



**Oregon
Farm & Home**

★ B R O K E R S ★

0 MCTIMMONDS ROAD

DALLAS

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY



INTRODUCTION

This beautiful bare land parcel sits just outside of Dallas, Oregon, and offers a rare opportunity to own a prime piece of timber ground in the heart of the Willamette Valley. While the property is not buildable, it presents incredible value for those seeking recreational space, long-term timber investment, or a private piece of nature to enjoy. Surrounded by rolling hills and Oregon's lush forest landscape, it's an ideal setting for outdoor activities, quiet retreats, or sustainable resource management.

Situated in a peaceful rural area just minutes from the amenities of Dallas, this property gives you the feel of remote forestland without being far from town. The trees provide natural beauty, potential future harvest value, and habitat for local wildlife. Whether you're an investor, conservationist, or outdoor enthusiast, this parcel is a great opportunity to own a piece of Oregon's forested countryside.

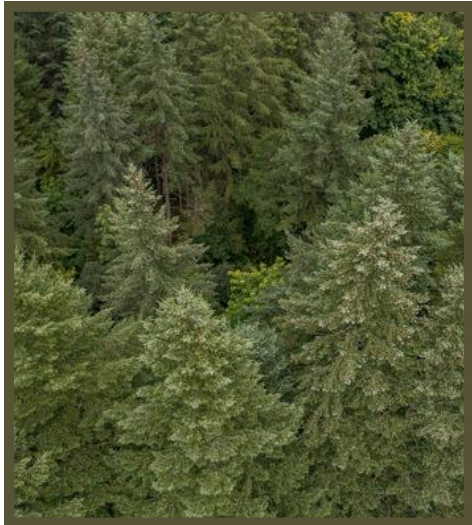
LOCATION

Located just about 15 minutes from both Dallas and Monmouth, this rural area offers the perfect blend of peaceful country living with quick access to the charm and amenities of two vibrant small towns. Nestled in the heart of Oregon's scenic Willamette Valley, the landscape is dotted with rolling hills, forested acreage, farmland, and open skies—ideal for anyone who enjoys the outdoors. The area is rich with recreational opportunities, from hiking and wildlife viewing in nearby Baskett Slough National Wildlife Refuge to fishing, kayaking, and boating along the Willamette River. Monmouth, home to Western Oregon University, brings a youthful energy to the region and hosts seasonal events, farmers markets, and local festivals. You'll also find quaint shops, local eateries, and community parks that make it a welcoming spot for weekend outings or everyday conveniences. Whether you're into trail walking, bird watching, or simply enjoying the tranquility of rural Oregon, this location offers a lifestyle that's connected to both nature and community.



ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO 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.

LAND



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LAND

37.19 Acres

One Tax Lot Parcel ID 180959

***Property is Split by County Road, McTimmonds Road**

Mixed Hardwoods and Douglas Fir Timber, Some 20+Years

Zoned Timber Conservation

Mountain and Territorial Views

Elevation Climb from 600' to 760'

Hunting Opportunities

SELLER PREFERRED TERMS

OREF Forms

3 Business Day Response for Offers

Fidelity National Title, Albany

Personal Property: N/A

PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARIES
- CONTOUR/ELEVATION



SCAN HERE
FOR
INTERACTIVE
MAP!



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SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- *BELLPINE SILTY CLAY*
- *RICKREALL SILTY CLAY*
- *JORY SILTY CLAY*

Code	Description	Acres	%	CPI	NCCPI	CAP	?
8C	Bellpine silty clay loam, 3 to 12 percent slopes	17.47	31.78%	-	70	3e	?
60D	Rickreall silty clay loam, 12 to 20 percent slopes	16.36	29.76%	-	51	6e	?
36D	Jory silty clay loam, 12 to 20 percent slopes	14.93	27.16%	-	87	3e	?
27D	Dupee silt loam, 12 to 20 percent slopes	5.4	9.82%	-	79	4e	?
36C	Jory silty clay loam, 2 to 12 percent slopes	0.78	1.42%	-	89	2e	?
27C	Dupee silt loam, 3 to 12 percent slopes	0.06	0.11%	-	81	3e	?



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COUNTY INFO

LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY

POLK COUNTY PRO

#: 180959
t: 96 200 400
r: Airlie Downs Estate LLC
r:
e:
OR 97338
l: 2844 Arlington Dr NW
Albany OR 97321
g: County-TC - Timber Conservation Zone
d
8000 - Vacant Land (General)
e:
l:
e: T:09S R:06W S:02 Q: QQ:

ASSESSMENT & TAX INFORMATION

ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO 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.





