



**Oregon  
Farm & Home**

★ B R O K E R S ★

**0 DUCK CLUB CT**

**SCAPPOOSE**

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY

# INTRODUCTION

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## **Exclusive Opportunity - Duck Club Investment in Prime Oregon Waterfowl Habitat**

**Rare chance to acquire an ownership stake in a premier duck club and recreational property in Columbia County, Oregon. This 12.5% membership interest in Round Lake II, LLC provides access to a private 127 +/- acre waterfowl refuge and hunting grounds.**

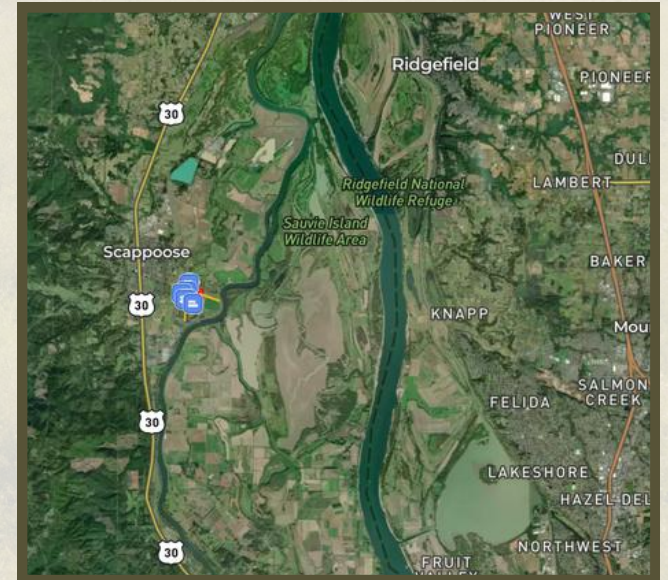
### **Key features:**

- Turnkey duck club operation with established membership and management**
- Ownership of undeveloped land in prime Oregon waterfowl migration flyway**
- Diverse habitat including wetlands, marshes, and uplands**
- Excellent waterfowl hunting with exclusive access for members**
- Low-maintenance investment - LLC handles all property management**
- Opportunity to join an exclusive group of owner-members**

**This is an unparalleled chance to own a piece of one of Oregon's top duck hunting destinations**

# LOCATION

Right outside of Scappoose, this duck hunting club offers a prime location just minutes from the Multnomah Channel. Set at the end of a long, private driveway, the property is surrounded by open farm ground, creating a peaceful, secluded setting ideal for waterfowl hunting. Its proximity to key flyways and natural habitat makes it a sought-after spot for hunters seeking both convenience and exceptional opportunity in the field.



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.

# OPPORTUNITY

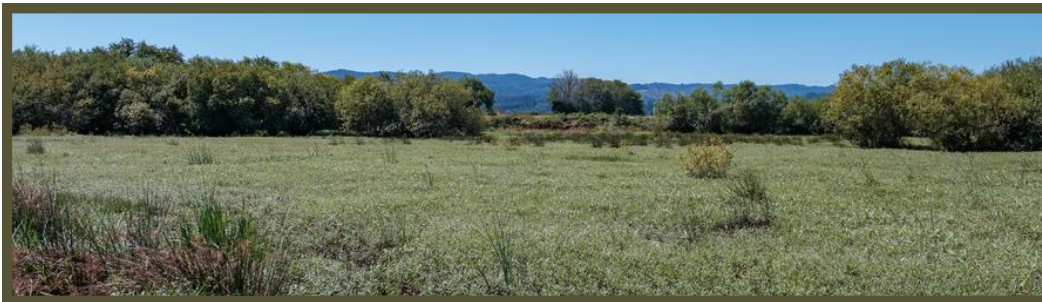
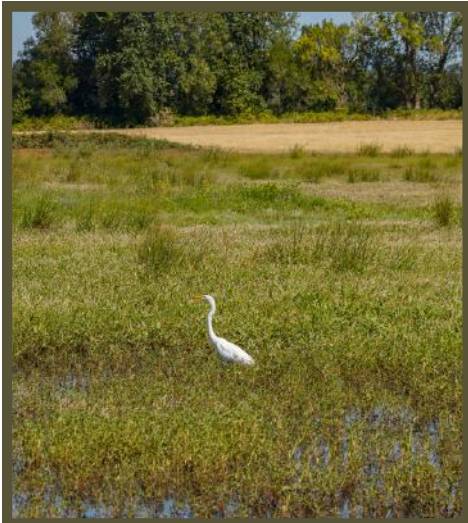
This is a rare opportunity to secure a 12.5% ownership stake in one of Columbia County's premier duck clubs, Round Lake II, LLC. As a member, you'll enjoy access to a private 127± acre waterfowl refuge set in the heart of Oregon's prime migration flyway. The property's diverse habitat of wetlands, marshes, and uplands offers exceptional hunting conditions throughout the season, with exclusive access reserved for owner-members. Whether you're an avid sportsman or a conservation-minded investor, this stake provides both recreation and long-term value.

