



**Oregon
Farm & Home**
★ BROKERS ★

kw MID-WILLAMETTE
KELLER WILLIAMS REALTY

0 MORGAN DRIVE

Shedd, Oregon

FARMS • HOMES • RANCHES • LUXURY • LAND • TIMBER

Introduction



Oregon
Farm & Home
★ BROKERS ★

kw MID-WILLAMETTE
KELLER WILLAMETTE REALTY

Located along Morgan Drive near Shedd, Oregon, this 37.10± acre bare-land agricultural property offers a substantial block of productive ground in Linn County. The property is identified as Parcel 0285979 / Tax Lot 13S03W0400100 and is zoned Exclusive Farm Use (EFU), with the county identifying its standard land use as Rural/Agricultural-Vacant Land. County records show no improvements on the property, making this a straightforward agricultural land offering with frontage along Morgan Drive. The parcel is also within the Upper Calapooia River watershed and Central Linn School District. The property has been used for grass seed production and has been leased on a year-to-year term at \$115 per acre.



Location



Positioned on Morgan Drive near Shedd in Linn County, the property sits in an established agricultural area of Oregon's Willamette Valley. Mapping in the property packet places the parcel east of Interstate 5, with Morgan Drive providing frontage along its southern boundary and Boston Mill Drive and Seven Mile Lane among the nearby local roads. The location provides convenient access to the I-5 corridor and surrounding Mid-Willamette Valley communities while retaining a distinctly agricultural setting. The property lies within Central Linn School District 552, with county records identifying Central Linn Elementary and Central Linn High School as the associated schools.

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

With 37.10± acres of EFU-zoned land, this property presents an opportunity to acquire agricultural acreage with a history of active farm use. Grass seed production has reportedly been the property's primary agricultural use, while the existing year-to-year lease arrangement demonstrates the ground's ability to produce ongoing agricultural income without requiring the owner to directly operate the acreage. At the reported \$115-per-acre lease rate, the property could generate approximately \$4,266.50 annually if the entire 37.10 acres are included in the agreement. A purchaser could explore continuing the existing agricultural arrangement, negotiating a new lease, or incorporating the acreage into another qualifying farm operation.



Land



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Land

37.10± acres

- Parcel 0285979
- Tax Lot 13S03W0400100
- EFU – Exclusive Farm Use zoning
 - Rural/Agricultural-Vacant Land classification
- Frontage along Morgan Drive
- Drain tiling across 37 acres
- Located near Shedd, Oregon
- Established agricultural use
- Farm Lease: Year to Year Handshake agreement
 - Grass Seed, approx \$115/acre

Seller Preferred Terms

Forms: OREF Forms

Offer Response Time: 3 Business Days

Title: Fidelity National Title In Albany with Tara Riesterer

Seller's Name: Martin W. Irwin Trust U/A/DTD 12/2/15



Property Maps

Maps provided via LandID

- Property boundaries
- Area



SCAN HERE
FOR AN
INTERACTIVE
MAP!

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Soil Report

Soil Report provided via LandID

Majority Soil Types

- Dayton Silt Loam
- Amity Silt Loam

33	Dayton silt loam
3	Amity silt loam
46	Holcomb silt loam

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Linn County Parcel Information



Parcel Information

Parcel #: 0285979
 Tax Lot: 13S03W0400100
 Site Address:
 OR 97377
 Owner: Martin W Irwin Trust Ua Dtd
 Irwin Martin W Trust
 PO Box 3083
 Danville CA 94526
 Twn/Range/Section: 13S / 03W / 04
 Parcel Size: 37.10 Acres (1,616,076 SqFt)
 Lot:
 Census Tract/Block: 030500 / 1020
 Levy Code Area: 55203
 Levy Rate: 11.1705
 Market Value Land: \$331,090.00
 Market Value Impr: \$0.00
 Market Value Total: \$331,090.00
 Assessed Value: \$32,294.00

Tax Information

Tax Year	Annual
2025	\$
2024	\$
2023	\$

Legal

Land

Land Use:	Zoning: C
Watershed: Upper Calapooia River	Std Land Use: B
	L
Recreation:	School District: 5
Primary School: Central Linn Elementary School	Middle School: C
High School: Central Linn High School	

