Camp Morrison Retreat

44750 CAMP MORRISON RD SCIO





Camp Morrison Retreat SCIO, OREGON

- ±200 TOTAL ACRES
- ±2-ACRE NATURAL FED PRIVATE POND
- MEANDERING CREEKS, INCLUDING BILYEU CREEK
- HOME: 2 BD, 1 BA BUILT IN 1978 WITH DETACHED GARAGE
- DINING HALL, SHOWER HOUSE, PICNIC SHELTER, 2-ADIRONDACKS SHELTERS, AND RUSTIC AMPHITHEATER
- 190-ACRES DEVOTED TO TIMBER PRODUCTION, ±88-ACRES LOGGED AND REPLANTED IN 2017



AMY PENDLEY

Principal Broker/Co-owner
Agri-Business Real Estate Services
amy@agribis.com
503.910.4689



@agribis_real_estate

CALL FOR DETAILS

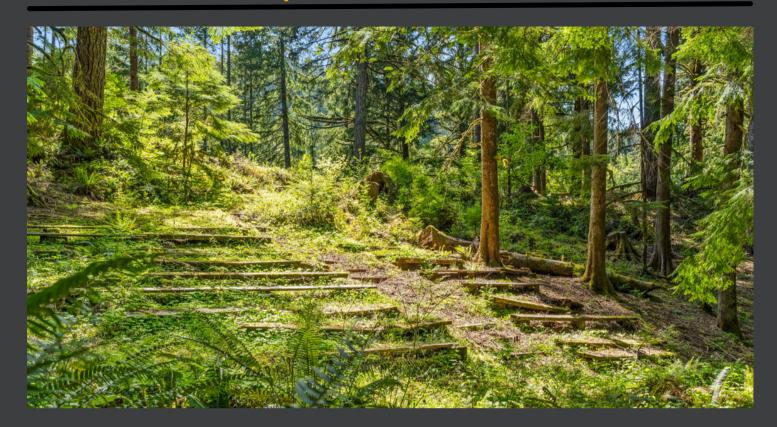
This information deemed reliable, but not guaranteed. All maps, exhibits presented are based on information obtained from the county and must be verified by interested parties. Buyer to complete due diligence regarding all uses of the property.







44750 Camp Morrison Dr Scio, OR



HISTORY

Camp Morrison; located in Scio, Oregon, once served as a significant site for the Boy Scouts of America. The camp has a rich history dating back several decades with its use as a hub for scouting activities, offering opportunities for young scouts to learn essential skills in this forested refuge. Situated within the foothills of the Cascade Range and surrounded by lush forests and rolling hills; the property's natural beauty provides an excellent backdrop for a variety of activities and outdoor adventures as well as serene privacy for nature enthusiasts. With much of the camps infrastructure still in place, this recreational retreat is ready for the next owner to bring it back to life and begin its next chapter. Remodel the current home (cabin) statically located overlooking Bilyeu Creek or build new on one of the many stunning locations throughout this special property.

Camp Morrison Retreat











44750 Camp Morrison Dr Scio, OR



OPPORTUNITY

The serene natural landscape offers ample opportunity. While much of the camp has not been used in several years, it stands ready for its future potential with a little **imagination:** First stop is the main cabin (942 SF, 2bd/1ba) and adjacent detached garage (528 SF) built in 1978 which serves as the gateway to the remaining camp. Next discover the rustic charm of the two identical Adirondack camping shelters, built in 2011, each offering 200 SF of space. Venture out to the picnic shelter (744 SF) where you can enjoy your dining surrounded by nature and wildlife. On to the shower house 832 SF) conveniently located and built in 2005 with ADA accommodations to ensure everyone's comfort. Nearby, is the dining hall, spanning 1,200 SF and equipped with an industrial kitchen, restrooms, and convenient storage. Finally, gather under the stars at the rustic outdoor amphitheater, complete with a fire-pit. Whether you're seeking tranquility, adventure, or simply a place to call home, this property offers a rare opportunity to embrace the beauty of nature and create timeless memories.

