

# 11090 SIMPSON RD

MONMOUTH, OR



NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

# AGENT INFORMATION

Steve is a fifth generation farmer who was born and raised on a farm in the Willamette Valley. Steve farmed for 32 years growing crops that includes blueberries, mint, row crops, and grass seed. He also has a wide array of knowledge about soils, water rights, property management, ranching and forestry. Steve has served on the South Santiam River Water Board for fifteen years. Steve enjoys working on improving his forested property and spending time at his farm in Eastern Oregon. He looks forward to serving the hard working people of the Willamette Valley and surrounding areas with their real estate needs. He uses his attention to detail and foresight to proactively address every aspect of his client's real estate transactions. With a reputation of hard work, honesty, and protecting his client's interests, Steve is interested in doing everything possible to ensure you are successful.



**STEVE  
HELMS**

STEEHELMS@KW.COM  
541-979-0118



**PAUL  
TERJESON**

PTERJY@KW.COM  
503-999-6777

Paul Terjeson is the Principal Broker/Owner of Oregon Farm Brokers, the Willamette Valleys leading Farm, Ranch, and Land experts. For over 25 years, Paul and his team have been representing Sellers and Buyers and are experts in the purchase or sale of: High Value Farm Ground, Ranch Land, Development Property, Luxury, Small and Large Acreage, Residential, and Multifamily. Oregon Farm Brokers diverse background includes 5th generation farmer, nursery and dairy manager, land developers, and economist. Paul and his team have the combination of skills, experience, and service to understand the layers of complexity and fluency with local zoning, water rights, soils, and construction standards in Oregon. We are here to assist you in building your Real Estate Portfolio. Paul brings a high degree of professionalism to help you sell your property for the highest possible value, find the next perfect property and protect you and your interests throughout the transaction.



# Land

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136.460 Acres

- 6 Acres of Merchantable Timber
- 12.5 Acres of Grass seed/Hay Ground
- 90 Acres of Tillable Soils
  - Drain Tiled
- 93+/- Acres of Water Rights
  - Priority Dates of 1949 and 1954
  - See Water Rights Tab for More
- Barn
  - Concrete Foundation
- POD Located on Property
  - 3 Phase Power at Pump Site
  - Pump Sites
    - See Maps Photo for Location
- Year to Year Lease
- Prior Crops Include: Seed Crops, Variety of Vegetable Crops, Beans, Mint and More!
- Clear Pathways Through Timber

