

An aerial photograph of a large industrial or agricultural facility. The central focus is a large, white, rectangular building with a bright blue roof. To its left are several smaller white buildings and a paved area with various vehicles and equipment. The facility is situated on a vibrant green lawn, which contrasts sharply with the surrounding dark, tilled agricultural fields. In the background, a town and distant hills are visible under a grey, overcast sky. The overall scene is captured from a high angle, providing a clear view of the layout and surrounding landscape.

5001 THREE LAKES RD SE

ALBANY, OR

PROPERTY SYNOPSIS

LOCATION

Located on Three Lakes Rd SE, Minutes from I-5

SIZE

Property is 19.67 Acres, 11 +/- Acres of Tillable Farm Ground

OFFICE

2,040 SqFt, Upper Level is Approx 1100 SqFt, Kitchenette, LVP Flooring, 1 Bathroom, Lower Level Features a Garage with Electric Door and Concrete Floors

SHOP

11,520 SqFt, 4 Garage Doors (3 Electric and 1 Hand Pull), Concrete and Gravel Flooring, 1 Bathroom, Elevated Tool Room, 240V Power (Set Up for 480 in Shop), Exhaust Fan in Peak

HAY BARN

45,000 SqFt, 33' to the Eaves, 8" Curbs, Gravel Floors, Steel Frame, 25' Between Poles, Holds 63-66,000 Tons

MISC FEATURES

Well and Septic, Security Cameras, Door Alarm in Office

The information contained in this brochure is from reliable sources and is believed to be correct but it is not guaranteed.

PROPERTY SYNOPSIS

REMARKS

This 19.67 acre parcel is prominently located close to I-5 is packed full of business potential. The property features a split level office building that includes a bathroom, kitchenette, and a garage. The 9,600 SqFt shop building has 4 doors, an elevated tool room, a bathroom, and 240V Power. Behind the shop is a large wash pad. A large 45,000 SqFt hay storage barn stands at 33' to the eaves and is framed with steel. This barn has an impressive 6,300 to 6,600 tons of straw storage!

CONTACT

Paul Terjeson

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OR License: 960900133

Steve Helms

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PROPERTY MAPS

PROVIDED BY LAND.ID

SCAN HERE FOR
INTERACTIVE MAP!



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.





COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

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Fidelity National Title

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0364170**

Tax Lot: **11S03W2100701**

Owner: Cooley Northwest LLC

CoOwner:

Site:

OR 97321

Mail: 5001 Three Lakes Rd SE

Albany OR 97322

Zoning: County-EFU - Exclusive Farm Use

Std Land Use: AFAR - Farms And Crops

Legal:

Twn/Rng/Sec: T:11S R:03W S:21 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$1,238,530.00**

Market Land: **\$432,730.00**

Market Impr: **\$805,800.00**

Assessment Year: **2022**

Assessed Total: **\$499,955.00**

Exemption:

Taxes: **\$7,293.85**

Levy Code: 00804

Levy Rate: 14.5355

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 19.67 Acres (856,825 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 8JZ5 - Greater Albany

Census: 2049 - 020100

Recreation:

SALE & LOAN INFORMATION

Sale Date: 06/29/2012

Sale Amount: \$150,000.00

Document #: 9525

Deed Type: Deed

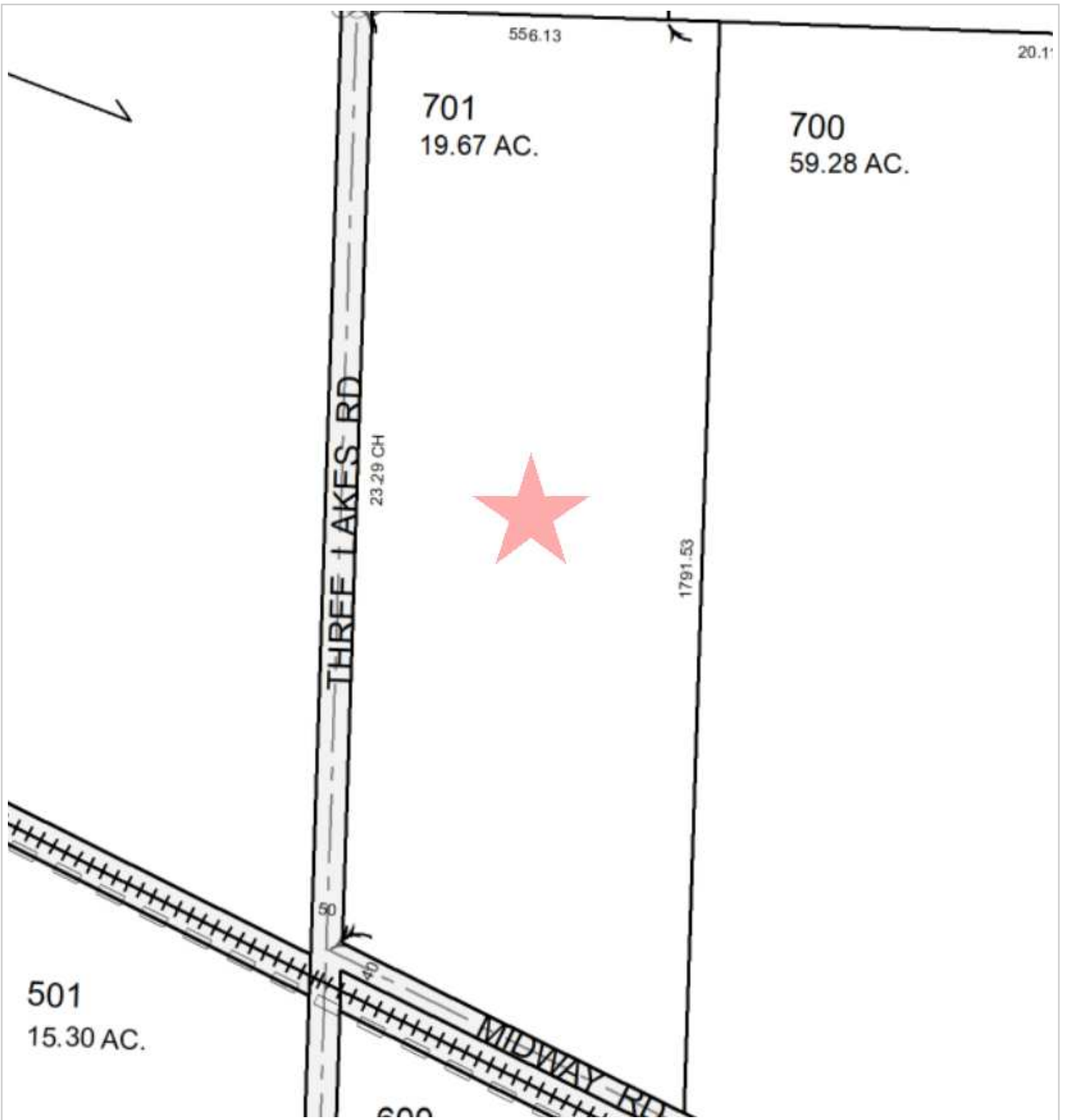
Loan Amount: \$135,000.00

Lender: PRIVATE INDIVIDUAL

Loan Type: Private Party Lender

Interest Type:

Title Co: FIRST AMERICAN TITLE

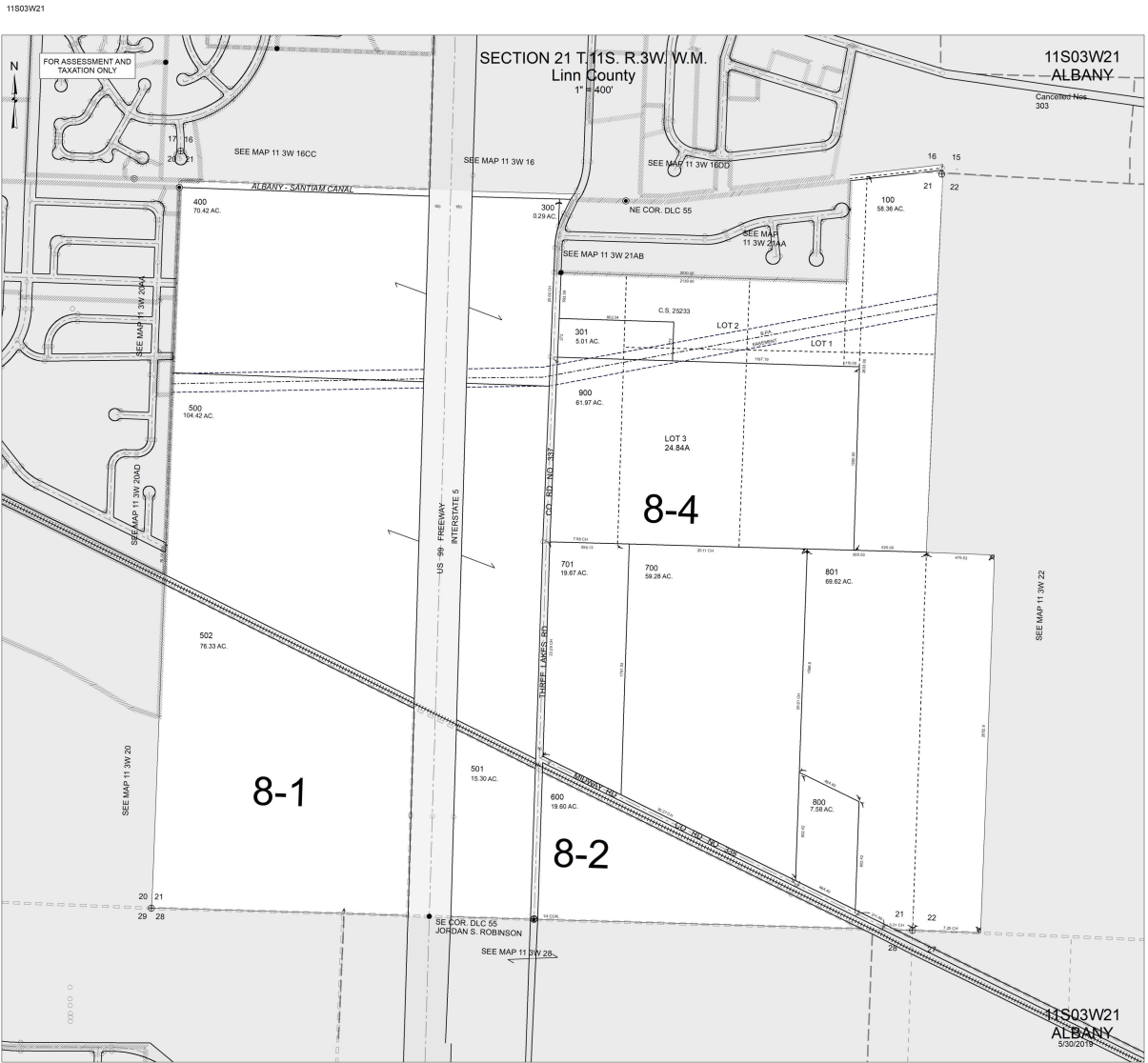


Parcel ID: 0364170

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.

Full Assessor Map



Parcel ID: 0364170

Site Address:

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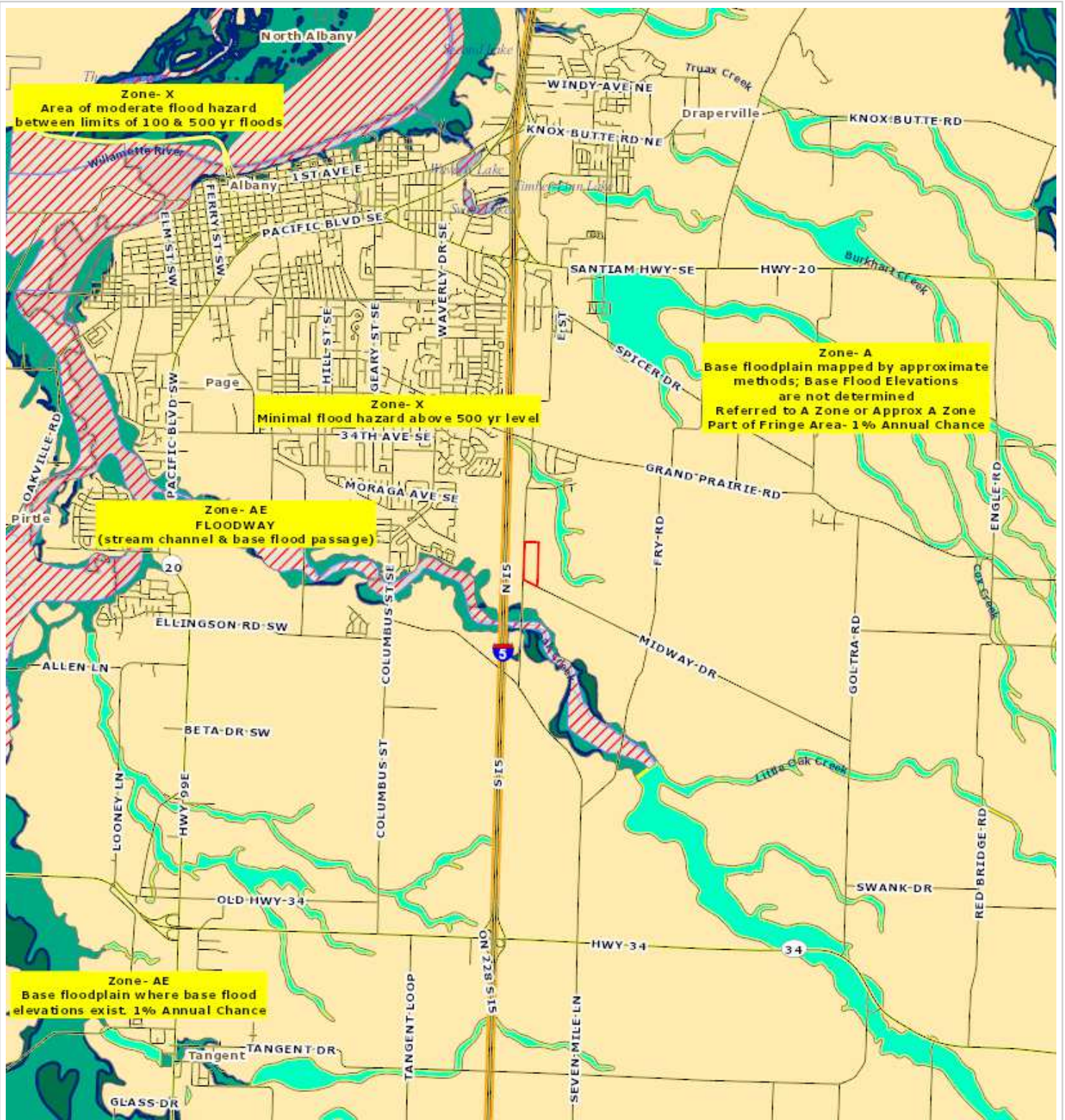
Aerial Map



Parcel ID: 0364170

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Flood Map



Fidelity National Title

Parcel ID: 0364170

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Linn County
2022 Real Property Assessment Report
 Account 364170

Map 11S03W21-00-00701
Code - Tax ID 00804 - 364170

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing COOLEY NORTHWEST LLC
 5001 THREE LAKES RD SE
 ALBANY OR 97322

Deed Reference # 2012-9525
Sales Date/Price 06-27-2012 / \$150,000
Appraiser VANDERWOOD, LISA