MORE DETAILS AT: WWW.AGRIBIS.COM

Camp Morrison Retreat









44750 SW Oldsville Rd McMinnville OR







AGRIBIS.COM







COUNTY INFO

Obtained through county records



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Linn County 2023 Real Property Assessment Report

Account 20749

Мар 10S01E00-00-03500 **Tax Status**

Assessable

Code - Tax ID 09503 - 20749 **Account Status** Subtype

Active NORMAL

Legal Descr

See Record

Mailing

44750 CAMP MORRISON DRIVE LLC

Deed Reference # 2020-27554

12-23-2020 / \$710,000

1840 W AIRWAY RD LEBANON OR 97355

Sales Date/Price

Property Class

601

SA

Appraiser

TRACY, GEOFF

MA NH **RMV Class** 601 05 00 000

Si	ite S	Situs Address	City
•	1 4	14750 CAMP MORRISON DR	SCIO

			Value Summary			
Code Are	ea	RMV	MAV	AV	RMV Exception	CPR %
09503	Land	239,920		Land	0	
	Impr	187,060		Impr	0	
Code	Area Total	426,980	128,540	235,982	0	
Gı	rand Total	426,980	128,540	235,982	0	

	Land Breakdown								
Code Area	ID#	Plan RFPD Ex Zone	Value Source	Trend %	Size	Land Class	Trended RMV		
09503	6	>	H & B Use Forest Land	100	199.00 AC	FC	193,920		
			LANDSCAPE - MINIMAL	100			1,000		
			RURAL OSD - AVG	100			30,000		
	1	✓	Rural Site	100	1.00 AC	FORST	15,000		
			Code	Area Total	200.00 AC		239,920		

	Improvement Breakdown							
Code Area	ID#	Year Built	Stat Class	Description	Trend %	Total Soft	Ex% MS Acct	Trended RMV
09503	100	1978	138	RES One story with attic	104	942		102,700
	201		110	Residential Other Improvements	104	0		490
	202	1978	318	GP SHED	104	320		2,670
	203	2005	317	GP BUILDING	104	832		22,220
	204	1978	317	GP BUILDING	104	1,200		20,750
	205	1978	318	GP SHED	104	200		1,830
	206	1978	120	Res Other Improvement Cls 2	104	0		36,400
					Code Area Total	3,494		187,060

Exemptions / Special Assessments / Notations							
Notations							
■ POT'L ADD'L TAX LIABILITY							
Code Area 09503							
Fire Patrol	Amount	Acres	Year				
■ FORESTRY FIRE TIMBER - NORTH	426.92	200.00	2023				
■ FORESTRY FIRE SURCHARGE	47.50		2023				

4/1/2024 10:01 AM Page 1 of 2

Linn County 2023 Real Property Assessment Report

Account 20749

Comments	***** CAP NOTE - Type R ***********************************
Comments	

02MX: VALUE REVIEW - REVALUED RMV OF LAND AS FOREST LAND.. 7-02 AS


97 MAV: \$120,780 X .9 = \$108,700 DEDUCTED FROM MAV. FLAGGED NEW SPECIALLY

ASSESSED LINE AS NV. 9/18/97 JLS.

16MX: PROPERTY FRON NON-ASSESSABLE TO ASSESSABLE. FULL RECALC IMPROVEMENT VALUES REDUCED AS NOT CURRENTLY BEING USED AS A BOY SCOUT CAMP. EST HBU/RMV CLASS 600, TIMBER

