

# ST. PAUL LEGACY FARM



French Prairie Road  
St. Paul, Oregon

576 Total Acres

**\$7,490,000**

**Agri-Investment  
Services** A Division of Berkshire Hathaway  
HomeServices NW Real Estate



# NOTICE

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*“Land isn’t merely soil underfoot- it grows more than crops. Land nourishes the years of our youth; its harvests sustain the summers and autumns of our life; and it provides shelter against the winters ahead. Land is our legacy to the future.”*

- Brett Veatch

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# OVERVIEW

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Established by one of the early farm families to the Willamette Valley, this 576-acre legacy farm has been owned by the same family since 1867 - just 8-years after Oregon became a state.

Located just outside the small farming community of St. Paul, and near the banks of the Willamette River, it has easy access to Interstate 5 and is located halfway between Portland and the state capital, Salem. **There are approximately 462 acres under cultivation.**

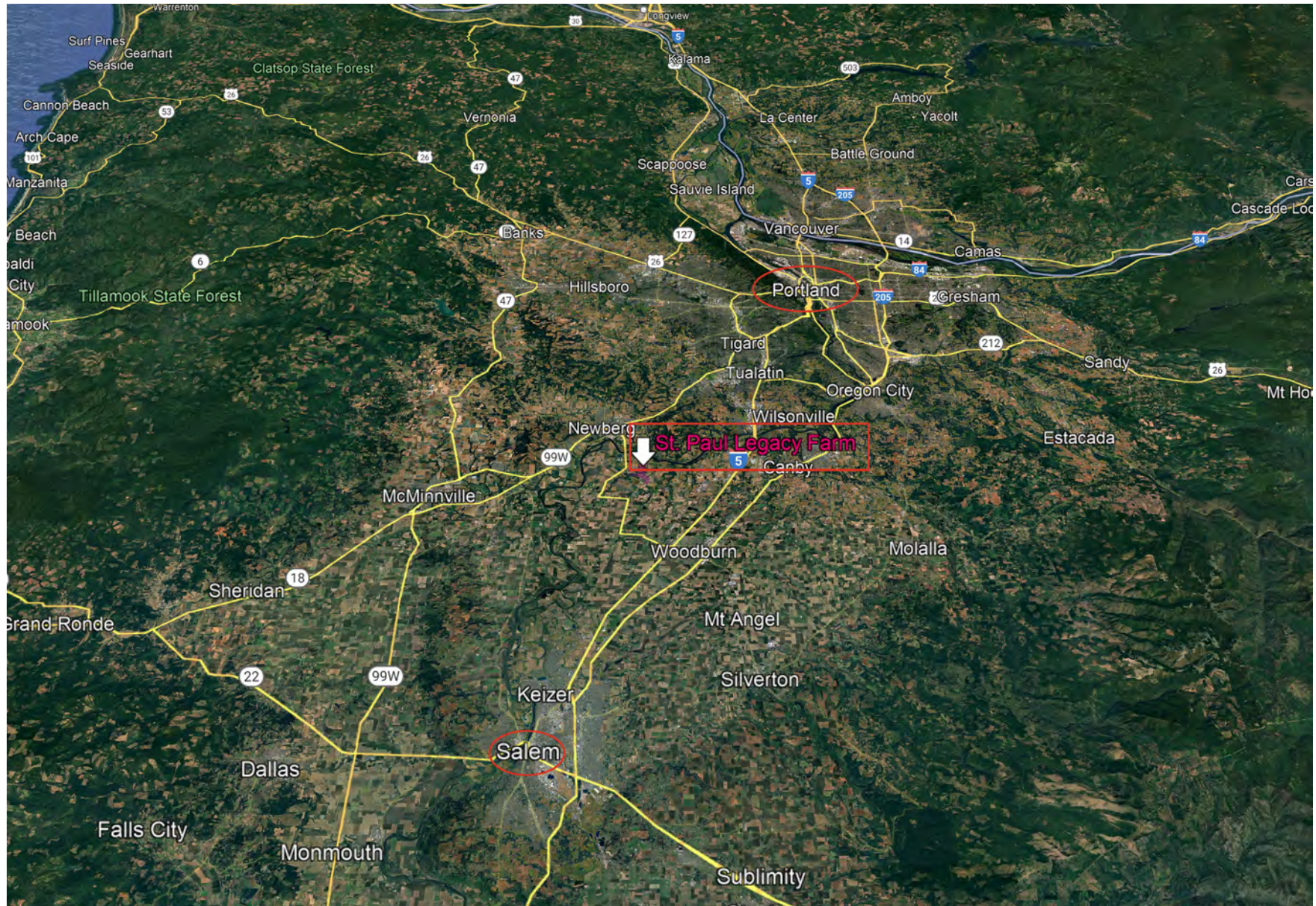
St. Paul farms have long been coveted for their deep, rich soils. This represents a once-in-a-lifetime opportunity to acquire a farm of this character and size and would be suitable for all Willamette Valley crops, including high-value crops such as blueberries and hazelnuts