Fidelity National Title

POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **180959**

Tax Lot: **96 200 400**

Owner: Airlie Downs Estate LLC

CoOwner:

Site:

OR 97338

Mail: 2844 Arlington Dr NW

Albany OR 97321

Zoning: County-TC - Timber Conservation Zone

Std Land
Use: 8000 - Vacant Land (General)

Legal:

Twn/Rng/Sec: T:09S R:06W S:02 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$38,720.00**

Market Land: **\$38,720.00**

Market Impr:

Assessment Year: **2025**

Assessed Total: **\$4,215.00**

Exemption:

Taxes: **\$108.31**

Levy Code: 207

Levy Rate: 9.9122

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 37.19 Acres (1,619,996 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 2 - Dallas

Census: 5011 - 020400

Recreation:

SALE & LOAN INFORMATION

Sale Date: 10/30/2009

Sale Amount:

Document #: 2010-5485

Deed Type: WD

Loan

Amount:

Lender:

Loan Type:

Interest

Type:

Title Co:



Fidelity National Title

Parcel ID: 180959

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.

Aerial Map

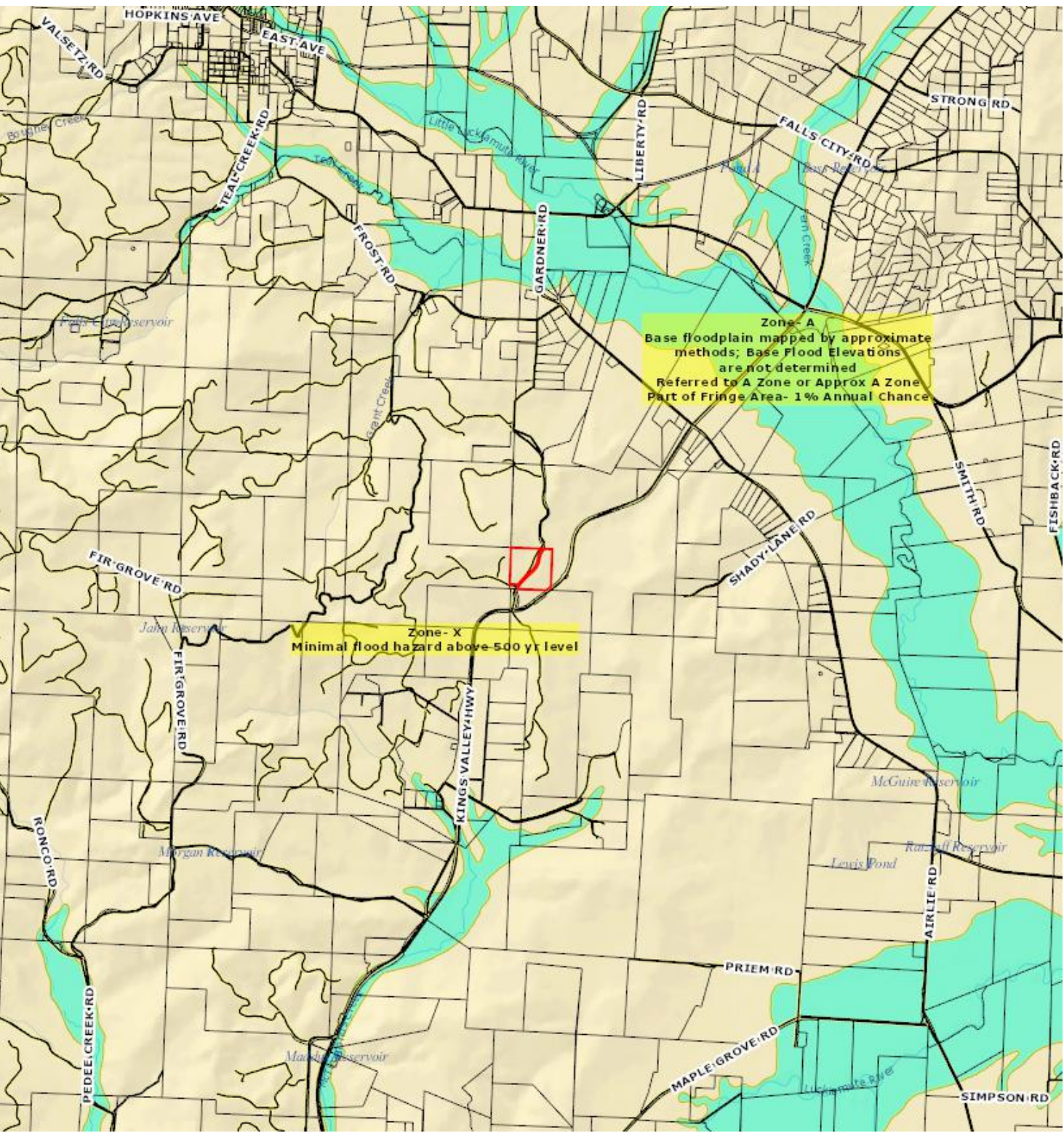


Fidelity National Title

Parcel ID: 180959

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Flood Map



Fidelity National Title

Parcel ID: 180959

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Polk County
2025 Real Property Assessment Report
 Account 180959
 NOT OFFICIAL VALUE

Map 09602-00-00400
Code - Tax ID 0207 - 180959

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing AIRLIE DOWNS ESTATE LLC
 2844 ARLINGTON DR NW
 ALBANY OR 97321

Deed Reference # 2020-19296
Sales Date/Price 12-17-2020 / See Record
Appraiser SONDAY, MIKE

Property Class 600 **MA** **SA** **NH**
RMV Class 600 05 28 000

Site	Situs Address	City
------	---------------	------

		Value Summary			
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0207 Land	41,290		Land	0	
Impr	0		Impr	0	
Code Area Total	41,290	153,930	4,215	0	
Grand Total	41,290	153,930	4,215	0	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0207	0			TC	Small Tract Forest land	100	37.19 AC	FC	007*	41,290
Code Area Total							37.19 AC			41,290

Improvement Breakdown										
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct		Trended RMV

Exemptions / Special Assessments / Notations										
Notations										
- FP WEST OF OVERLAP ZONE - NO CODE SPLIT - SMALL TRACT FOREST LAND POT'L TAX LIABILITY ADDED 2004 - FORESTRY PER ACRE PROTECTION CHARGE - STF ADDED 2004 Deferral #852										
Fire Patrol						Amount		Acres		Year
OR FORESTRY FIRE SURCHARGE						0.00				2025
Code Area 0207										
Fire Patrol						Amount		Acres		Year
OR FORESTRY FIRE TIMBER						67.76		37.19		2025

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

24-Jun-2025

AIRLIE DOWNS ESTATE LLC
2844 ARLINGTON DR NW
ALBANY OR 97321

Tax Account #	180959	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0207