PROPERTY. GT 5/16

4/1/2024 10:01 AM Page 2 of 2



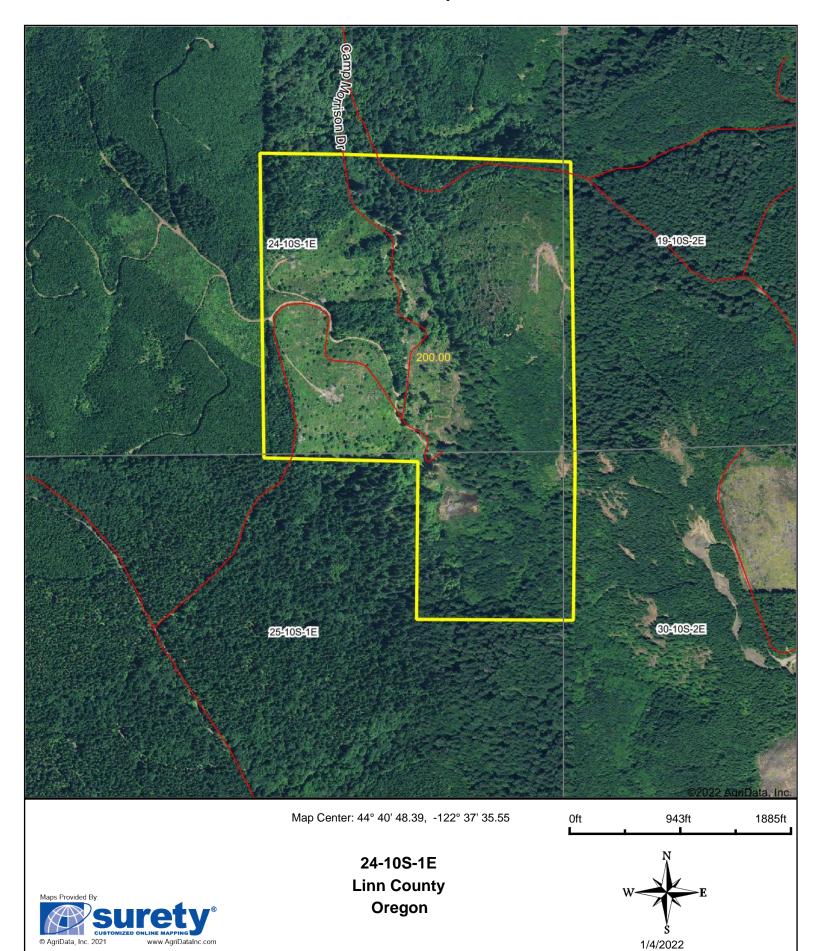
MAPS

Estimated based on county GIS mapping records

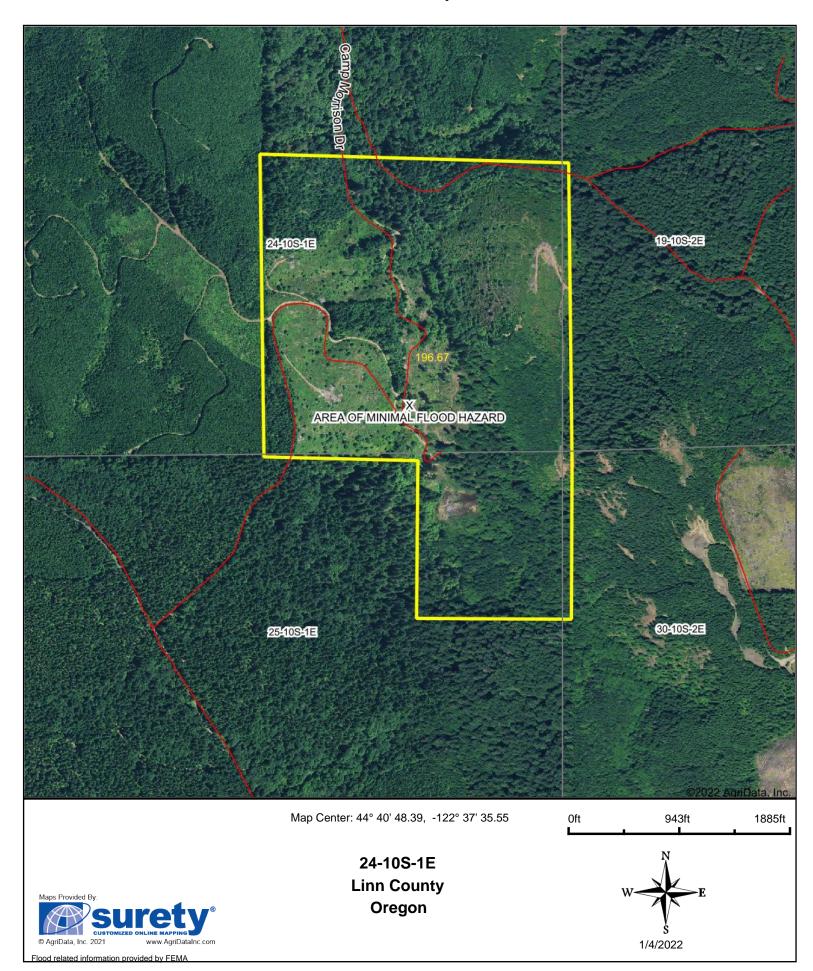


This information deemed reliable, but not guaranteed. All maps, exhibits, and water rights presented are estimated based on information obtained from the county and OWRD and are to be verified by interested parties.

