

## Oregon Farm & Home

\* BROKERS \*

## **42038 CLARK SMITH DRIVE**

LEBANON "LACOMB"



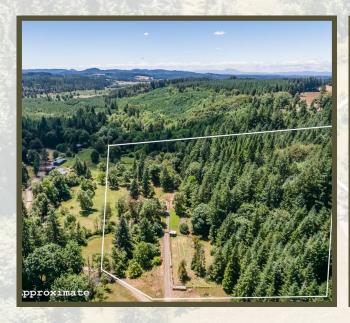
## INTRODUCTION

Sitting just outside of Lacomb, Oregon, this unique 11.38-acre property offers a rare blend of seclusion, functionality, and natural beauty. Zoned Farm Forest, the land is perfectly suited for those seeking a quiet rural lifestyle with room to work and play. The property features approximately 7 acres of mature timber, offering not only privacy but also future value for timber harvesting or recreational use. Accessed by a long, shared driveway, used by only two other nearby homesteads, you'll enjoy the peace and quiet of the countryside while still maintaining a sense of community.

The property is well-equipped with a versatile 768-square-foot machine shed, complete with four bays and 220 power, ideal for projects, storage, or hobbies. Upstairs, the space has been thoughtfully converted into an office with plumbing for a kitchen, washer and dryer hookups, and even a cozy wood stove, making it a comfortable workspace or potential retreat. A wood deck adds to the charm, offering a place to relax and enjoy the surrounding views. Whether you're looking for a peaceful homestead, hobby farm, or simply a getaway with room to grow, this property offers an exceptional opportunity.

## LOCATION

This property is located just outside of Lacomb, Oregon, in a quiet, peaceful area surrounded by natural beauty. It sits near the base of Snow Peak and is close to the stunning recreational mountains, making it a perfect spot for anyone who enjoys outdoor activities like hiking, hunting, camping, and exploring nature. The area is known for its scenic views, wildlife, and peaceful atmosphere, offering a true escape from the busyness of city life. Even though the property feels tucked away, it is still conveniently located within about 25 minutes of Lebanon, Oregon. In Lebanon, you'll find all the shopping, dining, and services you need, including grocery stores, restaurants, schools, and medical facilities. This location offers the best of both worlds—a quiet country lifestyle with easy access to town amenities whenever you need them.









## **OPPORTUNITY**

Owning this property presents a wealth of opportunity for those seeking a versatile rural space with both immediate and long-term value. The roughly 7 acres of mature timber offer not only a beautiful, serene landscape but also the potential for future timber harvests, providing an investment option or an abundant resource for personal use. The Farm Forest zoning allows for a wide range of uses, from small-scale farming and forestry to recreational activities such as hunting, hiking, or wildlife watching. The privacy provided by the long, shared driveway enhances the peaceful, secluded atmosphere, making it an ideal place for those looking to escape the hustle and bustle of town while still being within reach of essential services.

The property's infrastructure adds to its value and flexibility. The large 768-square-foot machine shed with four bays and 220 power is perfect for storing equipment, working on projects, or even running a small business. The upstairs converted office space, complete with kitchen plumbing, washer and dryer hookups, and a wood stove, could serve as a comfortable workspace, guest quarters, or a creative retreat. With the addition of the wood deck, this space provides a cozy spot to relax after a day of work or recreation. Whether you're looking to start a hobby farm, set up a home-based business, or simply enjoy the freedom of rural living, this property is ready to support your goals.









# LAND



















## LAND

#### **11.38 Acres**

- Zoned Farm Forest
- Parcel ID 0053179
- 7 +/- Acres of Mature Timber Long Asphalt Access Driveway
  - Shared with 2 Other Homesteads



768 SqFt Machine Shed

- 4 Bays
- 220 Power
- Converted Office Space Upstairs
  - Plumbed with Kitchen
  - Washer/Dryer Hookups
  - Wood Stove
- Wood Deck















