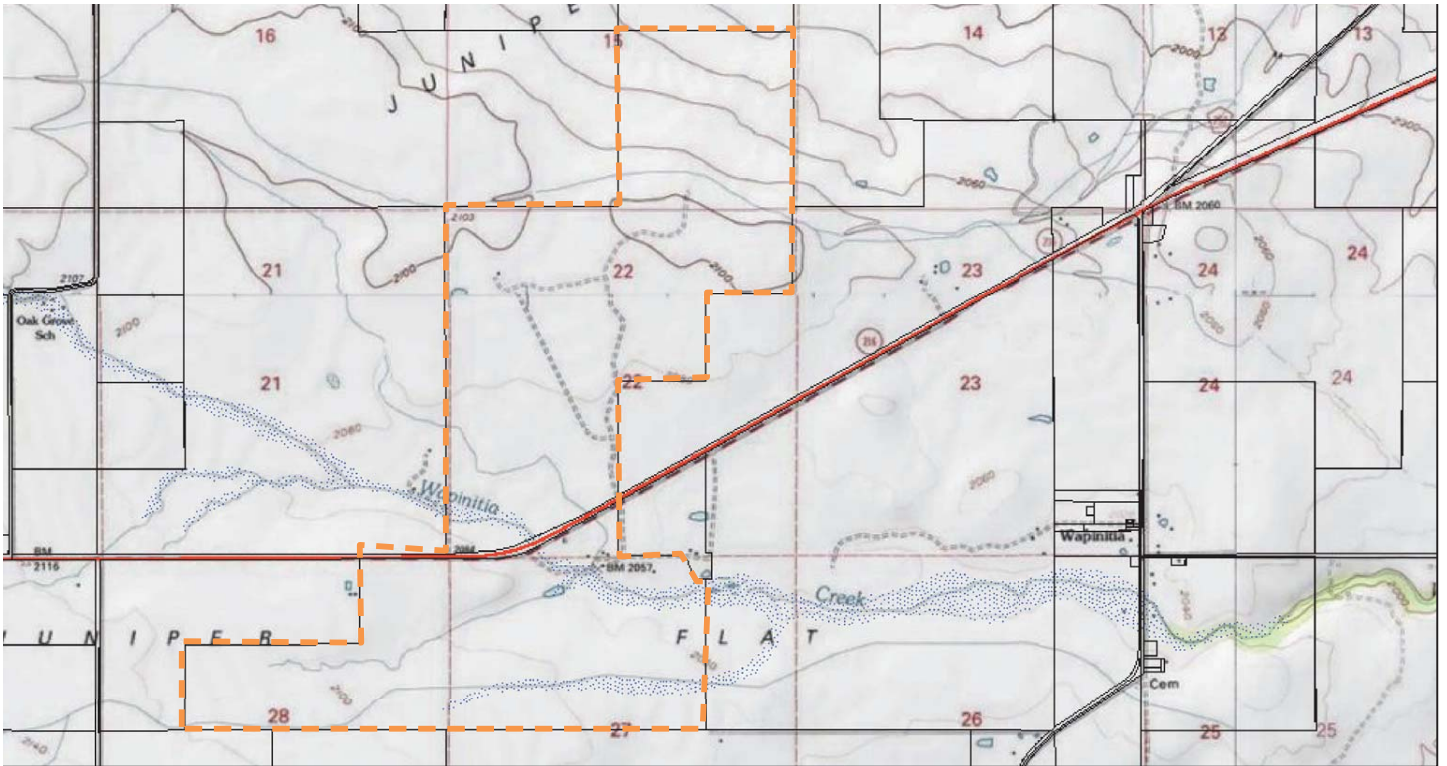
Welcome to the Woodside Ranch. A fantastic recreational property with gorgeous Mt. Hood view. This is a great place to enjoy deer & bird hunting. Goose & duck ponds are on-site, plus an irrigation canal.

There are 2 homes. 4 bed home built in 2003 makes a beautiful vacation lodge. Original farmhouse is currently caretakers quarters, but could be replaced with a new home on the upper slope.