Property Class 551 **MA SA NH**
RMV Class 401 02 00 003

Site	Situs Address	City
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Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
00804	Land 432,730		Land	0	
	Impr 805,800		Impr	0	
Code Area Total	1,238,530	486,480	499,955	0	
Grand Total	1,238,530	486,480	499,955	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00804	1	<input checked="" type="checkbox"/>			Farm Use Zoned	107	13.79 AC	3	282,340
	2	<input checked="" type="checkbox"/>			Market	107	5.88 AC		120,390
					RURAL OSD - AVG	100			30,000
Code Area Total							19.67 AC		432,730

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
00804	501	0	317	GP BUILDING	112	2,040			24,630
	502	2013	352	UTILITY BUILDING	112	9,600			153,850
	503	2018	352	UTILITY BUILDING	112	45,000			608,590
	504	2013	110	Residential Other Improvements	112	0			18,730
Code Area Total						56,640			805,800

Exemptions / Special Assessments / Notations			
Code Area			Year Used
00804	Special Assessments	Amount	
	■ GRAND PRAIRIE	26.75	2022
	Notations	Amount	Tax
	■ POT'L ADD'L TAX LIABILITY	0.00	0.00

Linn County
2022 Real Property Assessment Report
Account 364170

Comments

**** CAP NOTE - Type R *****
MX07: Renovation done on this bldg over last 2 years. Picked up RMV. 1/25/07
jdr

**** CAP NOTE - Type X *****
98 MAV: 19.667 AC. DISQ. (FARM) RTR 7/30/98

13MX: VALUE REVIEW, ADJUSTED LAND AND IMPS. 8/13 MW
14MX: ADDED 80X120 UTILITY BLDG. 12/13 NB
18MX: PERMIT FOR 180X250 STORAGE BLDG. NO START. SEE 2019. 1/18 LV
19MX: NEW PERMIT FILED MARCH 2019 FOR AN AG BUILDING. BLDG COMPLETE. GATED, VIEWED FROM
DRIVEWAY AND VERIFIED MEASUREMENTS FROM AERIAL. ADDED CONCRETE AROUND SMALLER
UTILITY BLDG AS RMV CHANGE. 11/18 LV

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

10-Aug-2023

COOLEY NORTHWEST LLC
5001 THREE LAKES RD SE
ALBANY OR 97322

Tax Account #	364170	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00804
Situs Address		Interest To	Aug 10, 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	\$7,293.85	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,779.95	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,722.22	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,561.94	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,637.38	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,560.79	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,346.02	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,313.40	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,239.75	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$498.88	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$479.78	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$465.79	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$439.08	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$426.24	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$411.57	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$400.36	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$341.78	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$332.96	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$325.62	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$315.55	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$283.59	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$279.67	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$277.75	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$287.35	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,649.47	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$199.76	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$268.35	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$250.01	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$298.56	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$305.91	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$432.12	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$506.12	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$49,931.57	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

10-Aug-2023

COOLEY NORTHWEST LLC
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Situs Address		Interest To	Aug 10, 2023

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Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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LINN COUNTY, OREGON 2012-09525
D-WD
Cnt=1 Str=1 COUNTER 06/29/2012 03:18:04 PM
\$20.00 \$11.00 \$15.00 \$9.00 \$10.00 \$65.00



I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.



Steve Druckenmiller - County Clerk

STATUTORY WARRANTY DEED

Grantor's Name and Address:

Phyllis J. Breshears, as Trustee
of and for the benefit of the
Phyllis J. Breshears Revocable
Trust dated December 3, 1993
20 E. Airport Road
No. 303
Lebanon OR 97355

Grantee's Name and Address:

Cooley Northwest LLC
An Oregon Limited Liability Company
2490 SW Ferry Street
Albany OR 97321

After recording return to:

Evashevski, Elliott, Cihak & Hediger, PC
Attorneys at Law
PO Box 983
Albany OR 97321-0369

The true and actual

**consideration for this
conveyance is \$ 150,000.00**

**Until a change is requested
all tax statements shall be
sent to:**

Cooley Northwest LLC
2490 SW Ferry Street
Albany OR 97321

Tax Account Information:

Account No. 364170; Tax Lot: 11s 03w 21-00-00701

Conveyance

Phyllis J. Breshears, as Trustee of and for the benefit of the Phyllis J. Breshears Revocable Trust dated December 3, 1993, Grantor, conveys and warrants to Cooley

1902851

First American Title

Northwest LLC, an Oregon limited liability company, Grantee, the following described real property located in Linn County, Oregon, free of encumbrances except as specifically set forth herein:

Beginning at the Northwest corner of the Southeast quarter of Section 21 in Township 11 South, Range 3 West of the Willamette Meridian, Linn County, Oregon; and running thence North 89°52' East along the North line of the Southeast quarter of said Section 21 a distance of 556.13 feet; thence South 0°10' West parallel to the West line of the Southeast quarter of said Section 21, a distance of 1791.53 feet to the Northerly right of way line of the Southern Pacific Railroad; thence North 65°30' West along said right of way 610.34 feet to the West line of the Southeast quarter of said Section 21; thence North 0°10' East along said West line 1537.14 feet to the point of beginning. Save and except that portion of the above described tract of land lying within the boundaries of public roads and highways.

Subject to and excepting:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may

be imposed.

7. Statutory powers and regulations, including levies, assessments, drainage rights and easements of Grand Prairie Water District.

8. Regulations, including levies, liens, assessments, rights of way and easements of the Linn Soil and Water Conservation District.

9. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

10. The effect, if any, of a Measure 37 Claim Approval as disclosed by The Board of County Commissioners Order No. 2007-062, including the terms and provisions thereof, as set forth in and disclosed by instrument recorded April 11, 2007 as Instrumental No. 2007-08838.

11. The effect, if any, or a Measure 37 Claim Approval as disclosed by The Board of County Commissioners Order No. 2007-062, including the terms and provisions thereof, as set forth in and disclosed by instrument recorded October 18, 2007 as Instrument No. 2007-24720.

12. Unrecorded leases or periodic tenancies as disclosed in the Earnest Money Agreement and by inspection of the land.

THIS TRANSACTION IS NOT INTENDED TO CONSOLIDATE ANY OF THE INDIVIDUALLY DESCRIBED PARCELS OR TAX LOTS FOR LAND USE, TAX LOTS, OR ANY OTHER PURPOSE.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11 CHAPTER 424,

OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 27th day of June, 2012.

The Phyllis J. Breshears Revocable Trust dated December 3, 1993

By: Phyllis J. Breshears/Trustee
Phyllis J. Breshears, Trustee

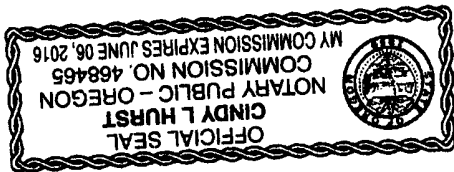
STATE OF OREGON)
) ss.
County of Linn)

Date: June 27, 2012

Personally appeared Phyllis J. Bresears who, being duly sworn did say that she is the trustee of The Phyllis J. Breshears Revocable Trust dated December 3, 1993, and that said instrument was signed in behalf of said trust; and she acknowledged said instrument to be its voluntary act and deed.

Before Me:

Cindy Hurst
Notary Public for Oregon
My Commission Expires: 6-6-16



SOIL REPORT

PROVIDED BY ACRE VALUE

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.





 Boundary

|  Boundary 20.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3	Amity silt loam	8.96	43.08	0	94	2w
27	Concord silt loam	8.2	39.42	0	42	3w
33	Dayton silt loam	3.64	17.5	0	32	4w
TOTALS		20.8(*)	100%	-	62.65	2.74

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



PAUL TERJESON

PTERJY@KW.COM
503-999-6777



SCAN ABOVE TO LEARN MORE
ABOUT THE TEAM!



STEVE HELMS

STEVHELMS@KW.COM
541-979-0118