With a turnkey operation and an established, well-managed membership structure, you can step right into a low-maintenance investment where the LLC handles all property management. You'll be part of a small, tight-knit community of owners who share a passion for waterfowl hunting and habitat stewardship. Beyond the hunting blinds, this is an invitation to join an exclusive tradition, one that blends sport, camaraderie, and the pride of owning a share in Oregon's finest waterfowl country.



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# LAND



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# LAND

**127.14 +/- Acres**

- **Zoned Exclusive Farm Use**
- **One Parcel ID 5332**
  - **Columbia Country**
- **Diverse Landscape**
  - **Wetlands, Marshes, Uplands**
- **Undeveloped Land**
- **Gravel Road**
  - **One via Easement Off Dike Road**
- **6 Duck Blinds**

# SYSTEMS

**Dewatering Pump Station**

- **Regulates Water Levels During Hunting Season**

**Power on Property**

- **Connected at Pump Station**

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# **SELLER PREFERRED TERMS**

**OREF FORMS**

**24 HOURS FOR SHOWINGS**

**5 CALENDAR DAYS MINIMUM RESPONSE TIME FOR OFFERS**

**\*FIRST RIGHT OF REFUSAL FOR 30 DAYS FOR MEMBERS UPON RECEIVING AN OFFER\***

**FIDELITY NATIONAL TITLE**

**OPERATING AGREEMENT AVAILABLE UPON REQUEST**

# PROPERTY MAPS

MAPS PROVIDED VIA LANDID

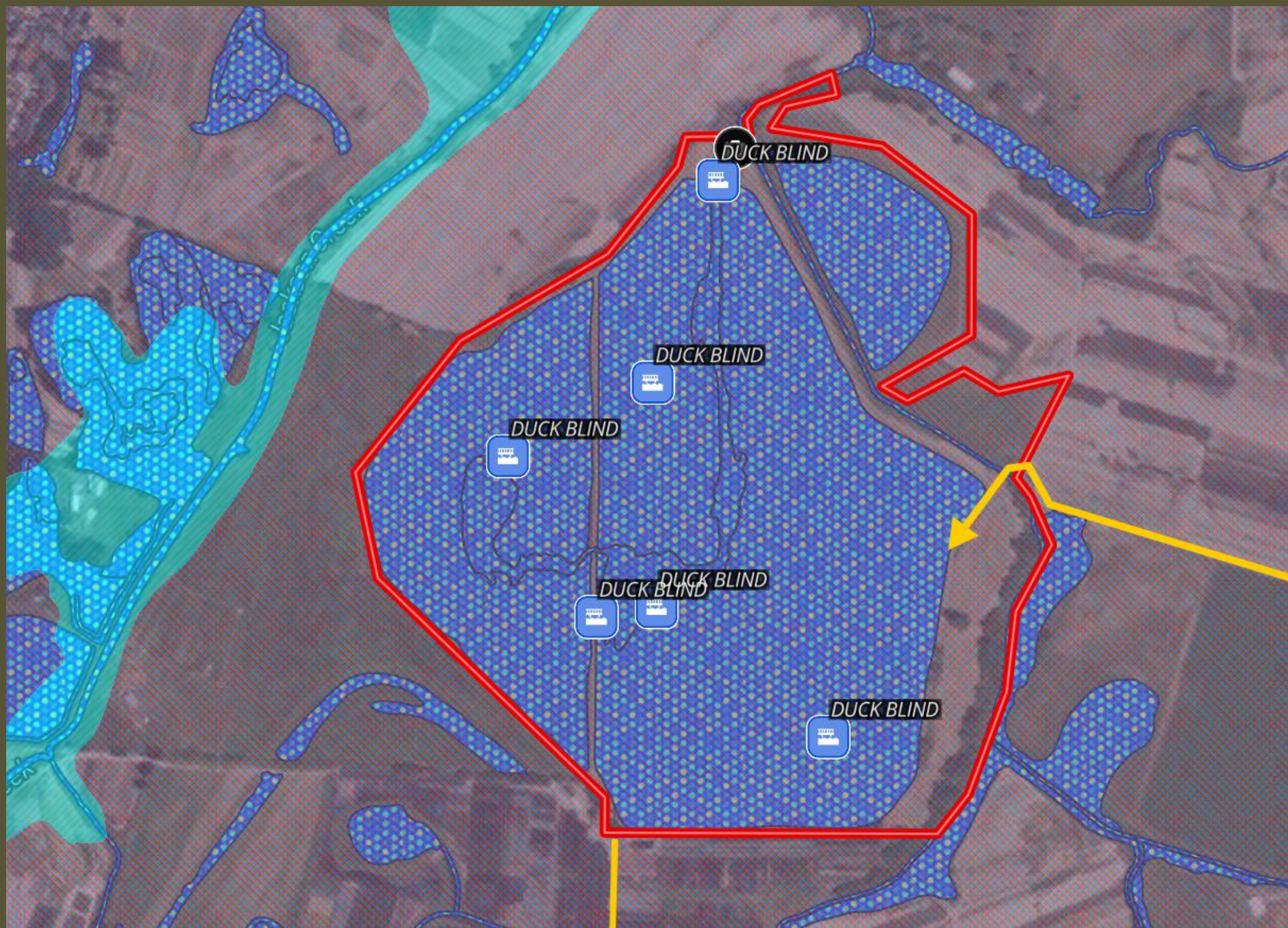
- PROPERTY BOUNDARIES
- WETLANDS, FEMA
- LOCATION



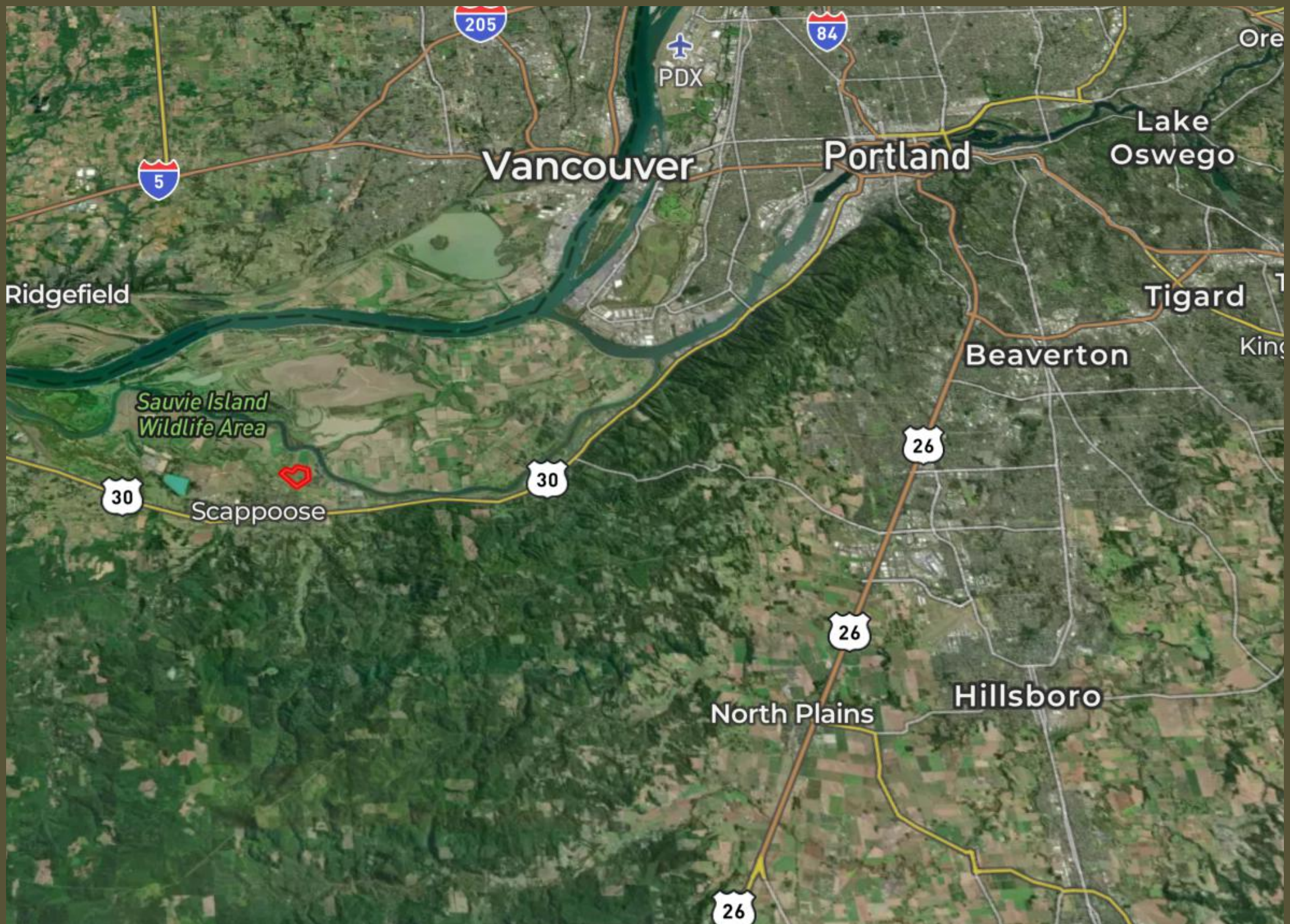
SCAN HERE  
FOR  
INTERACTIVE  
MAP!