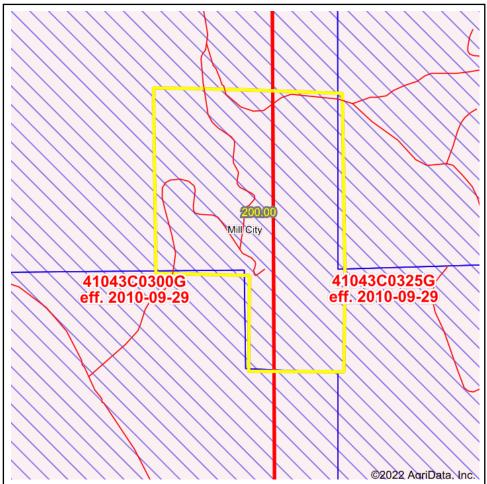
Aerial Map

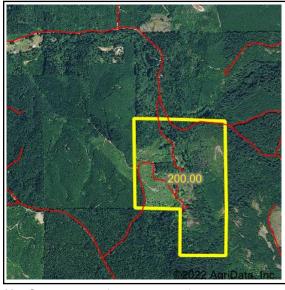


Aerial Map



FEMA Report





Map Center: 44° 40′ 48.39, -122° 37′ 35.55

State: OR Acres: 200
County: Linn Date: 1/4/2022

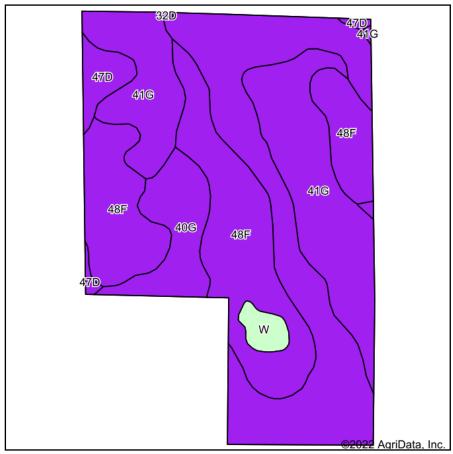
Location: 24-10S-1E Township: Mill City

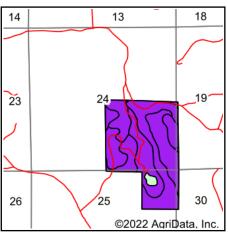




Name		lumber	Cou	nty	NFIP Participation	Acres	Percent	
LINN COU	JNTY	10136	Linn		Regular	198.08	99.0%	
BUREAU (OF LAND MANAGEMENT	41	1FED	Linn	ı	None	1.92	1.0%
						Total	200.00	100%
Map Chan			Case No.		Acres	Percent		
No							0	0%
Zone	SubType			Description		Acres	Percent	
Х	AREA OF MINIMAL FLOOD HAZARD			Outside 500-year Floodplain			200	100%
						Total	200	100%
Panel			Effective Date			Acres	Percent	
41043C03	800G	9/29/2010			110.48	55.2%		
41043C03	325G	9/29/2010			89.52	44.8%		
Total								100%