### **SYSTEMS**

### **Developed Spring on Site**

## SELLER PREFFERED TERMS

**24 Hour Notice for Showings** 

**Title: Sellers Choice** 

**3 Business Days for Offer Response** 

**OREF Forms** 

**Signers: Ernie and Annette Schuld** 

Contingencies: Contingent upon seller finding a replacement property

Personal Property Included: Range, Oven, Refrigerator



## **PROPERTY MAPS**

#### MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARIES
- TOPOGRAPHIC













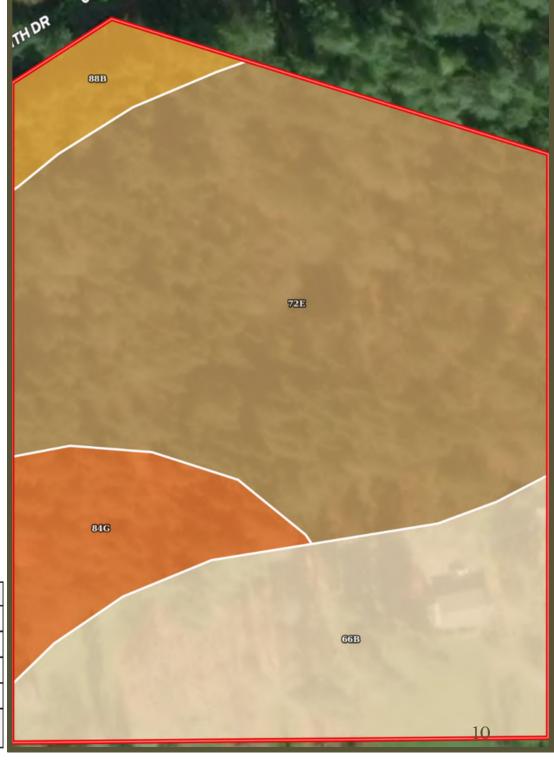
## **SOIL REPORT**

SOIL REPORT PROVIDED BY LANDID

#### MAJORITY SOIL TYPES

- NEKIA SILTY CLAY LOAM
- MCALIN SILTY CLAY

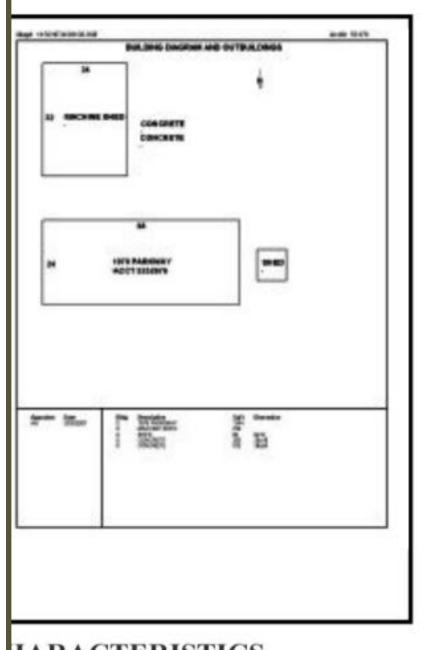
SOIL CODE	SOIL DESCRIPTION	ACRES				
72E	72E Nekia silty clay loam, 20 to 30 percent slopes					
66B	McAlpin silty clay loam, 3 to 6 percent slopes	3.12				
84G	Ritner cobbly silty clay loam, 30 to 60 percent slopes	1.17				
88B	Salkum silty clay loam, 2 to 8 percent slopes	0.54				
TOTALS		11.37(				