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# SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

## MAJORITY SOIL TYPES

- RAFTON SILT LOAM
- SAUVIE SILT LOAM

| Code | Description                       | Acres  |
|------|-----------------------------------|--------|
| 42   | Rafton silt loam, protected       | 111.17 |
| 47   | Sauvie silt loam, protected       | 22.97  |
| 48   | Sauvie silty clay loam, protected | 0.12   |



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# COUNTY INFO

LIST PACK PROVIDED BY FIDELITY  
NATIONAL TITLE COMPANY

- PARCEL ID 5332
- 127.14 ACRES
- ZONED EXCLUSIVE FARM USE

## Parcel Information

Parcel #: 5332  
Alternate ID:  
Account #: 3N1W1800 1600  
Site Address:

OR

Owner: Round Lake Company II  
46 Village Way Ste 182  
Port Ludlow WA 98365

Twn/Range/Section: 03N / 01W / 18  
Parcel Size: 127.14 Acres (5,538,217 SqFt)

Lot/Block:

Census Tract/Block: 970900 / 3000

Levy Code: 0108

Levy Rate: 13.2617

Market Land Value: \$328,080.00

Market Impr Value: \$320.00

Market Total Value: \$328,400.00 (2024)

Assessed Land Value: \$74,460.00

Assessed Impr Value: \$320.00

Assessed Total Value: \$74,780.00 (2024)

## Tax Information

Tax Year  
2024  
2023  
2022

## Legal

## Land

Land Use: 551 - IMPROVED FARM DEFERRAL ZONED EFU

Waterfront Name:

School District: 1J - Scappoose

Middle School: Scappoose Middle School

## Improvement



## Property Profile Report

*Today's Date:*

**08/06/2025**

*Owner Name:*

**Round Lake Company II**

*Property Address:*

**OR**

*Reference Number:*

**3N1W1800 1600**

*Account Number:*

**5332**

### Two Columbia County Locations to serve you:

2534 Skyes Rd.  
St Helens, OR 97051  
503.397.3537

51669 Columbia River Highway #110  
Scappoose, OR 97056  
503.543.6177

This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

### TITLE AND ESCROW SERVICES

[www.columbiacountyticor.com](http://www.columbiacountyticor.com)

For all your customer service needs: [or-ttc-sthelenscustomerservice@ticortitle.com](mailto:or-ttc-sthelenscustomerservice@ticortitle.com)

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**Tax Information**

| Tax Year | Annual Tax |
|----------|------------|
| 2024     | \$5,128.08 |
| 2023     | \$5,125.59 |
| 2022     | \$5,085.66 |

**Legal****Land**

Land Use: 551 - IMPROVED FARM DEFERRAL ZONED EFU

Zoning: County-PA-80 - Primary Agriculture

Waterfront Name:

Watershed: 1709001203 - Multnomah Channel

School District: 1J - Scappoose

Primary School: Otto Petersen Elementary School

Middle School: Scappoose Middle School

High School: Scappoose High School

**Improvement**

|                     |              |                  |
|---------------------|--------------|------------------|
| Year Built:         | Fireplaces:  | Bldg Use:        |
| Bedrooms:           | Total Baths: | Full/Half Baths: |
| Finished Area:      | Floor 1:     | Floor 2:         |
| Garage:             | Carport:     | Heat:            |
| Bldg/Dwelling 1 / 0 | Bldg Name:   | Bldg Type:       |
| Count:              |              |                  |

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.



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

**STATEMENT OF TAX ACCOUNT**  
**COLUMBIA COUNTY TAX COLLECTOR**  
**230 STRAND STREET**  
**ST. HELENS, OR 97051**  
**(503) 397-0060**

6-Aug-2025

ROUND LAKE COMPANY II  
ATTN: JACK W ZALAH  
46 VILLAGE WAY STE 182  
PORT LUDLOW WA 98365-9762

|                |      |             |             |
|----------------|------|-------------|-------------|
| Tax Account #  | 5332 | Lender Name |             |
| Account Status | A    | Loan Number |             |
| Roll Type      | Real | Property ID | 0108        |
| Situs Address  |      | Interest To | Aug 6, 2025 |

**Tax Summary**

| Tax Year | Tax Type  | Total Due | Current Due | Interest Due | Discount Available | Original Due | Due Date     | Prev Disc |
|----------|-----------|-----------|-------------|--------------|--------------------|--------------|--------------|-----------|
| 2024     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$5,128.08   | Nov 15, 2024 | \$153.84  |
| 2023     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$5,125.59   | Nov 15, 2023 | \$153.77  |
| 2022     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$5,085.66   | Nov 15, 2022 | \$152.57  |
| 2021     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$5,069.43   | Nov 15, 2021 | \$152.08  |
| 2020     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$5,006.91   | Nov 15, 2020 | \$150.21  |
| 2019     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$4,998.41   | Nov 15, 2019 | \$149.95  |
| 2018     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$4,020.22   | Nov 15, 2018 | \$120.61  |
| 2017     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$5,048.13   | Nov 15, 2017 | \$151.44  |
| 2016     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$5,067.82   | Nov 15, 2016 | \$152.03  |
| 2015     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$5,009.32   | Nov 15, 2015 | \$150.28  |
| 2014     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$4,669.56   | Nov 15, 2014 | \$140.09  |
| 2013     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$5,121.99   | Nov 15, 2013 | \$153.66  |
| 2012     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$8,790.31   | Nov 15, 2012 | \$263.71  |
| 2011     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$7,400.99   | Nov 15, 2011 | \$222.03  |
| 2010     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$7,379.46   | Nov 15, 2010 | \$221.38  |
| 2009     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$6,592.13   | Nov 15, 2009 | \$197.76  |
| 2008     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$6,154.36   | Nov 15, 2008 | \$184.63  |
| 2007     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$5,688.91   | Nov 15, 2007 | \$170.67  |
| 2006     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$7,119.56   | Nov 15, 2006 | \$213.59  |
| 2005     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$4,602.31   | Nov 15, 2005 | \$138.07  |
| 2004     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$4,565.63   | Nov 15, 2004 | \$136.97  |
| 2003     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$4,576.03   | Nov 15, 2003 | \$137.28  |
| 2002     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$4,607.82   | Nov 15, 2002 | \$138.23  |
| 2001     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$4,541.25   | Nov 15, 2001 | \$136.24  |
| Total    |           | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$131,369.88 |              |           |

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

SECTION 18 T.3N. R.1W. W.M.  
COLUMBIA COUNTY  
1" = 400'

CANCELLED:  
300  
500  
600  
1201.5  
1700  
1701

1-08

1-09

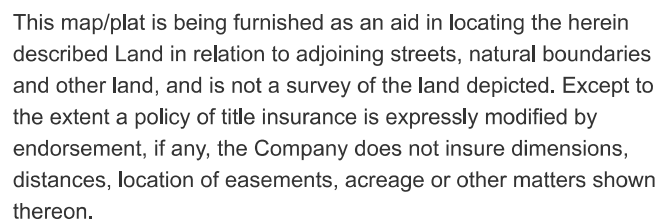
03 01 18 00  
& INDEX

03 01 18 00  
& INDEX

Last Revised:  
01-26-18

The map displays a complex arrangement of land parcels within a specific section of Columbia County, Wisconsin. Key features include:

- Parcel Identification:** Numerous parcels are labeled with owner names such as "JESSE MILES D.L.C.", "GOSA D.L.C.", and "JACKSON". Some parcels are also identified by lot numbers (e.g., LOT 1, LOT 2) and acreage (e.g., 10.10 Ac.).
- Map References:** Several areas are referenced to other maps, including "SEE MAP 30107CC", "SEE MAP 30107CD", "SEE MAP 30107DD", "SEE MAP 30110BA", "SEE MAP 30110BB", "SEE MAP 30110BC", "SEE MAP 30110BD", "SEE MAP 30110BE", "SEE MAP 30110BF", "SEE MAP 30110BG", "SEE MAP 30110BH", "SEE MAP 30110BI", "SEE MAP 30110BJ", "SEE MAP 30110BK", "SEE MAP 30110BL", "SEE MAP 30110BM", "SEE MAP 30110BN", "SEE MAP 30110BO", "SEE MAP 30110BP", "SEE MAP 30110BQ", "SEE MAP 30110BR", "SEE MAP 30110BS", "SEE MAP 30110BT", "SEE MAP 30110BU", "SEE MAP 30110BV", "SEE MAP 30110BW", "SEE MAP 30110BX", "SEE MAP 30110BY", "SEE MAP 30110BZ", "SEE MAP 30110CA", "SEE MAP 30110CB", "SEE MAP 30110CC", "SEE MAP 30110CD", "SEE MAP 30110CE", "SEE MAP 30110CF", "SEE MAP 30110CG", "SEE MAP 30110CH", "SEE MAP 30110CI", "SEE MAP 30110CJ", "SEE MAP 30110CK", "SEE MAP 30110CL", "SEE MAP 30110CM", "SEE MAP 30110CN", "SEE MAP 30110CO", "SEE MAP 30110CP", "SEE MAP 30110CQ", "SEE MAP 30110CR", "SEE MAP 30110CS", "SEE MAP 30110CT", "SEE MAP 30110CU", "SEE MAP 30110CV", "SEE MAP 30110CW", "SEE MAP 30110CX", "SEE MAP 30110CY", "SEE MAP 30110CZ", "SEE MAP 30110DA", "SEE MAP 30110DB", "SEE MAP 30110DC", "SEE MAP 30110DD", "SEE MAP 30110DE", "SEE MAP 30110DF", "SEE MAP 30110DG", "SEE MAP 30110DH", "SEE MAP 30110DI", "SEE MAP 30110DJ", "SEE MAP 30110DK", "SEE MAP 30110DL", "SEE MAP 30110DM", "SEE MAP 30110DN", "SEE MAP 30110DO", "SEE MAP 30110DP", "SEE MAP 30110DQ", "SEE MAP 30110DR", "SEE MAP 30110DS", "SEE MAP 30110DT", "SEE MAP 30110DU", "SEE MAP 30110DV", "SEE MAP 30110DW", "SEE MAP 30110DX", "SEE MAP 30110DY", "SEE MAP 30110DZ", "SEE MAP 30110EA", "SEE MAP 30110EB", "SEE MAP 30110EC", "SEE MAP 30110ED", "SEE MAP 30110EE", "SEE MAP 30110EF", "SEE MAP 30110EG", "SEE MAP 30110EH", "SEE MAP 30110EI", "SEE MAP 30110EJ", "SEE MAP 30110EK", "SEE MAP 30110EL", "SEE MAP 30110EM", "SEE MAP 30110EN", "SEE MAP 30110EO", "SEE MAP 30110EP", "SEE MAP 30110EQ", "SEE MAP 30110ER", "SEE MAP 30110ES", "SEE MAP 30110ET", "SEE MAP 30110EU", "SEE MAP 30110EV", "SEE MAP 30110EW", "SEE MAP 30110EX", "SEE MAP 30110EY", "SEE MAP 30110EZ", "SEE MAP 30110FA", "SEE MAP 30110FB", "SEE MAP 30110FC", "SEE MAP 30110FD", "SEE MAP 30110FE", "SEE MAP 30110FF", "SEE MAP 30110FG", "SEE MAP 30110FH", "SEE MAP 30110FI", "SEE MAP 30110FJ", "SEE MAP 30110FK", "SEE MAP 30110FL", "SEE MAP 30110FM", "SEE MAP 30110FN", "SEE MAP 30110FO", "SEE MAP 30110FP", "SEE MAP 30110FQ", "SEE MAP 30110FR", "SEE MAP 30110FS", "SEE MAP 30110FT", "SEE MAP 30110FU", "SEE MAP 30110FV", "SEE MAP 30110FW", "SEE MAP 30110FX", "SEE