Soils Map





State: Oregon County: Linn

Location: 24-10S-1E Township: Mill City Acres: 200 Date: 1/4/2022



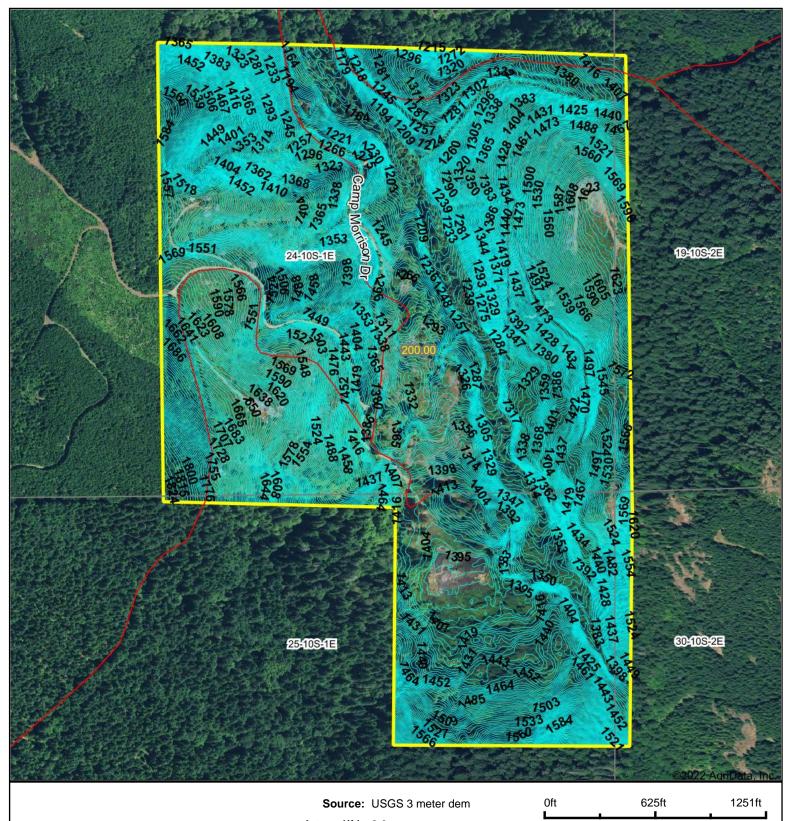


Soils data provided by USDA and NRCS.

	5010 data provided 3, 5027 data (11.00)									
Area :	Area Symbol: OR639, Soil Area Version: 16									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall			
40G	Harrington-Klickitat complex, 50 to 75 percent north slopes	73.33	36.7%		Well drained	VIIe	12			
48F	Honeygrove silty clay loam, 25 to 50 percent north slopes	63.49	31.7%		Well drained	Vle	15			
41G	Harrington-Klickitat complex, 50 to 75 percent south slopes	53.43	26.7%		Well drained	VIIe	12			
47D	Honeygrove silty clay loam, 12 to 25 percent slopes	6.23	3.1%		Well drained	Vle	57			
W	Water	3.36	1.7%							
32D	Cumley silty clay loam, 2 to 20 percent slopes	0.16	0.1%		Moderately well drained	Vle	68			
		6.53	*n 14.2							

^{*}n: The aggregation method is "Weighted Average using all components" *c: Using Capabilities Class Dominant Condition Aggregation Method Soils data provided by USDA and NRCS.