## **COUNTY INFO**

LIST PACK PROVIDED BY FIDELITY NATIONAL TITLE COMPANY



HARACTERISTICS

1



# cs 26895

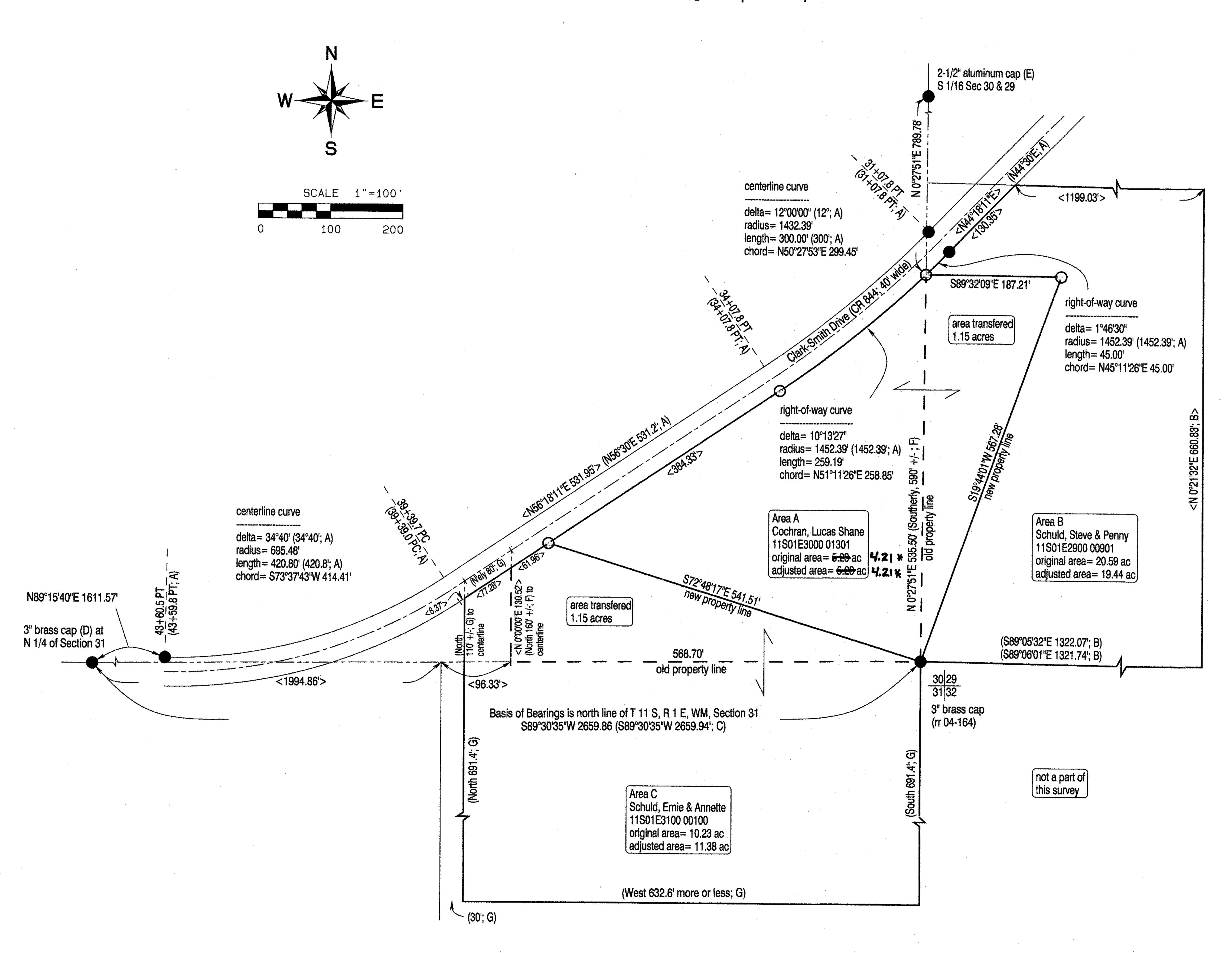
Property Line Adjustment for

# Steve & Penny Schuld and Lucas Shane Cochran

In the SE 1/4 of the SE 1/4 of Section 30, and in the SW 1/4 of the SW 1/4 of Section 29 in Township 11 South, Range 1 East of the Willamette Meridian, Linn County, Oregon

June 8, 2020

Revised October 21, 2021
Per Kelly Doherty



## Narrativ

The purpose of this survey is to monument the Property Line Adjustment authorized by and described in Linn County Planning File No. PD20-0091.

Monuments were found as shown and held to control the north line of Sec 31 and the east line of Sec 30.

Road monuments were found as shown and held to control the right-of-way. Curve data was held from record and the tangent length is controlled by the curves.

The southwesterly transfered area is placed to contain a roadway, and the northeasterly transfered area made the same size.

## Legen

- Found 1"pipe (A) or as noted
- O Set 5/8" x 30" iron rod with yellow plastic cap marked "K.DOHERTY LS 2738"
- ) Record data; source noted in References
- < > Calculated data

# References

- A Linn County Road Record Nos. 844 & 8-170
- B CS 22809
- C CS 23974
- D Restoration record 18-170 of Linn County Surveyor's remonumentation records
- E BLM Dependent Resurvey of Section 29 in T. 11 S., R. 1 E., W.M. dated 7/22/2014
- F Document No. 2020-05640 of the Linn County Deed Records
- G Document No. 2018-07648 of the Linn County Deed Records