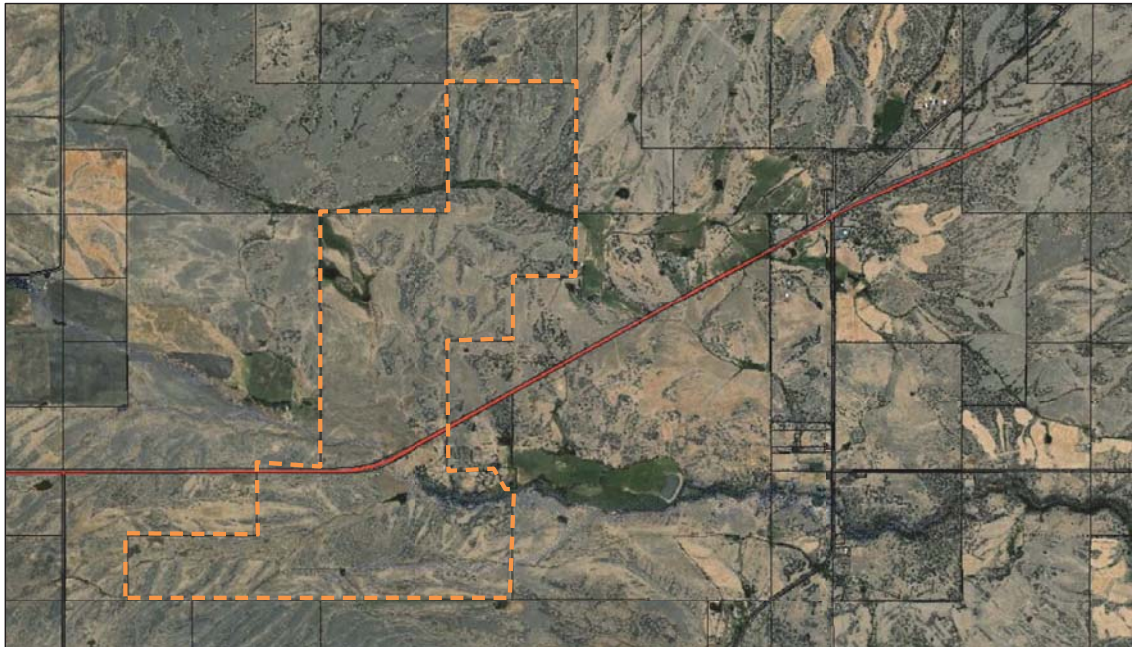
The property has 400 acres of dry cropland and 24.7 acres of irrigated land. Currently used for cattle and hay crops. Barn and corral for horses.