MAP 30110FY", "SEE MAP 30110FZ", "SEE MAP 30110GA", "SEE MAP 30110GB", "SEE MAP 30110GC", "SEE MAP 30110GD", "SEE MAP 30110GE", "SEE MAP 30110GF", "SEE MAP 30110GG", "SEE MAP 30110GH", "SEE MAP 30110GI", "SEE MAP 30110GJ", "SEE MAP 30110GK", "SEE MAP 30110GL", "SEE MAP 30110GM", "SEE MAP 30110GN", "SEE MAP 30110GO", "SEE MAP 30110GP", "SEE MAP 30110GQ", "SEE MAP 30110GR", "SEE MAP 30110GS", "SEE MAP 30110GT", "SEE MAP 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"SEE MAP 30110IV", "SEE MAP 30110IW", "SEE MAP 30110IX", "SEE MAP 30110IY", "SEE MAP 30110IZ", "SEE MAP 30110JA", "SEE MAP 30110JB", "SEE MAP 30110JC", "SEE MAP 30110JD", "SEE MAP 30110JE", "SEE MAP 30110JF", "SEE MAP 30110JG", "SEE MAP 30110JH", "SEE MAP 30110JI", "SEE MAP 30110JJ", "SEE MAP 30110JK", "SEE MAP 30110JL", "SEE MAP 30110JM", "SEE MAP 30110JN", "SEE MAP 30110JO", "SEE MAP 30110JP", "SEE MAP 30110JQ", "SEE MAP 30110JR", "SEE MAP 30110JS", "SEE MAP 30110JT", "SEE MAP 30110JU", "SEE MAP 30110JV", "SEE MAP 30110JW", "SEE MAP 30110JX", "SEE MAP 30110JY", "SEE MAP 30110JZ", "SEE MAP 30110KA", "SEE MAP 30110KB", "SEE MAP 30110KC", "SEE MAP 30110KD", "SEE MAP 30110KE", "SEE MAP 30110KF", "SEE MAP 30110KG", "SEE MAP 30110KH", "SEE MAP 30110KI", "SEE MAP 30110KJ", "SEE MAP 30110KK", "SEE MAP 30110KL", "SEE MAP 30110KM", "SEE MAP 30110KN", "SEE MAP 30110KO", "SEE MAP 30110KP", "SEE MAP 30110KQ", "SEE MAP 30110KR", "SEE MAP 30110KS", "SEE MAP 30110KT", "SEE MAP 30110KU", "SEE MAP 30110KV", "SEE MAP 30110KW", "SEE MAP 30110KX", "SEE MAP 30110KY", "SEE MAP 30110KZ", "SEE MAP 30110LA", "SEE MAP 30110LB", "SEE MAP 30110LC", "SEE MAP 30110LD", "SEE MAP 30110LE", "SEE MAP 30110LF", "SEE MAP 30110LG", "SEE MAP 30110LH", "SEE MAP 30110LI", "SEE MAP 30110LJ", "SEE MAP 30110LK", "SEE MAP 30110LL", "SEE MAP 30110LM", "SEE MAP 30110LN", "SEE MAP 30110LO", "SEE MAP 30110LP", "SEE MAP 30110LQ", "SEE MAP 30110LR", "SEE MAP 30110LS", "SEE MAP 30110LT", "SEE MAP 30110LU", "SEE MAP 30110LV", "SEE MAP 30110LW", "SEE MAP 30110LX", "SEE MAP 30110LY", "SEE MAP 30110LZ", "SEE MAP 30110MA", "SEE MAP 30110MB", "SEE MAP 30110MC", "SEE MAP 30110MD", "SEE MAP 30110ME", "SEE MAP 30110MF", "SEE MAP 30110MG", "SEE MAP 30110MH", "SEE MAP 30110MI", "SEE MAP 30110MJ", "SEE MAP 30110MK", "SEE MAP 30110ML", "SEE MAP 30110MM", "SEE MAP 30110MN", "SEE MAP 30110MO", "SEE MAP 30110MP", "SEE MAP 30110MQ", "SEE MAP 30110MR", "SEE MAP 30110MS", "SEE MAP 30110MT", "SEE MAP 30110MU", "SEE MAP 30110MV", "SEE MAP 30110MW", "SEE MAP 30110MX", "SEE MAP 30110MY", "SEE MAP 30110MZ", "SEE MAP 30110NA", "SEE MAP 30110NB", "SEE MAP 30110NC", "SEE MAP 30110ND", "SEE MAP 30110NE", "SEE MAP 30110NF", "SEE MAP 30110NG", "SEE MAP 30110NH", "SEE MAP 30110NI", "SEE MAP 30110NJ", "SEE MAP 30110NK", "SEE MAP 30110NL", "SEE MAP 301