Approvals for PD20-0091

Director, Linn County Planning & Building Department Date

REGISTERED PROFESSIONAL LAND, SURVEYOR

OREGON
LANTIA BY 16, 1006

OREGON
JANUARY 16, 1996
KELLY D. DOHERTY
2738
Expires 12/31/21

Kelly D. Doherty, PLS
39182 Golden Valley Dr
Lebanon, OR 97355
(541) 451-1851

K2 Surveying

21.000



#### LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 0053179

Tax Lot: 11S01E3100100

Owner: Schuld, Ernie

CoOwner: Schuld, Annette

Site: 42051 Clark Smith Dr

Lebanon OR 97355

Mail: 42051 Clark Smith Dr

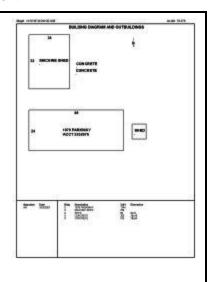
Lebanon OR 97355

Zoning: County-F/F - Farm/Forest

1006 - Mobile/Manufact Home (regardless of Lai Use:

Legal:

Twn/Rng/Sec: T:11S R:01E S:31 Q: QQ:



#### **ASSESSMENT & TAX INFORMATION**

Market Total: \$391,360.00 Market Land: \$379,620.00 Market Impr: \$11,740.00

Assessment Year: 2024

Assessed Total: \$34,200.00

Exemption:

Taxes: \$576.88 Levy Code: 00902 Levy Rate: 14.7199

#### PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms: Bathrooms:

# of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 11.38 Acres (495,713 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 9 - Lebanon Community

Census: 1422 - 030300

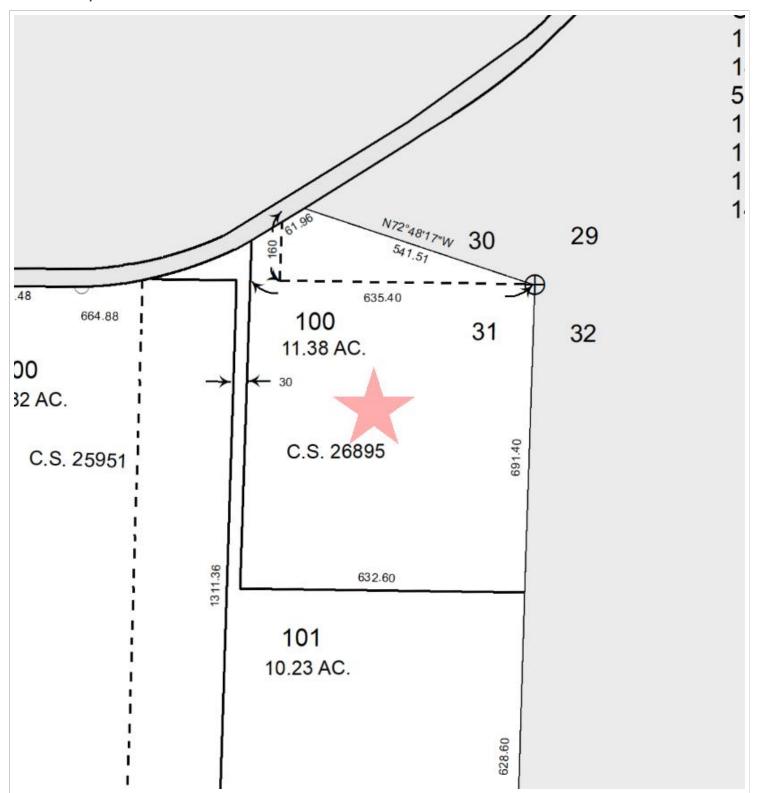
Recreation:

#### SALE & LOAN INFORMATION

Sale Amount: Document #: Deed Type: Loan Amount: Lender: Loan Type: Interest

> Type: Title Co:

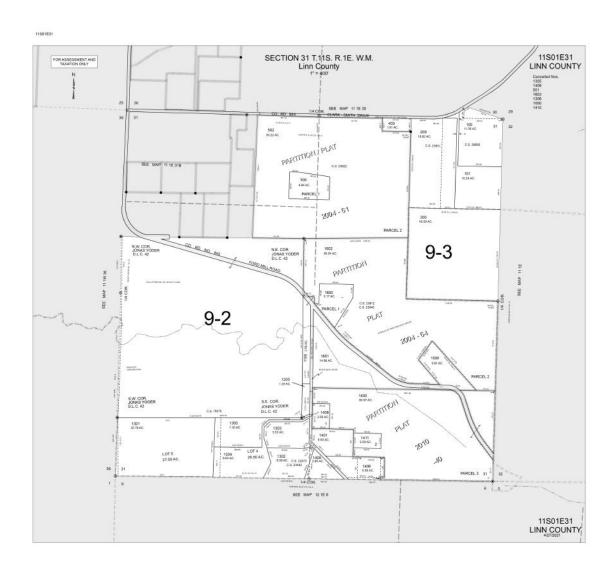
Sale Date:





Parcel ID: 0053179

Site Address: 42051 Clark Smith Dr





Parcel ID: 0053179

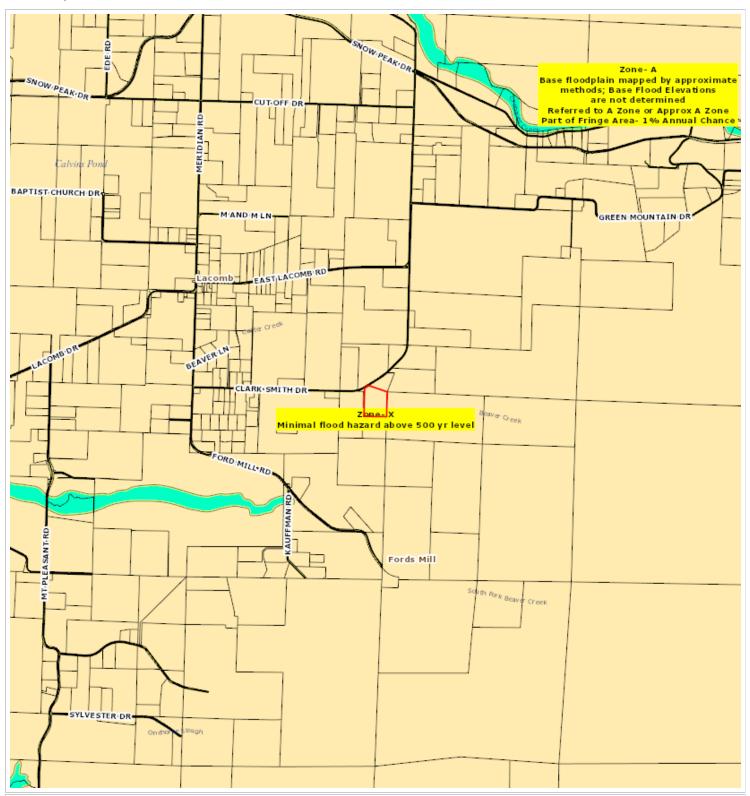
Site Address: 42051 Clark Smith Dr





Parcel ID: 0053179

#### Flood Map





#### Parcel ID: 0053179

#### **Linn County** 2024 Real Property Assessment Report

Account 53179

Мар 11S01E31-00-00100

Code - Tax ID 00902 - 53179 **Tax Status** 

Assessable

**Account Status** Subtype

NORMAL

Active

**Legal Descr** 

See Record

Mailing

SCHULD ERNIE & ANNETTE 42051 CLARK SMITH DR LEBANON OR 97355-9116

Deed Reference # 2021-5853

Sales Date/Price

03-09-2021 / \$0

Appraiser

UNKNOWN

**Property Class** 661 MA SA **RMV Class** 409 05 00

Site Si	itus Address	City
1 43	2051 CLARK SMITH DR	I FRANON

NH

001

			Value Summary			
Code Are	ea	RMV	MAV	AV	RMV Exception	CPR %
00902	Land	379,620		Land	0	
	Impr	11,740		Impr	0	
Code Area Total		391,360	33,050	34,200	0	
Gı	rand Total	391,360	33,050	34,200	0	

Land Breakdown									
Code		Plan		Trend					
Area	ID#	RFPD Ex Zone	Value Source	%	Size	Land Class	Trended RMV		
00902			LANDSCAPE - FAIR	100			3,000		
	2	<b>✓</b>	Market	100	1.00 AC		30,020		
			RURAL OSD - AVG	100			35,000		
	1	<b>✓</b>	Small Tract Forest land	100	4.00 AC	FC	120,080		
	1		Small Tract Forest land	100	6.38 AC	FC	191,520		
			Code	Area Total	11.38 AC		379,620		