Priority irrigation rights have been recorded since the 1930's and are served by surface water, ground water and stored reservoir water.

The farm boasts excellent access to major transportation routes and is situated halfway between Portland and Salem.



# MAPS - LOCATION









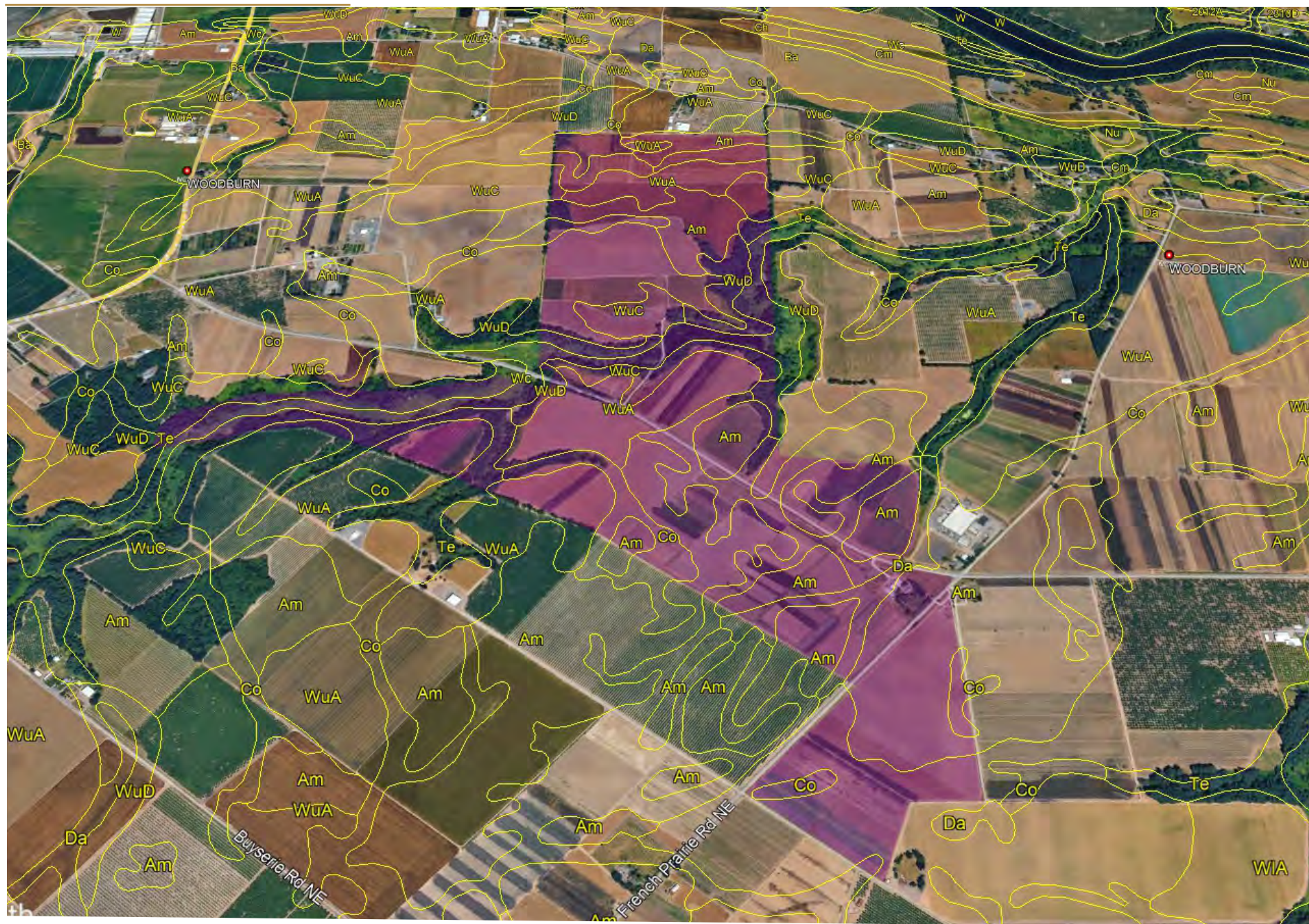
# AERIAL MAP

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# SOILS MAP



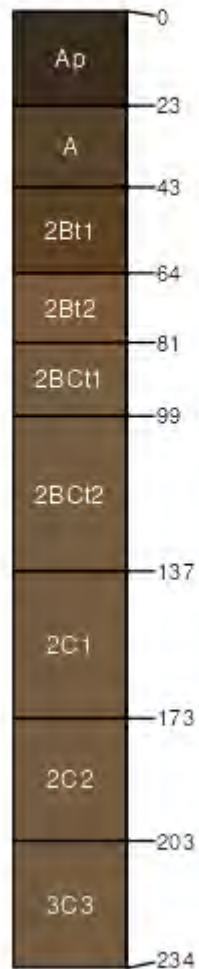


# SOILS CHART

## Woodburn (85%)

### Valley Terrace Group

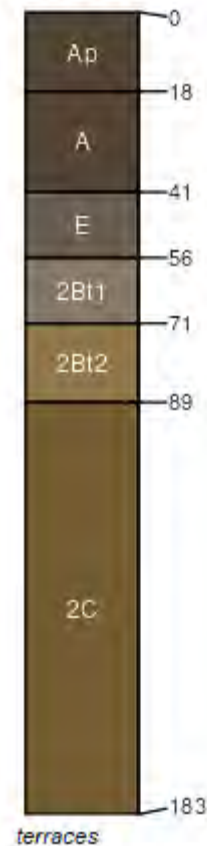
Aquultic Argixerolls  
Moderately well drained  
Hydric: No  
PAWS: 35 cm



## Amity (85%)

### Valley Swale Group

Argiaquic Xeric Argialbolls  
Somewhat poorly drained  
Hydric: No  
PAWS: 30 cm



Soils are almost entirely comprised from either the Woodburn soil series or the Amity soil series. Both series are considered to be productive soils and rank as top-tier soils in the Oregon State University Hazelnut suitability study.

Out of a top score of 75, Woodburn soils and Amity soils both rank 73 when drain tiled.



# PHOTOS

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# WATER RIGHTS

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Owner has engaged a water rights consultant in evaluating the water rights for the farm.

Water rights include both surface and ground rights. Certificate Nos include:

- 12384 - September 23, 1936
- 15757 - April 15, 1944
- 16463 - May 25, 1945
- GR-2194 - February 16, 1958
- 19380 - April 12, 1950
- G-14158 - August 18, 1995
- S-75953 - December 28, 1994
- G-4705 - September 11, 1969





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