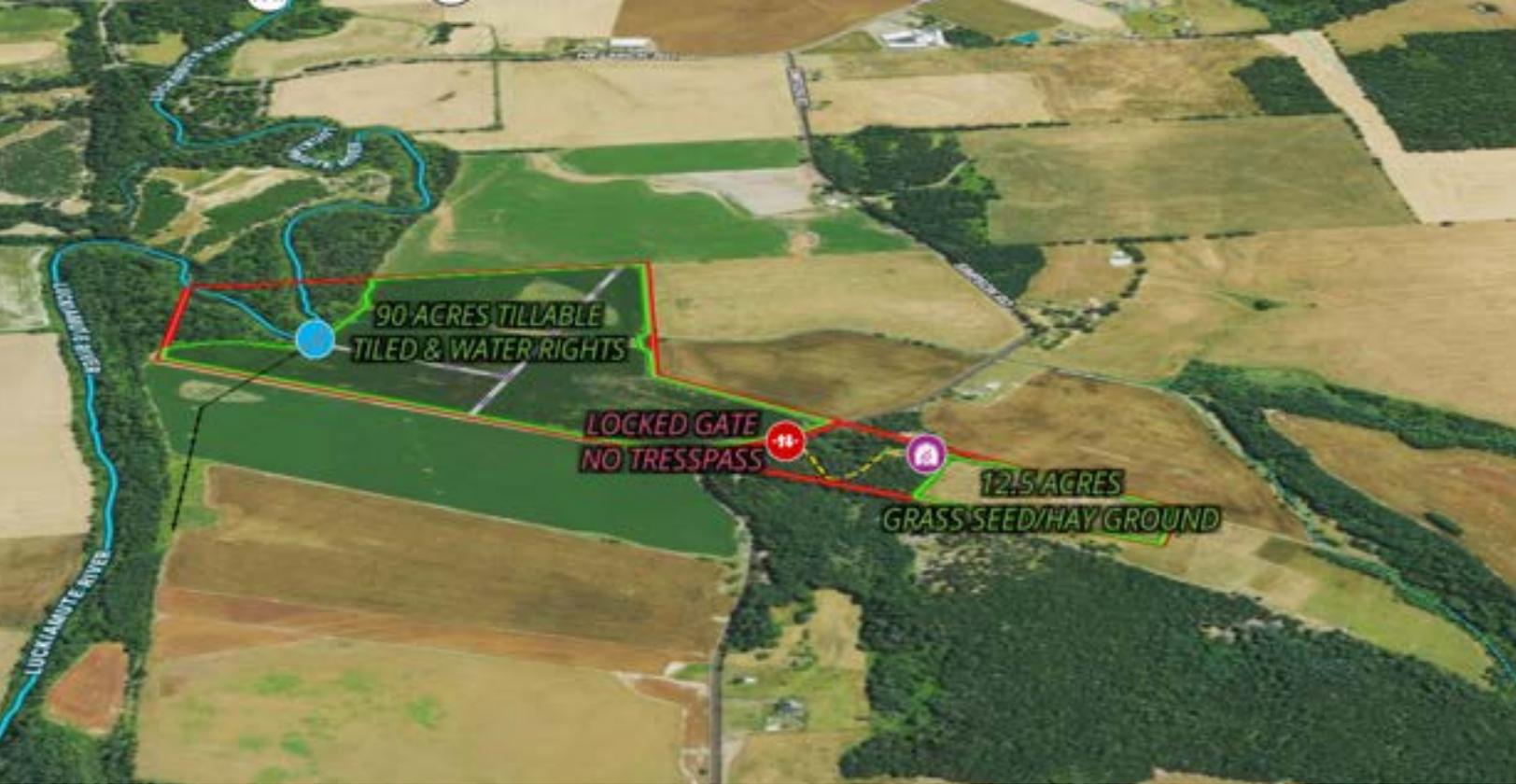
# Maps



KW MID-WILLAMETTE KELLER WILLIAMS Luxury  
KELLER WILLIAMS REALTY **LAND** KELLER WILLIAMS  
INTERNATIONAL

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**Oregon  
Farm & Home**

★ B R O K E R S ★

KW MID-WILLAMETTE  
KELLER WILLIAMS REALTY

KELLER WILLIAMS  
LAND

KELLER WILLIAMS  
Luxury  
INTERNATIONAL

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# County Information

List Packet (s) Provided Through County Records



KW MID-WILLAMETTE KELLER WILLIAMS Luxury  
KELLER WILLIAMS REALTY **LAND** INTERNATIONAL



# Fidelity National Title

## POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **219257**  
 Tax Lot: **952300 100**  
 Owner: Similand  
 CoOwner:  
 Site:  
     OR 97361  
 Mail: 10865 Brateng Rd  
     Monmouth OR 97361  
 Zoning: County-EFU - Exclusive Farm Use Zone  
 Std Land Use: AFAR - Farms And Crops  
 Legal:  
 Twn/Rng/Sec: T:09S R:05W S:23 Q: QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$990,200.00**  
 Market Land: **\$988,550.00**  
 Market Impr: **\$1,650.00**  
 Assessment Year: **2022**  
 Assessed Total: **\$116,910.00**  
 Exemption:  
     Taxes: **\$1,481.56**  
 Levy Code: 1308  
 Levy Rate: 13.9460

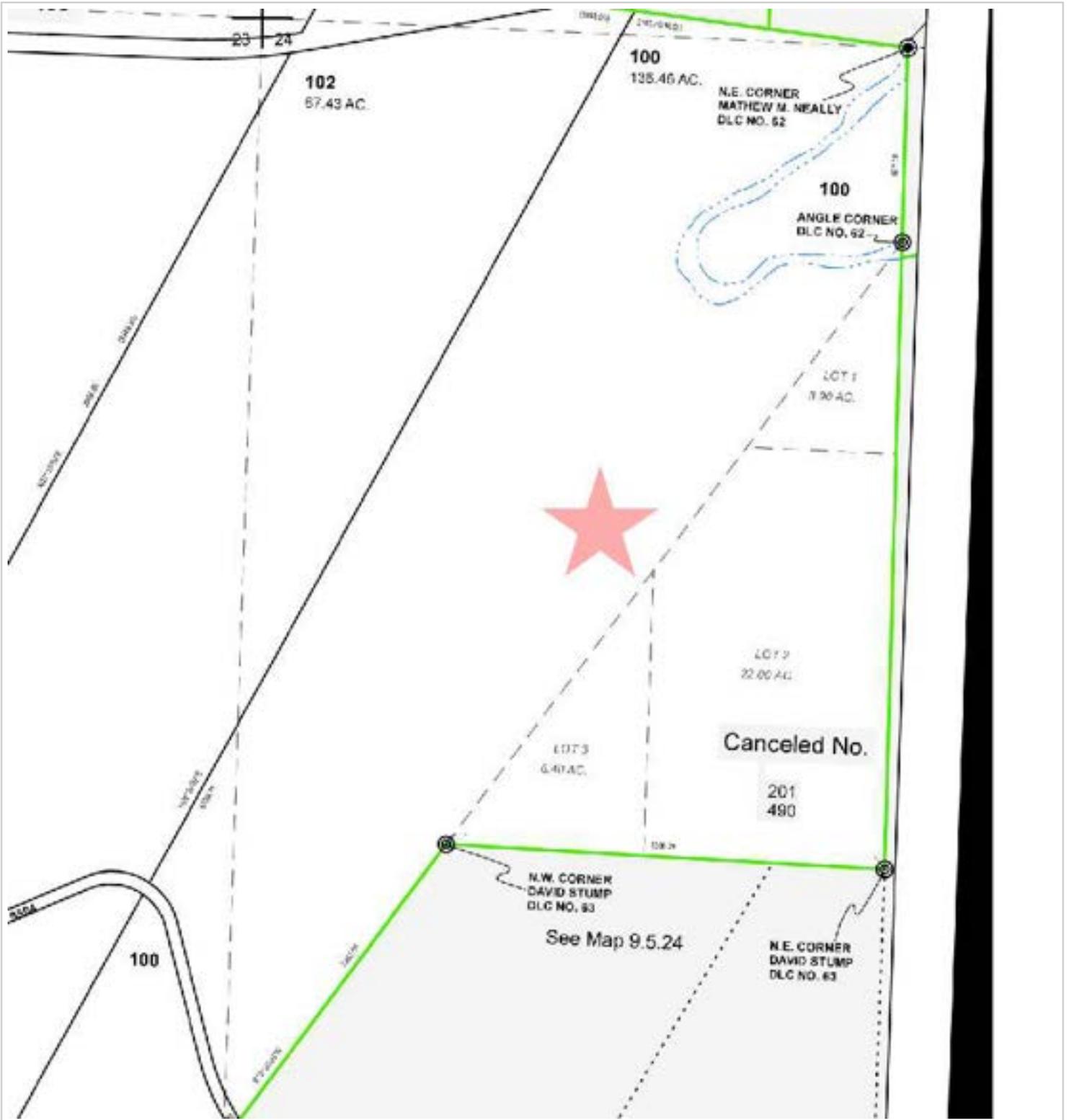
### PROPERTY CHARACTERISTICS

Year Built:  
 Eff Year Built: 1959  
 Bedrooms:  
 Bathrooms:  
 # of Stories:  
 Total SqFt: 1,444 SqFt  
 Floor 1 SqFt:  
 Floor 2 SqFt:  
 Basement SqFt:  
     Lot size: 136.46 Acres (5,944,196 SqFt)  
 Garage SqFt:  
 Garage Type:  
     AC:  
     Pool:  
 Heat Source:  
 Fireplace:  
 Bldg Condition:  
 Neighborhood:  
     Lot:  
     Block:  
 Plat/Subdiv:  
 School Dist: 13J - Central School District  
     Census: 1039 - 020302  
 Recreation:

### SALE & LOAN INFORMATION

Sale Date: 12/07/2007  
 Sale Amount: \$116,100.00  
 Document #: 18318  
 Deed Type: Deed  
 Loan Amount:  
     Lender:  
     Loan Type:  
 Interest Type:  
     Title Co:

Assessor Map



Parcel ID: 219257

Site Address:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel ID: 219257

Site Address:

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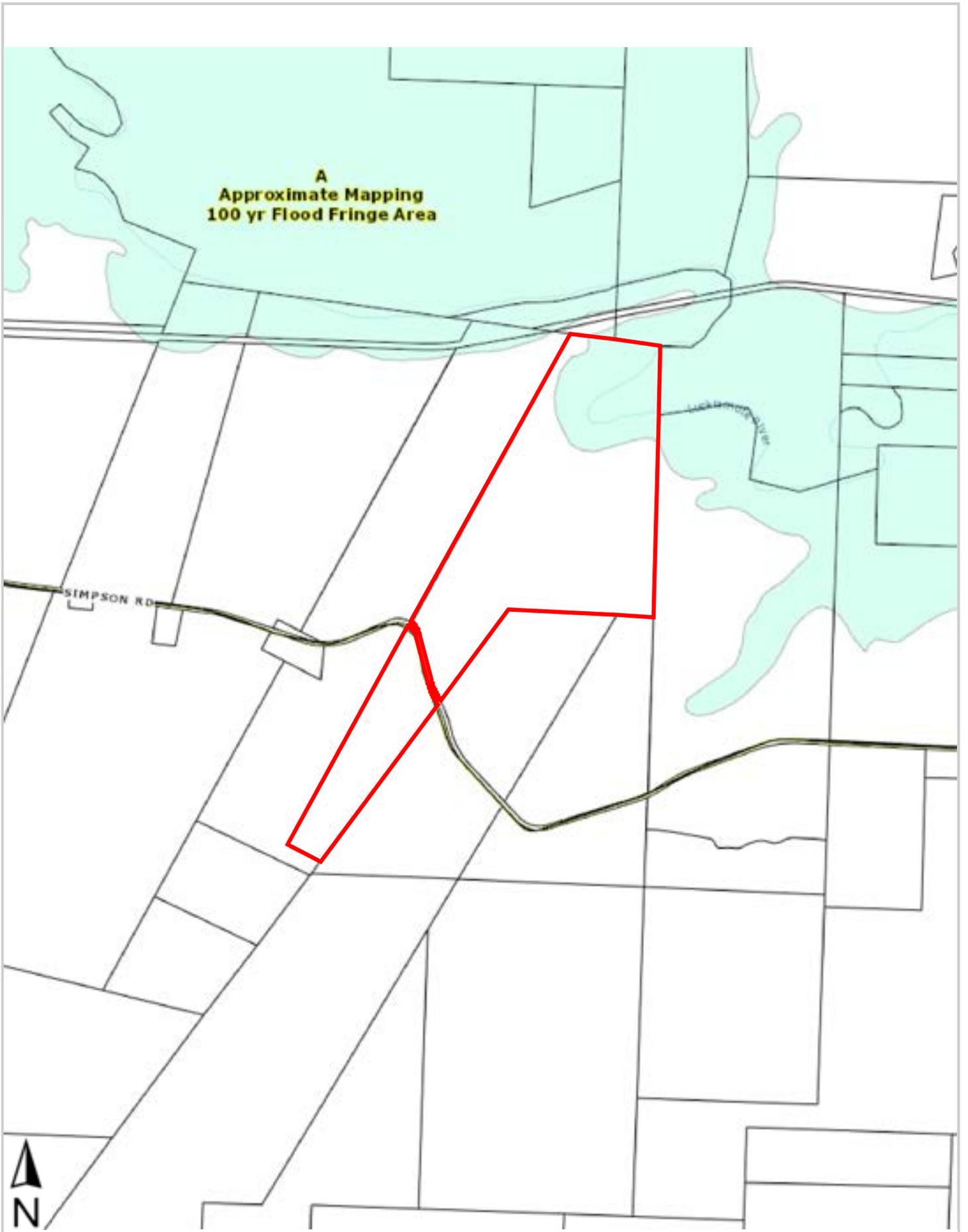
Aerial Map



**Fidelity National Title**

**Parcel ID: 219257**

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**Polk County**  
**2023 Real Property Assessment Report**  
 Account 219257  
 NOT OFFICIAL VALUE

**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
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Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
1308	Land 906,920		Land	0	
	Impr 1,880		Impr	0	
<b>Code Area Total</b>	<b>908,800</b>	<b>250,080</b>	<b>120,414</b>	<b>0</b>	
<b>Grand Total</b>	<b>908,800</b>	<b>250,080</b>	<b>120,414</b>	<b>0</b>	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
1308	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	21.79 AC	B2B	006*	244,050
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	2.02 AC	B3B	006*	18,990
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	0.50 AC	B7B	006*	1,300
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	6.79 AC	H2B	006*	71,970
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	14.12 AC	H4B	006*	83,310
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	12.34 AC	H7B	006*	32,080
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	7.17 AC	K2B	006*	84,610
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	48.66 AC	K4B	006*	340,620
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	23.07 AC	K7	006*	29,990
<b>Code Area Total</b>							<b>136.46 AC</b>			<b>906,920</b>