Situs Address		Interest To	Jun 24, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$108.31	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$99.53	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$86.24	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$84.44	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$80.97	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$79.35	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$75.26	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$73.80	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$72.11	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$67.88	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$66.80	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.05	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$56.46	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$57.43	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$52.19	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$54.91	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$59.07	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.43	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$49.87	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$49.26	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$42.59	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$57.32	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$56.26	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.34	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$49.71	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.72	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$48.97	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$53.58	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$53.98	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$695.18	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$632.51	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$682.95	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$542.26	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$572.08	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$853.70	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$879.93	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$858.65	Nov 15, 1988

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

24-Jun-2025

AIRLIE DOWNS ESTATE LLC
2844 ARLINGTON DR NW
ALBANY OR 97321

Tax Account #	180959	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0207
Situs Address		Interest To	Jun 24, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
	Total	\$0.00	\$0.00	\$0.00	\$0.00		

After recording return to:

Smith, Davison & Brasier, PC
PO Box 830
Corvallis, OR 97339-0830

Grantor:

Timothy W. McGuire, Trustee
2844 NW Arlington Drive
Albany, OR 97321

Mail tax statements to Grantee:

Airlie Downs Estate, LLC
2844 NW Arlington Drive
Albany, OR 97321

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2020-019296



\$101.00

003S0850202000192960030039

12/23/2020 12:46:07 PM

REC-WD Cnt=1 Stn=1 K. WILLIAMS
\$15.00 \$10.00 \$11.00 \$60.00 \$5.00

WARRANTY DEED

Timothy W. McGuire, Trustee of the William S. McGuire Family Trust dated August 13, 2009; and Timothy W. McGuire, Trustee of the Joan D. McGuire Living Trust dated November 13, 1997; and Timothy W. McGuire, Trustee of the McGuire OSMP Trust dated August 13, 2009, hereinafter called Grantors, do hereby grant, convey, and warrant unto Airlie Downs Estate, LLC, an Oregon limited liability company, hereinafter called Grantee, and unto Grantee's heirs, successors, and assigns all of that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, including all standing timber rights, free of encumbrances except as specifically set forth herein, situated in the County of Polk, State of Oregon, described as follows, to-wit:

See Exhibit A.