	Improvement Breakdown								
Code		Year			Trend		- 0/ /		
Area	ID#	Built	Class	Description	%	Total Sqft	Ex% MS Acct	Trended RMV	
00902	101	0	110	Residential Other Improvements	100	0		4,120	
	501	0	328	MACHINE SHED	100	768		7,620	
				Code	e Area Total	768		11,740	

Exemptions / Special Assessments / Notations								
Notations	Amount	Tax						
■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00						
■ FIRE PATROL ADDED 2015								
■ SMALL TRACT FST								
Code Area 00902								
Fire Patrol	Amount	Acres	Year					
■ FORESTRY FIRE SURCHARGE	47.50		2024					
■ FORESTRY FIRE TIMBER - SOUTH	27.79	10.88	2024					

**Contig Accts** 525267

**MS Accounts** 00902 - P-525267

2/5/2025 1:05 PM Page 1 of 2

## Linn County 2024 Real Property Assessment Report

Account 53179

**Comments** 2018: Changed P/C to 661-409 5/1/18 JMc

2018 Review: Cleaned up and tabled MH. 7/18-JG

'21 LLA: Lot Line Adjustment moves 1.15 AC from #52676 (TL 901) to #347712 (TL 1301), then recompute #52676 (901) to 18.7 AC. Then 1.23 AC from #347712 (TL 1301), Then recompute #347712 (TI 1301). All unimproved SA

land. Managed RF/FP. 5/21-JG-

2/5/2025 1:05 PM Page 2 of 2

#### STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214 300 4th Ave SW, PO Box 100 Albany, Oregon 97321-8600 (541) 967-3808

5-Feb-2025

SCHULD ERNIE & ANNETTE 42051 CLARK SMITH DR LEBANON OR 97355-9116

Tax Account # 53179 Account Status A

Roll Type Real
Situs Address 42051 CLARK SMITH DR LEBANON OR 97355-9116

Lender Name Loan Number

Property ID 00902 Interest To Feb 5, 2025

Tax Summary

Tax	Tax	Total	Current	Interest	Discount	Original	Due
Year	Type	Due	Due	Due	Available	Due	Date
024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$576.88	Nov 15, 202
023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$559.32	Nov 15, 202
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$543.13	Nov 15, 202
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$523.50	Nov 15, 202
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$512.17	Nov 15, 202
019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$500.73	Nov 15, 20
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$489.85	Nov 15, 20
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$480.64	Nov 15, 201
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$470.83	Nov 15, 20
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$457.15	Nov 15, 201
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$434.13	Nov 15, 20
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$415.76	Nov 15, 20
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$405.03	Nov 15, 20
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$400.47	Nov 15, 20
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$376.12	Nov 15, 20
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$370.03	Nov 15, 200
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$400.55	Nov 15, 200
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$358.18	Nov 15, 200
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$343.33	Nov 15, 200
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$336.34	Nov 15, 200
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$337.97	Nov 15, 200
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$325.74	Nov 15, 200
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$305.25	Nov 15, 200
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$302.88	Nov 15, 200
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$263.00	Nov 15, 200
999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$243.70	Nov 15, 199
998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$235.27	Nov 15, 199
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$250.48	Dec 15, 199
996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$245.83	Nov 15, 199
995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$233.11	Nov 15, 199
994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$290.03	Nov 15, 199
993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$413.24	Nov 15, 199
992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$473.90	Nov 15, 199
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$473.83	Nov 15, 199
	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$13,348.37	

#### STATEMENT OF TAX ACCOUNT

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5-Feb-2025

SCHULD ERNIE & ANNETTE 42051 CLARK SMITH DR LEBANON OR 97355-9116

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 Account Status
 A
 Loan Number

 Roll Type
 Real
 Property ID
 00902

 Situs Address
 42051 CLARK SMITH DR LEBANON OR 97355-9116
 Interest To
 Feb 5, 2025

Tax Summary

Tax Year	Tax Type		Гotal Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
TAX NOT	ATION							
NOTATION CODE		DATE ADDED	DESCRIPTION					
RFPD CON	NVERSION	6-Jul-2015	CANCELLED AG	CCOUNT 926114				



# 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







# 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 INTERÉSTS, STEVÉ IS INTERESTED IN DOING EVERYTHING POSSIBLE TO ENSURE YOU ARE SUCCESSFUL.

STEVEHELMS@KW.COM | 541-979-0118