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			1,880
<b>Code Area Total</b>						<b>1,444</b>			<b>1,880</b>

Exemptions / Special Assessments / Notations
<p><b>Notations</b></p> <ul style="list-style-type: none"> <li>■ FARM POT'L ADD'L TAX LIABILITY</li> <li>■ 100 YEAR FLOOD PLAIN</li> <li>■ FARM DEFERRAL ADDED 2000 Deferral #90214</li> </ul>

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

**STATEMENT OF TAX ACCOUNT**  
**POLK COUNTY TAX COLLECTOR**  
**850 MAIN ST**  
**DALLAS, OREGON 97338-3184**  
**(503) 623-9264**

26-Jul-2023

SIMILAND  
10865 BRATENG RD  
MONMOUTH OR 97361

Tax Account #	219257	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1308
Situs Address		Interest To	Jul 26, 2023

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,481.56	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,471.22	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,429.20	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,387.49	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,336.51	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,338.63	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,368.64	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,305.61	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,273.75	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,173.80	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,147.15	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,110.40	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,070.99	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,086.02	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,055.27	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,075.77	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$993.21	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,018.86	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$959.19	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$963.90	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$899.64	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$876.16	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$748.02	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$798.61	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$671.62	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$668.62	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$702.86	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$661.98	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$782.04	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$784.71	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$870.34	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$920.58	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,131.25	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,034.16	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$961.26	Nov 15, 1988
<b>Total</b>		\$0.00	\$0.00	\$0.00	\$0.00		

**STATEMENT OF TAX ACCOUNT**  
**POLK COUNTY TAX COLLECTOR**  
**850 MAIN ST**  
**DALLAS, OREGON 97338-3184**  
**(503) 623-9264**

26-Jul-2023

SIMILAND  
10865 BRATENG RD  
MONMOUTH OR 97361

Tax Account #	219257	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1308
Situs Address		Interest To	Jul 26, 2023

**Tax Summary**

<b>Tax Year</b>	<b>Tax Type</b>	<b>Total Due</b>	<b>Current Due</b>	<b>Interest Due</b>	<b>Discount Available</b>	<b>Original Due</b>	<b>Due Date</b>
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\$36.00

00190962200700183180020021

12/07/2007 11:46:08 AM

After Recording Return To:

REC-WD Cnt=1 Stn=1 K. WILLIAMS  
\$10.00 \$10.00 \$11.00 \$5.00

Mail Tax Statements To: *K. J. Simila*  
*1810 20th 11 E Salem OR 97301*

**WARRANTY DEED**

WILLIAM M. BRUND and SUZANNE BRUND LAMON, as tenants in common, but with rights of survivorship, Grantors, convey and warrant to SIMILAND, a partnership consisting of KENDRICK J. SIMILA, PATRICIA D. SIMILA AND JAMES D. SIMILA Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Beginning at the Northeast corner of the Matthew M. Neally Donation Land Claim No. 62 in Township 9 South, Range 5 West of the Willamette Meridian, Polk County, Oregon; and running thence along the North line of said Donation Land Claim North 82° 20' 41" West 920.03 feet; thence South 28° 50' 02" West 5709.11 feet; thence South 64° 10' East 365.68 feet to the East line of said Neally claim; thence North 36° 54' 24" East 3079.58 feet to the Northwest corner of the David Stump Donation Land Claim No. 63 in Township 9 South, Range 5 West of the Willamette Meridian, Polk County, Oregon; thence South 86° 49' 30" East 1417.66 feet to the Northeast corner of said Stump claim; thence North 1° 32' 12" East 2655.08 feet to the place of beginning.

TOGETHER WITH: Those water rights appurtenant to said premises as evidenced by certificate recorded at Page 22676, Volume 16, Page 26647, Volume 18, State Record of Water Rights Certificates.

SAVE AND EXCEPT that portion included within the boundaries of public roads and highways.

SUBJECT TO: Restrictions and reservations, including the terms and provisions thereof, as set out in deed from the United States of America, acting by and through the Federal Farm Mortgage Corporation, to W.J. Green and Emma M. Green, husband and wife, as tenants by the entirety and not as tenants in community property, recorded March 11, 1948, in Volume 133, page 337, Deed Records for Polk County, Oregon.

This Deed is recorded in fulfillment of that Land Sale Contract dated and executed on November 5, 1976 and recorded November 9, 1976, Polk County Deed Records at Volume 97, Page 737, as later assigned to Grantors in that instrument recorded at document 200002750 on March 17, 2000, Polk County Deed Records.

The true and actual consideration for this conveyance is \$116,100.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS. IF ANY, UNDER ORS 197.352.