**Columbia County**  
**2024 Real Property Assessment Report**  
Account 5332

**Map** 3N1W18-00-01600  
**Code - Tax ID** 0108 - 5332

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** Normal

**Legal Descr** See Record

**Mailing** ROUND LAKE COMPANY II  
ATTN: JACK W ZALAHA  
46 VILLAGE WAY STE 182  
PORT LUDLOW WA 98365-9762

**Deed Reference #** 1991-228 (SOURCE ID: F910228)  
**Sales Date/Price** 12-31-1990 / \$0  
**Appraiser**

**Property Class** 551 **MA** **SA** **NH**  
**RMV Class** 401 02 25 000

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

| Value Summary          |      |         |       |        |                     |
|------------------------|------|---------|-------|--------|---------------------|
| Code Area              |      | RMV     | MAV   | AV     | RMV Exception CPR % |
| 0108                   | Land | 328,080 |       | Land   | 0                   |
|                        | Impr | 320     |       | Impr   | 0                   |
| <b>Code Area Total</b> |      | 328,400 | 2,120 | 74,780 | 0                   |
| <b>Grand Total</b>     |      | 328,400 | 2,120 | 74,780 | 0                   |

| Land Breakdown |                 |                                                                                     |    |           |                |         |           |            |      |             |
|----------------|-----------------|-------------------------------------------------------------------------------------|----|-----------|----------------|---------|-----------|------------|------|-------------|
| Code Area      | ID #            | RFPD                                                                                | Ex | Plan Zone | Value Source   | Trend % | Size      | Land Class | LUC  | Trended RMV |
| 0108           | 1               |  |    | CO:PA-80  | Farm Use Zoned | 96      | 15.78 AC  | 1D2        | 006* | 40,720      |
|                | 2               |  |    | CO:PA-80  | Farm Use Zoned | 96      | 111.36 AC | 1D3        | 006* | 287,360     |
|                | Code Area Total |                                                                                     |    |           |                |         | 127.14 AC |            |      | 328,080     |

| Improvement Breakdown  |      |            |            |                          |         |            |             |             |  |
|------------------------|------|------------|------------|--------------------------|---------|------------|-------------|-------------|--|
| Code Area              | ID # | Year Built | Stat Class | Description              | Trend % | Total Sqft | Ex% MS Acct | Trended RMV |  |
| 0108                   | 1    |            | 325        | General Purpose Building | 95      | 1,764      |             | 320         |  |
| <b>Code Area Total</b> |      |            |            |                          |         |            | 1,764       | 320         |  |

| Exemptions / Special Assessments / Notations         |          |           |
|------------------------------------------------------|----------|-----------|
| Code Area 0108                                       |          |           |
| Special Assessments                                  | Amount   | Year Used |
| ■ Scappoose Drainage Improvement                     | 4,136.38 | 2024      |
| Notations                                            |          |           |
| ■ Farm Potential Additional Tax Liability ADDED 2007 |          |           |

**Comments** 2014 RA> Access is via Leased Nursery area. Locked gate. Building of min value. Majority of area covered by water in winter time. DL



# PAUL TERJESON

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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



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TEAM!

# STEVE HELMS

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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.

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