County Info

**List Pack provided by
Fidelity National Title company**

**Parcel Information**

Parcel #: **0285979**
Tax Lot: **13S03W0400100**
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OR 97377
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Irwin Martin W Trust
PO Box 3083
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Levy Code Area: 55203
Levy Rate: 11.1705
Market Value Land: \$331,090.00
Market Value Impr: \$0.00
Market Value Total: \$331,090.00
Assessed Value: \$32,294.00

Tax Information

Tax Year	Annual Tax
2025	\$360.65
2024	\$350.23
2023	\$339.88

Legal**Land**

Land Use:	Zoning: County-EFU - Exclusive Farm Use
Watershed: Upper Calapooia River	Std Land Use: 8008 - Rural/Agricultural-Vacant Land
Recreation:	School District: 552 - Central Linn
Primary School: Central Linn Elementary School	Middle School: Central Linn High School
High School: Central Linn High School	

Improvement

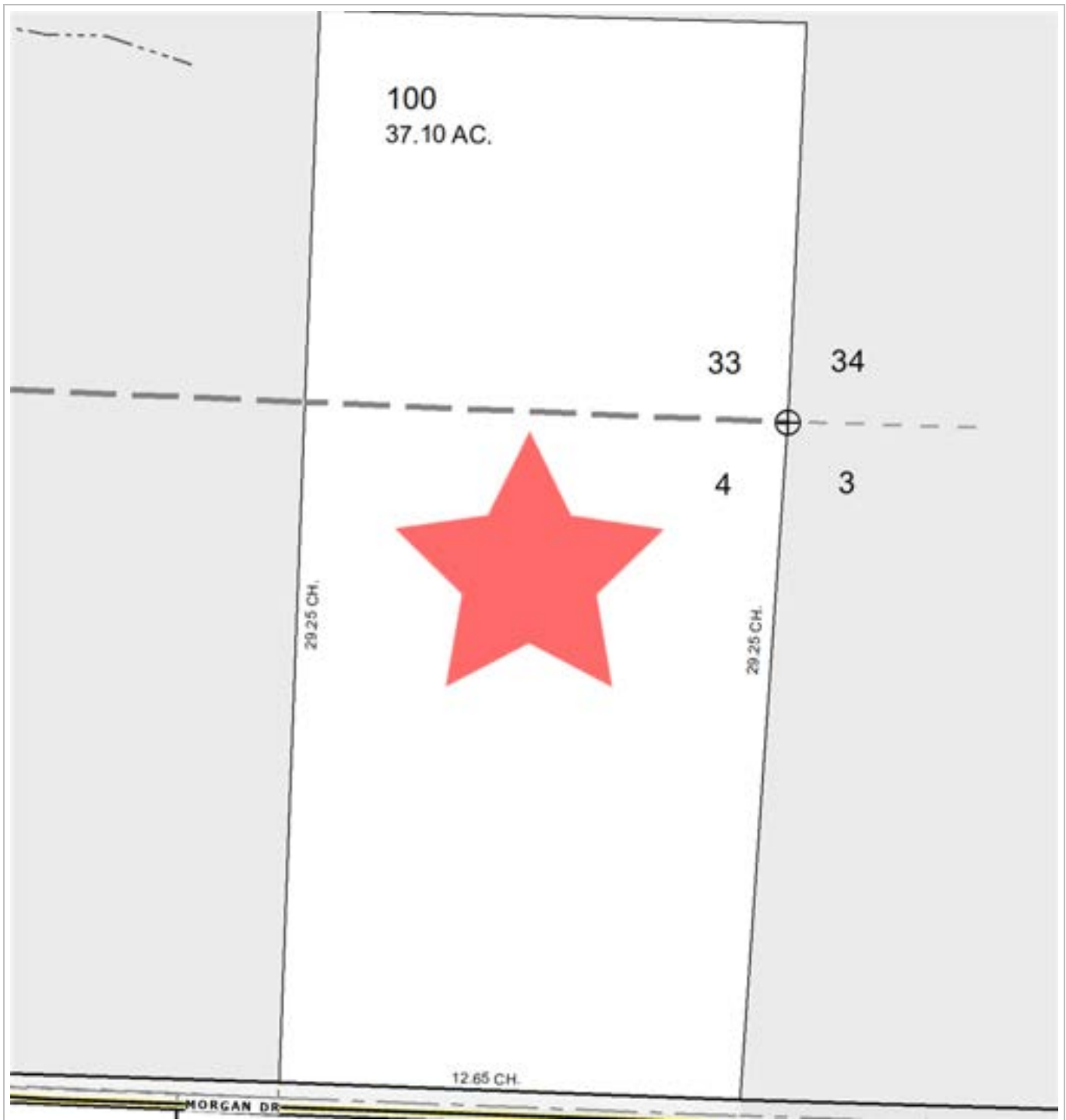
Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Pool:
Bldg Type:		