Dated: 12/5/, 2007

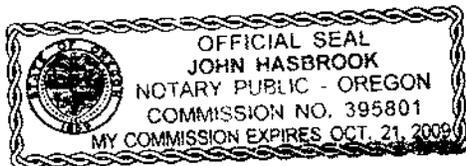
William M. Brund  
WILLIAM M. BRUND

Dated: Dec 3, 2007

Suzanne Brund Lamon  
SUZANNE BRUND LAMON

STATE OF OREGON )  
 ) ss.  
County of Polk )

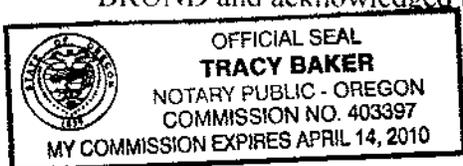
On the date last above, personally appeared the above named SUZANNE BRUND LAMON and acknowledged the foregoing instrument to be her voluntary act. Before me:



John  
Notary Public for Oregon  
My Commission Expires 10/21/09

STATE OF OREGON )  
 ) ss.  
County of Lane )

On the date last above, personally appeared the above named WILLIAM M. BRUND and acknowledged the foregoing instrument to be his voluntary act. Before me:



Tracy Baker  
Notary Public for Oregon  
My Commission Expires 04/14-2010

# Timber Cruise



KW MID-WILLAMETTE KELLER WILLIAMS Luxury  
KELLER WILLIAMS REALTY **LAND** INTERNATIONAL

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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
Total Volume	298					\$131,415.00
				Replanting expense		\$3,096.00
				Oregon State Harvest Tax		\$1,534.70
				Total net revenue		\$126,784.30

# 0 Simpson Rd | Share Link



Map Legend

Soil Report

View Tutorial

### Contact

Steve Heints, Paul  
TERRISON  
503-979-0118

regonFarmandHomeBrokers.c



AREA CRUISED

Basemap

id 44.7725, -123.2495

3D

Mapbox

# Soil Report



KW MID-WILLAMETTE KELLER WILLIAMS KELLER WILLIAMS  
KELLER WILLIAMS REALTY **LAND** *Luxury*  
KELLER WILLIAMS  
INTERNATIONAL

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2 fields, 134 acres in Polk County, OR TOWNSHIP/SECTION 9S 5W – 13, 23, 24



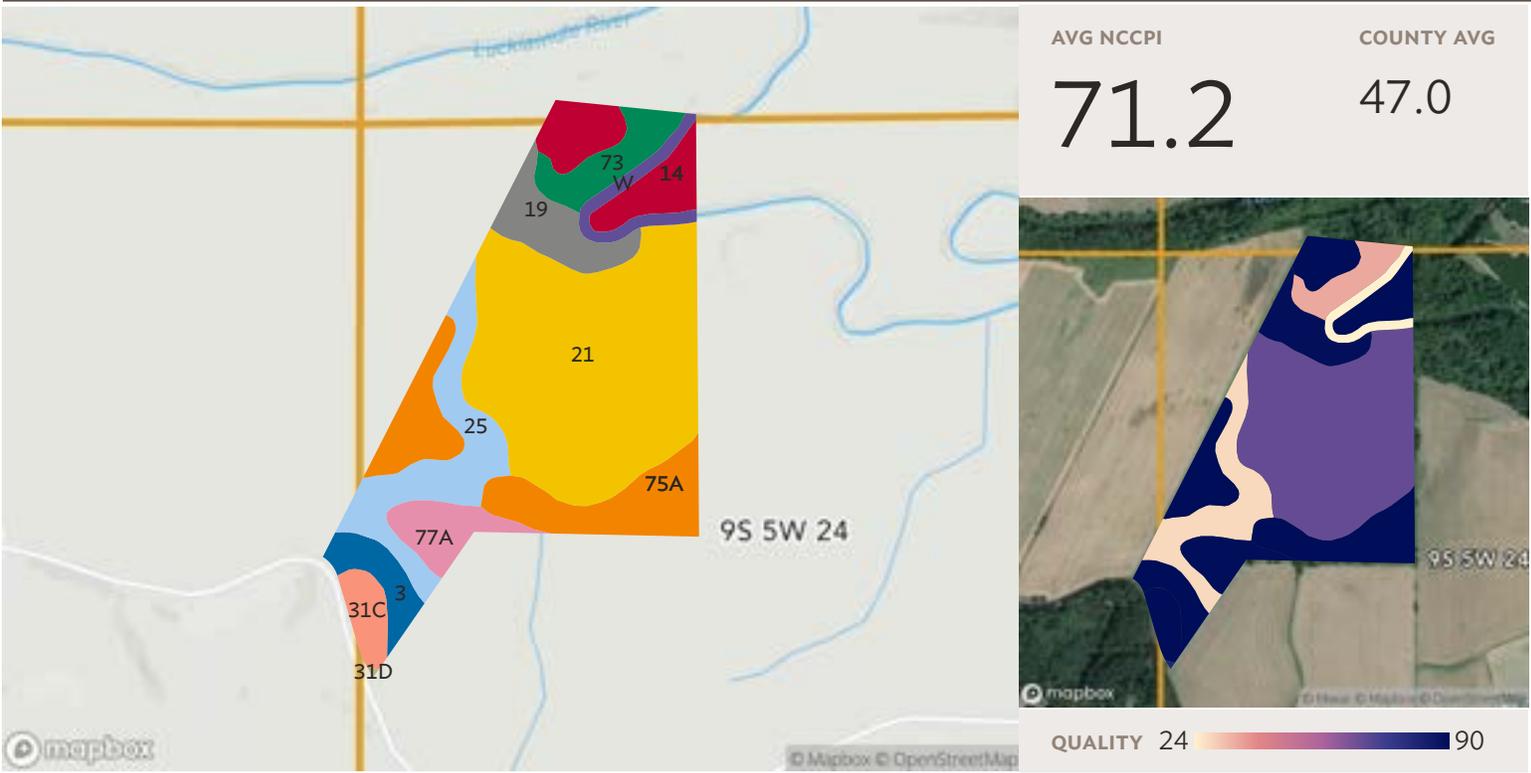
## Field 1

Source: NRCS Soil Survey

25 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
67C	Steiwer silt loam, 3 to 12 percent slopes	15.83	62.3%	3	66.3
31D	Helvetia silt loam, 12 to 20 percent slopes	8.13	32.0%	3	81.2
67D	Steiwer silt loam, 12 to 20 percent slopes	1.00	3.9%	4	61.7
31C	Helvetia silt loam, 0 to 12 percent slopes	0.42	1.7%	2	89.7
3	Amity silt loam	0.04	0.1%	2	94.7
<b>25.41</b>					<b>71.3</b>