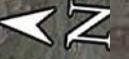


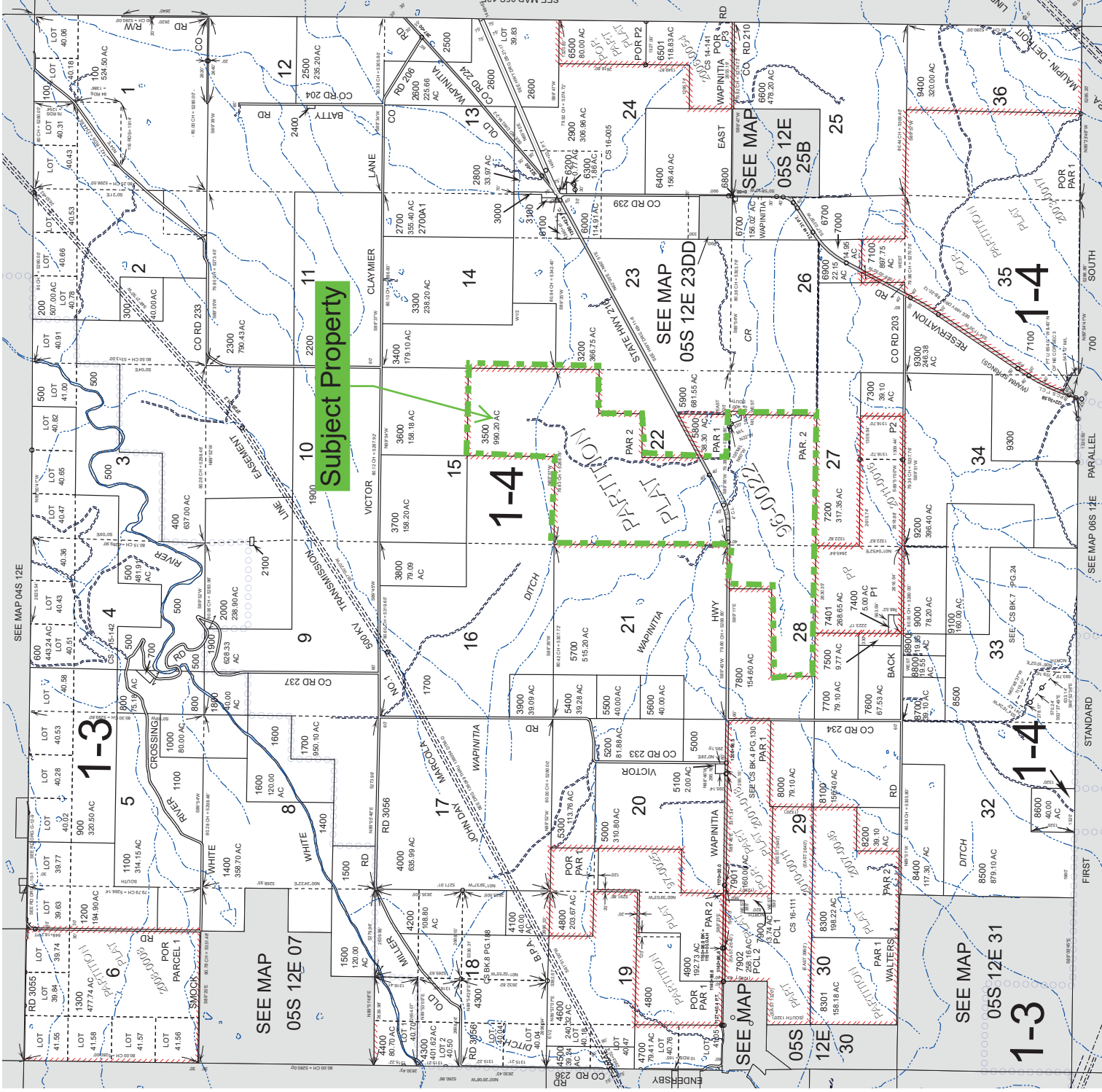
Maps



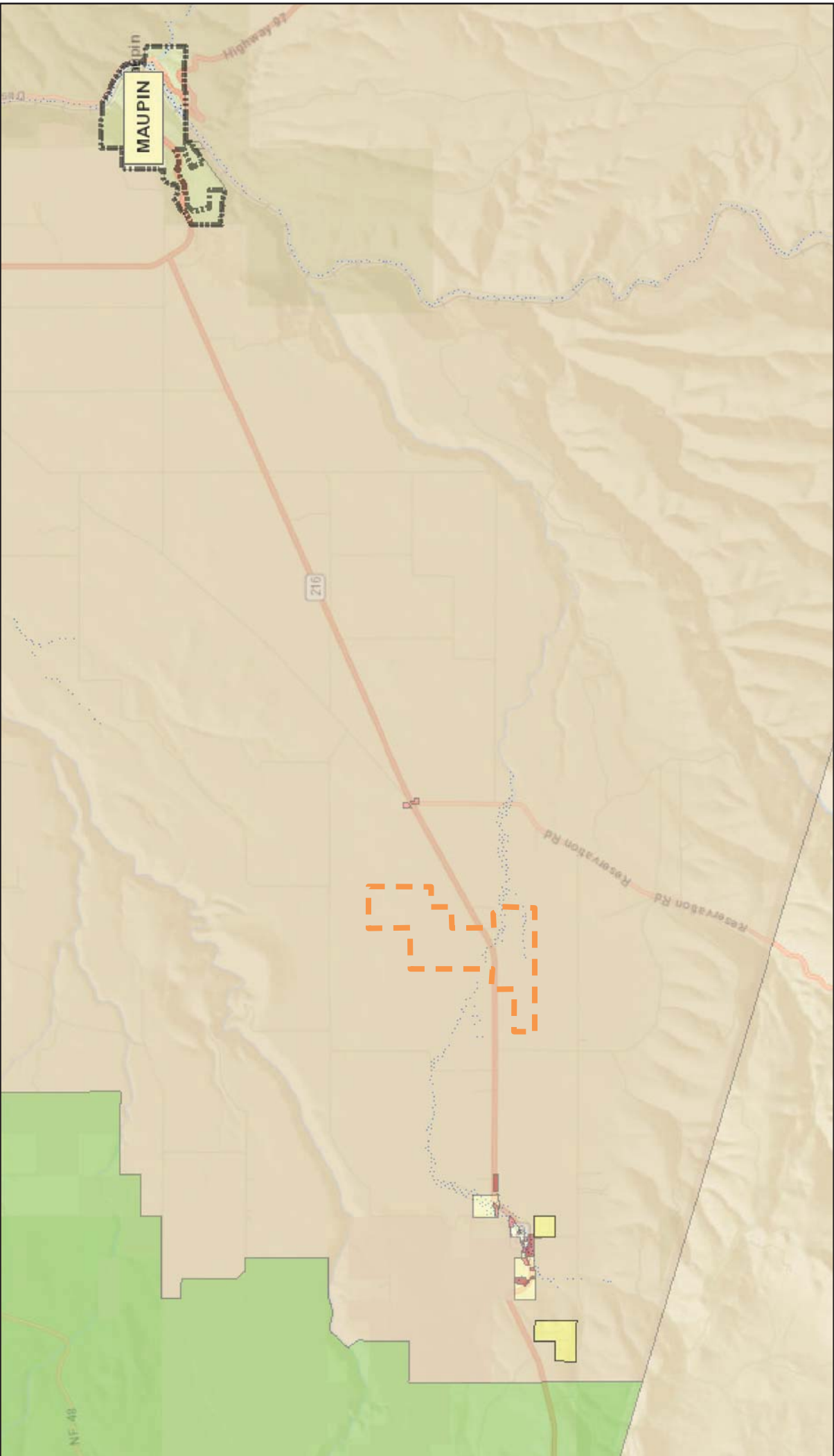
Woodside Ranch







Woodside Ranch



Zoning	A-R	F-F(10)	R-R(5)	RR-2	TV-M1	TV-RR
A-1(160)	F-1(80)	LAKE	RC	TV-A	TV-M2	WAM C-2
A-1(40)	F-2(80)	R-R(10)	RI	TV-C	TV-R	WAM M-2

Zoning Map

Photos









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.

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.

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 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.