Transfer Information

Loan Date: 01/05/2016	Loan Amt:	Doc Num: 124	Doc Type: Intrafamily Transfer & Dissolution
Loan Type:	Finance Type:	Lender:	

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.

Assessor Map



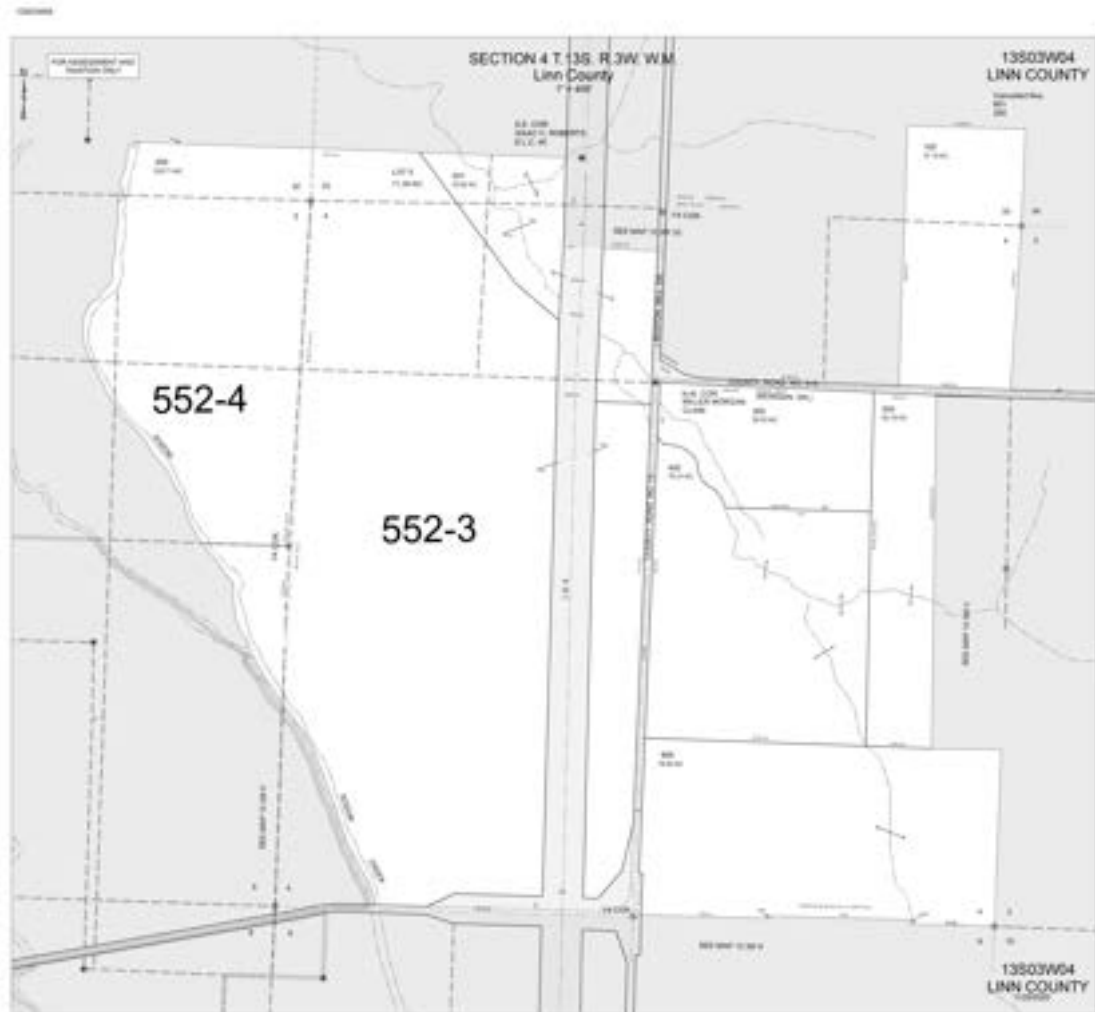
Fidelity National Title

Parcel ID: 0285979

Site Address:

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Full Assessor Map



Fidelity National Title

Parcel ID: 0285979

Site Address:

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Aerial Map

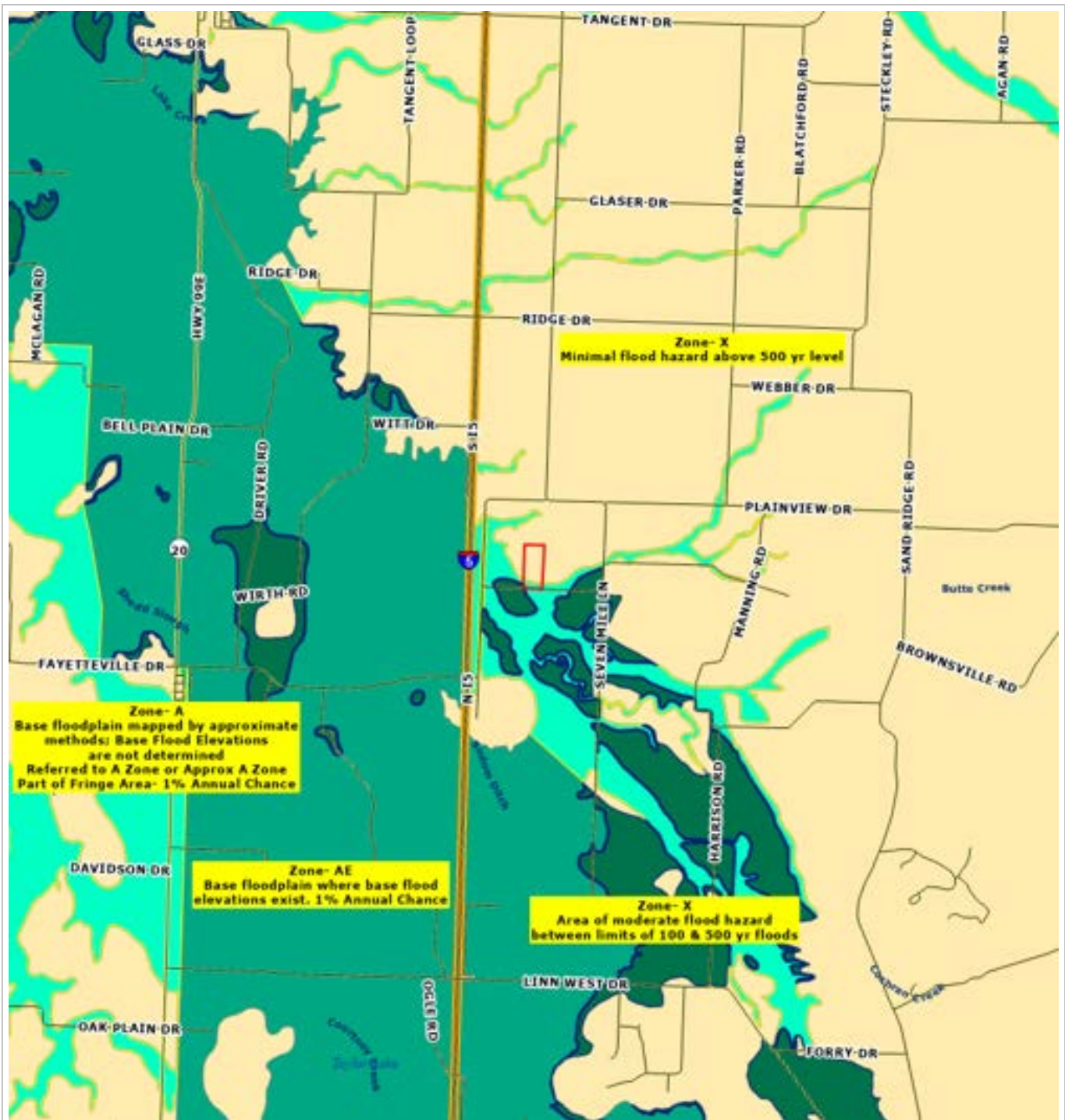


Fidelity National Title

Parcel ID: 0285979

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Flood Map



Fidelity National Title

Parcel ID: 0285979

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Zoning Map



Fidelity National Title

Parcel ID: 0285979

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Linn County
2025 Real Property Assessment Report
 Account 285979

Map 13S03W04-00-00100
Code - Tax ID 55203 - 285979

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing MARTIN W IRWIN TRUST UA DTD
 IRWIN MARTIN W TR
 PO BOX 3083
 DANVILLE CA 94526-8083

Deed Reference # 2016-124
Sales Date/Price 01-05-2016 / \$0
Appraiser UNKNOWN

Property Class 550 **MA** **SA** **NH**
RMV Class 500 06 00 000

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

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
55203	Land	331,090		Land	0
	Impr	0		Impr	0
Code Area Total		331,090	0	32,294	0
Grand Total		331,090	0	32,294	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
55203	1	☒			Farm Use Zoned	111	37.10 AC	3	331,090
Code Area Total							37.10 AC		331,090

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

Exemptions / Special Assessments / Notations		
Notations	Amount	Tax
■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00

Comments ***** CAP NOTE - Type J *****
 JVf 12002: REINSTATED FARM DEFERRAL AS IS LEASED TO LARGER FARM OPERATION
 - EFU ZONED. DS 11\2\95

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

3-Aug-2026

MARTIN W IRWIN TRUST UA DTD
IRWIN MARTIN W TR
PO BOX 3083
DANVILLE CA 94526-8083

Tax Account #	285979	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	55203
Situs Address		Interest To	Aug 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$360.65	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$350.23	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$339.88	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$330.23	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$342.36	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$335.74	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$328.70	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$319.97	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$311.13	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$302.84	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$293.48	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$283.67	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$270.09	