2 fields, 134 acres in Polk County, OR TOWNSHIP/SECTION 9S 5W – 13, 23, 24



AVG NCCPI 71.2 COUNTY AVG 47.0

QUALITY 24 90

## Field 2

Source: NRCS Soil Survey

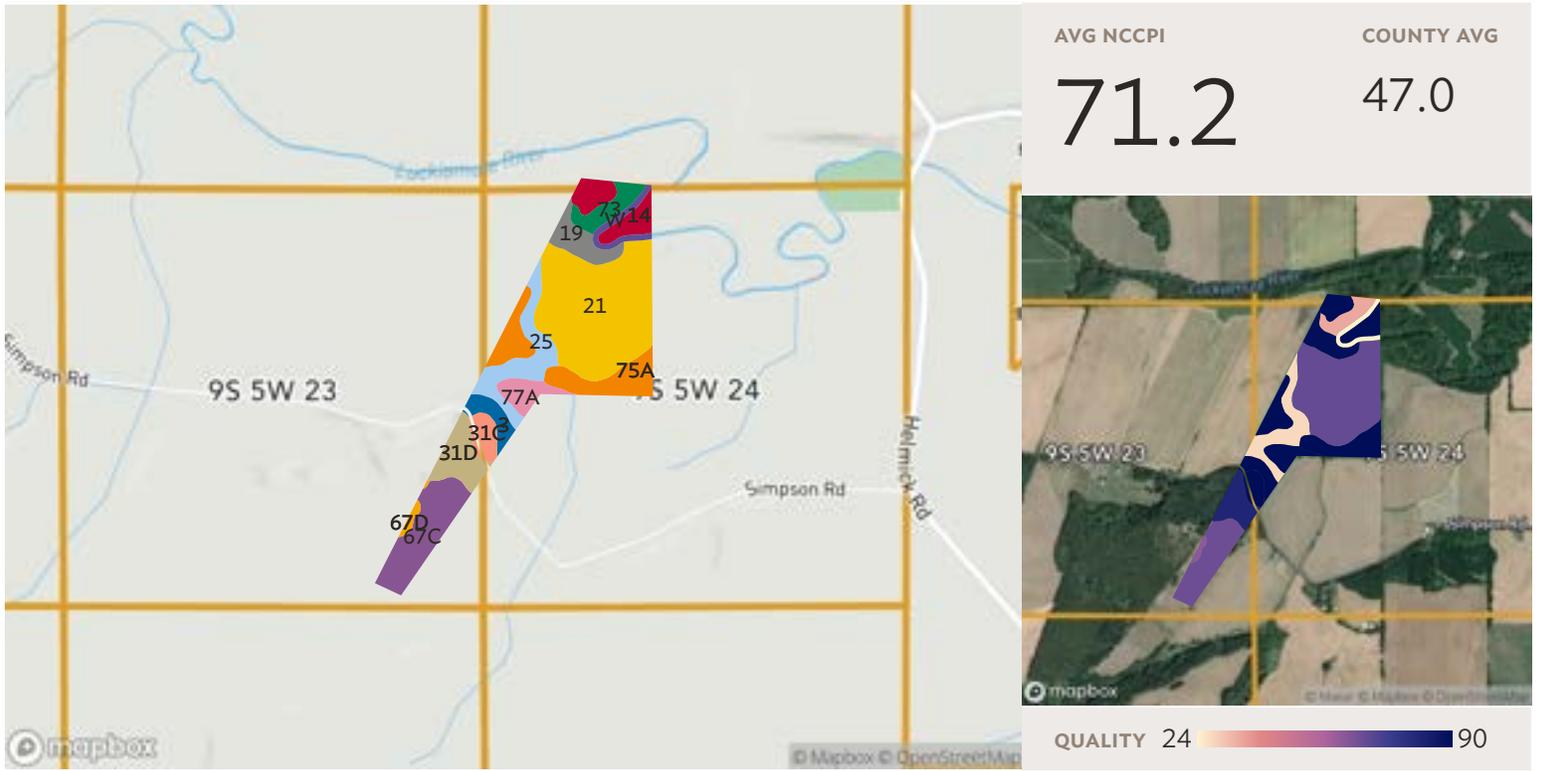
109 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
21	Cove silty clay loam	45.97	42.3%	4	67.5
75A	Willamette silt loam, 0 to 3 percent slopes	15.32	14.1%	1	95.7
25	Dayton silt loam	12.49	11.5%	4	27.7
14	Chehalis silty clay loam, occasionally flooded	8.49	7.8%	2	92.5
19	Coburg silty clay loam, occasionally flooded	6.29	5.8%	2	89.1
73	Wapato silty clay loam	5.33	4.9%	3	35.2
77A	Woodburn silt loam, 0 to 3 percent slopes	4.79	4.4%	2	89.6
3	Amity silt loam	3.91	3.6%	2	94.7
31C	Helvetia silt loam, 0 to 12 percent slopes	2.99	2.8%	2	89.7

2 fields, 134 acres in Polk County, OR			TOWNSHIP/SECTION 9S 5W – 13, 23, 24			
■	W	Water	2.95	2.7%	8	N/A
■	31D	Helvetia silt loam, 12 to 20 percent slopes	0.06	0.1%	3	81.2
			<b>105.63</b>	<b>97.3%</b>		<b>71.2</b>