Topography Contours



Interval(ft): 3.0

Standard Deviation: 132.28 ft

Min: 1,139.9 Max: 1,832.6

Range: 692.7 **Average:** 1,433.2

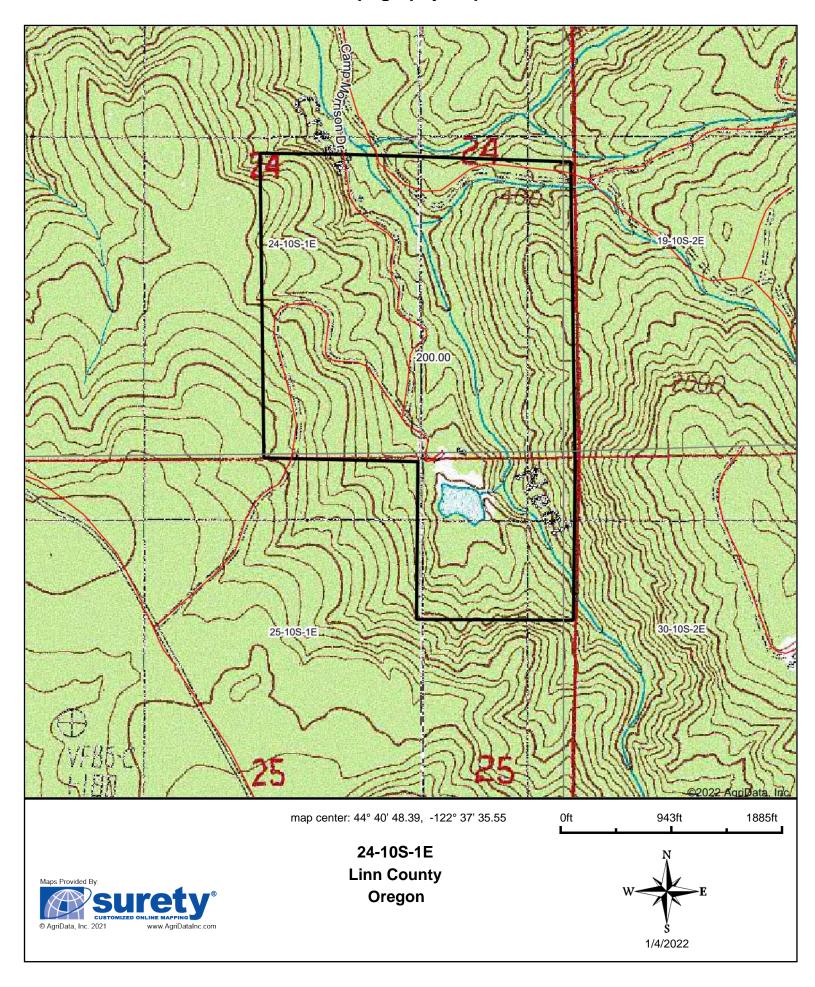
24-10S-1E **Linn County**

1/4/2022

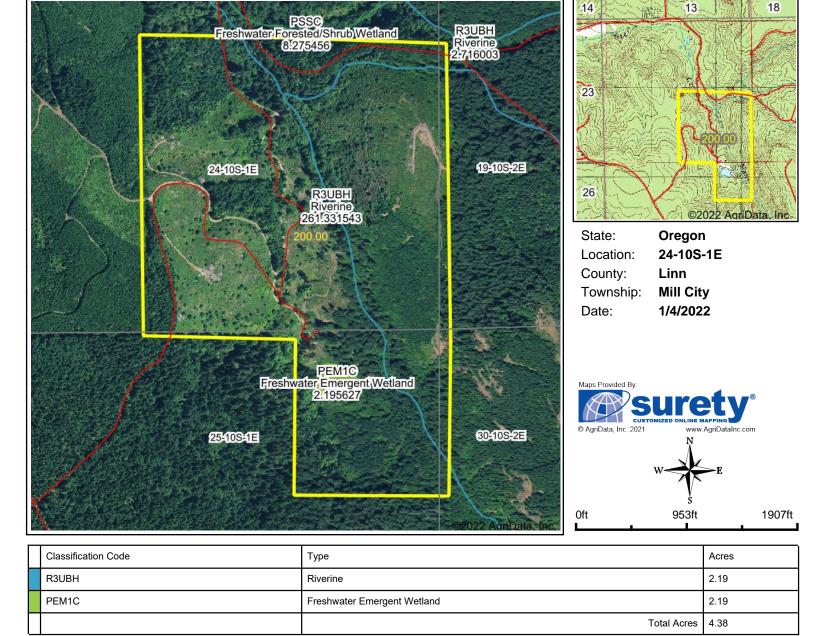
Oregon

Map Center: 44° 40' 48.39, -122° 37' 35.55

Topography Map



Wetlands Map



Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

MAP LEGEND Area of Interest (AOI) Background Area of Interest (AOI) Aerial Photography Soils Soil Rating Polygons <= 96 > 96 and <= 114 > 114 and <= 122 Not rated or not available Soil Rating Lines <= 96 > 96 and <= 114 > 114 and <= 122 Not rated or not available Soil Rating Points <= 96 > 96 and <= 114 > 114 and <= 122 Not rated or not available **Water Features** Streams and Canals

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20.000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Linn County Area, Oregon Survey Area Data: Version 19, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 28, 2020—May 29, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Transportation

Rails

US Routes

Major Roads

Local Roads

Interstate Highways

Forest Productivity (Tree Site Index): Douglas-fir (King 1966 (795))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI					
32D	Cumley silty clay loam, 2 to 20 percent slopes	114	0.1	0.1%					
40G	Harrington-Klickitat complex, 50 to 75 percent north slopes	96	71.9	36.5%					
41G	Harrington-Klickitat complex, 50 to 75 percent south slopes	96	52.6	26.7%					
47D	Honeygrove silty clay loam, 12 to 25 percent slopes	122	5.9	3.0%					
48F	Honeygrove silty clay loam, 25 to 50 percent north slopes	122	63.0	32.0%					
W	Water		3.4	1.7%					
Totals for Area of Inter	rest	196.8	100.0%						

Description

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Rating Options

Units of Measure: feet

Tree: Douglas-fir

Site Index Base: King 1966 (795)

Aggregation Method: Dominant Component Component Percent Cutoff: None Specified

Tie-break Rule: Higher Interpret Nulls as Zero: No