This property is free from encumbrances except covenants, easements, and restrictions of record.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors, and assigns forever.

This is a transfer to a limited liability company, and there is no consideration for the transfer.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and wills defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of Grantor to preserve any existing title insurance coverage.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

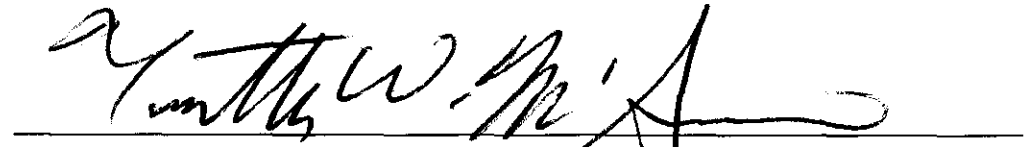
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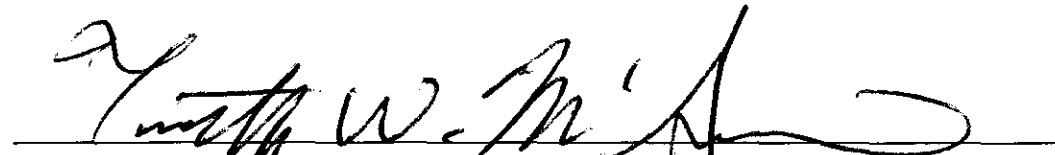
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In Witness Whereof, Grantor has executed this instrument December 17, 2020.

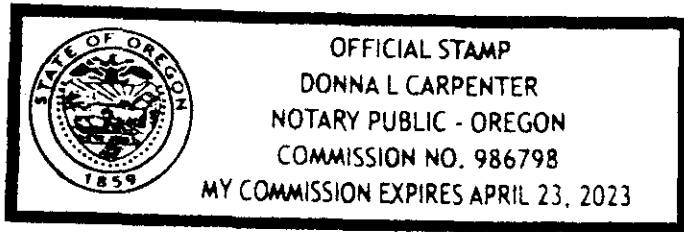

Timothy W. McGuire, Trustee of the William S. McGuire
Family Trust dated August 13, 2009


Timothy W. McGuire, Trustee of the Joan D. McGuire
Living Trust dated November 13, 1997


Timothy W. McGuire, Trustee of the McGuire OSMP
Trust dated August 13, 2009

STATE OF OREGON)
) ss.
County of Benton)

This Warranty Deed is acknowledged before me this 17th day of December, 2020, by Timothy W. McGuire, Trustee of the William S. McGuire Family Trust dated August 13, 2009; by Timothy W. McGuire, Trustee of the Joan D. McGuire Living Trust dated November 13, 1997; and by Timothy W. McGuire, Trustee of the McGuire OSMP Trust dated August 13, 2009, Grantor.




Notary Public for Oregon

EXHIBIT A

The Northwest one-quarter (NW 1/4) of the Southwest one-quarter (SW 1/4) of Section 2, in Township 9 South, Range 6 West of the Willamette Meridian, Polk County, Oregon.

SAVE AND EXCEPT that portion of the above-described tract of land lying within the boundaries of public roads and highways.

ALSO SAVE AND EXCEPT that portion of said land described in Deed to Longview Fiber Company recorded June 23, 1971, in Volume 17, page 810, Book of Records for Polk County, Oregon.

SUBJECT TO:

1. The assessment roll and the tax roll discloses the premises herein described were specially assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for previous years which the land was subject to the special land use assessment.
2. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets and highways.
3. An easement created by instrument, including the terms and provisions thereof,
Dated: May 12, 1941
Recorded: August 4, 1941, in Volume 109, Page 186
Deed Records, Polk County, Oregon
In favor of: Benton-Lincoln Electric Cooperative, Inc.
For: Electric transmission or distribution line
Affects: Exact location not disclosed
4. An easement created by instrument, including the terms and provisions thereof,
Dated: September 16, 1943
Recorded: November 8, 1943, in Volume 116, Page 156
Deed Records, Polk County, Oregon
In favor of: State of Oregon
For: Construction, operation, maintenance and repair of State Highway



PAUL TERJESON

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.

PTERJY@KW.COM | 503-999-6777



SCAN HERE
TO LEARN
MORE
ABOUT THE
TEAM!

STEVE HELMS

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.

STEEVEHELMS@KW.COM | 541-979-0118



SCAN HERE
TO LEARN
MORE
ABOUT THE
TEAM!