2 fields, 134 acres in Polk County, OR

TOWNSHIP/SECTION 9S 5W – 13, 23, 24



Source: NRCS Soil Survey

## All fields

134 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
21	Cove silty clay loam	45.97	34.3%	4	67.5
67C	Steiwer silt loam, 3 to 12 percent slopes	15.83	11.8%	3	66.3
75A	Willamette silt loam, 0 to 3 percent slopes	15.32	11.4%	1	95.7
25	Dayton silt loam	12.49	9.3%	4	27.7
14	Chehalis silty clay loam, occasionally flooded	8.49	6.3%	2	92.5
31D	Helvetia silt loam, 12 to 20 percent slopes	8.18	6.1%	3	81.2
19	Coburg silty clay loam, occasionally flooded	6.29	4.7%	2	89.1
73	Wapato silty clay loam	5.33	4.0%	3	35.2
77A	Woodburn silt loam, 0 to 3 percent slopes	4.79	3.6%	2	89.6

2 fields, 134 acres in Polk County, OR		TOWNSHIP/SECTION 9S 5W – 13, 23, 24			
■ 3	Amity silt loam	3.94	2.9%	2	94.7
■ 31C	Helvetia silt loam, 0 to 12 percent slopes	3.41	2.5%	2	89.7
■ W	Water	2.95	2.2%	8	N/A
■ 67D	Steiwer silt loam, 12 to 20 percent slopes	1.00	0.7%	4	61.7
		<b>131.05</b>	<b>97.8%</b>		<b>71.2</b>

# Tile Map

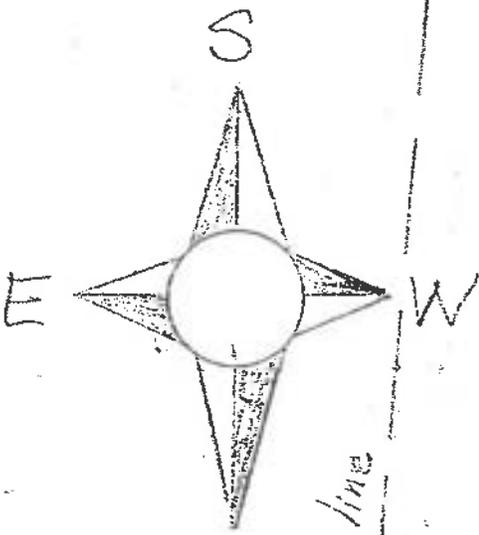


KW MID-WILLAMETTE KELLER WILLIAMS Luxury  
KELLER WILLIAMS REALTY **LAND** INTERNATIONAL

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NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

#1



RSB

4" 385

4" 835

375

6" 1207

4" 370

Property line

591-6"

6" 1407

1873

800-4"

942-4"

800-4"

2566-44 line

1612-6"

4" line 1960

W

1910-4"

Culvert

9-594

1150-8"

480

1000-4"

LAYOUT OF DRAINAGE TILE

E. H. LORENCE PLACE  
RT 1 BOX 240 MONMOUTH

LOCKHART RIVER

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

E. H. Lawrence Title Map Oct-1951

#2

W. B. BENTLEY & SONS



Courthouse Road

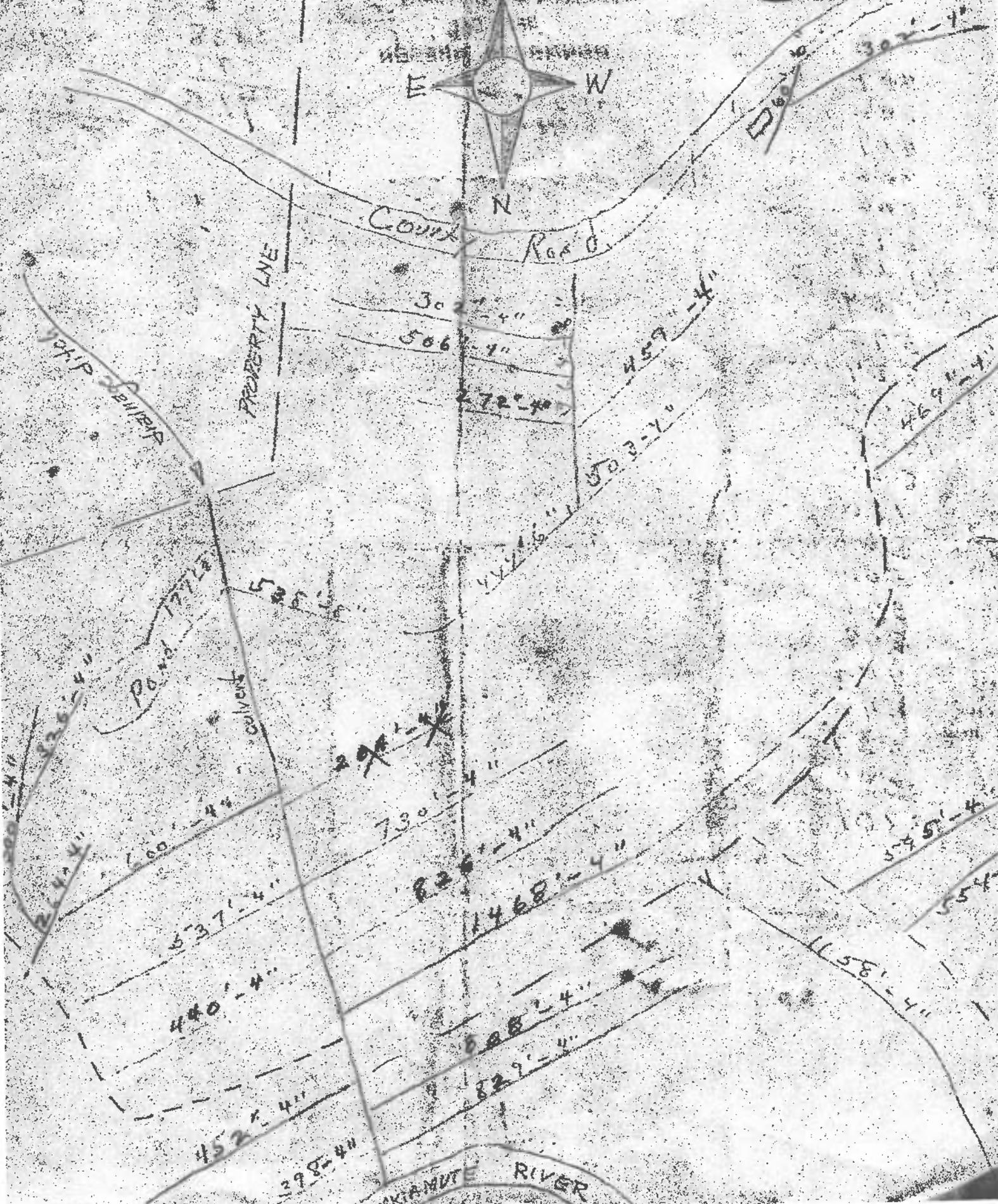
PROPERTY LINE

FLORIP DRIVE

POUND TRAIL

culvert

WAKAMUTE RIVER



#3

N  
↑

C  
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

600-2

4" 822-1

6" 1183-1

6" 571-1

8" 538-2

1110-1 4" 8" ?

3.5

5.4

B  
48.7

A

# Water Rights

Documents Provided Through OWRD



KW MID-WILLAMETTE KELLER WILLIAMS Luxury  
KELLER WILLIAMS REALTY **LAND** INTERNATIONAL

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 $\frac{1}{4}$ NE $\frac{1}{4}$ , 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 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 3/4 SW $\frac{1}{4}$ NW $\frac{1}{4}$ , as projected within Neally DLC #62
- 2.4 acres in the N 3/4 Lot 3 (SW $\frac{1}{4}$ NW $\frac{1}{4}$ )
- 13.79 acres in the N 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

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

**This Is to Certify, That** S. 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 of 47.31 acres,

under Permit No. 22946 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 May 24, 1954,

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 0.58 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:

10.7 acres SE $\frac{1}{4}$  NE $\frac{1}{4}$  as projected within Neally DLC #62  
10.0 acres NE $\frac{1}{4}$  SE $\frac{1}{4}$  as projected within Neally DLC #62  
0.1 acre NW $\frac{1}{4}$  SE $\frac{1}{4}$  as projected within Neally DLC #62  
Section 23  
7.8 acres SW $\frac{1}{4}$  NW $\frac{1}{4}$  as projected within Neally DLC #62  
4.6 acres Lot 3 (SW $\frac{1}{4}$  NW $\frac{1}{4}$ )  
6.61 acres Lot 2 (SE $\frac{1}{4}$  NW $\frac{1}{4}$ )  
7.5 acres NW $\frac{1}{4}$  SW $\frac{1}{4}$  as projected within Neally DLC #62  
Section 24  
Township 9 South, Range 5 West, W.M.

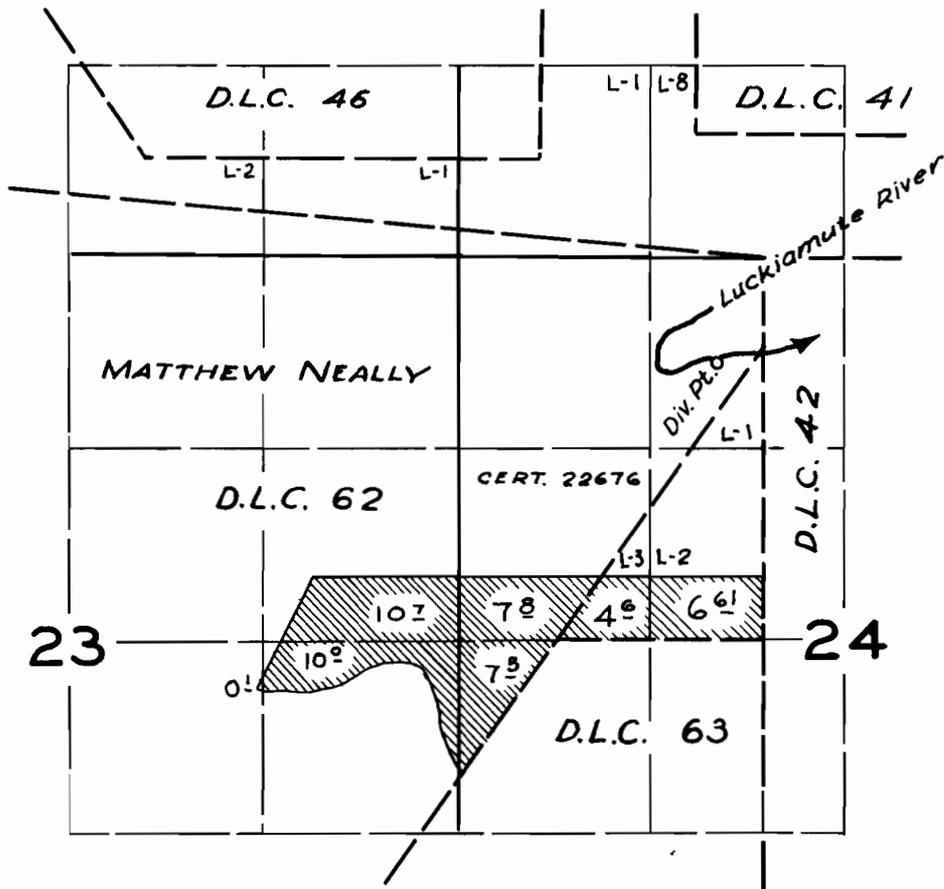
The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the State Engineer, affixed

this date, \_\_\_\_\_ 1959

.....LEWIS A. STANLEY.....  
State Engineer

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