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$261.77	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$254.56	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$246.56	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$240.21	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$236.05	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$228.21	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$194.68	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$193.53	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$182.10	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$189.31	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$192.35	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$185.36	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$163.45	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$162.90	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$147.94	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$167.35	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$185.71	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$153.48	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$171.60	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$198.04	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$216.08	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$236.95	Nov 15, 1991

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

3-Aug-2026

MARTIN W IRWIN TRUST UA DTD
IRWIN MARTIN W TR
PO BOX 3083
DANVILLE CA 94526-8083

Tax Account #	285979	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	55203
Situs Address		Interest To	Aug 15, 2026

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	\$8,577.16	

Grantor's Name and Address:

Martin W. Irwin
200 Glenwood Cir. G-6
Monterey, CA 93940

Grantee's Name and Address:

Martin W. Irwin, Trustee
200 Glenwood Cir. G-6
Monterey, CA 93940

After Recording, Return To:

Grantee

Send tax statements to:

Grantee

Assessor's No. 285979

LINN COUNTY, OREGON

2016-00124

D-BS

Stn#10 S. WILSON

01/05/2016 09:00:50 AM

\$10.00 \$11.00 \$10.00 \$19.00 \$20.00

\$70.00

I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Steve Druckenmiller - County Clerk

BARGAIN AND SALE DEED

Martin W. Irwin herein "Grantor" conveys to Martin W. Irwin, Trustee of the Martin W. Irwin Trust U/A/DTD 12/2/15 herein "Grantee" the following described real property situated in Linn County, Oregon, to-wit:

Beginning at a point which is south 29.25 chains of the Northeast corner of the Southeast ¼ Section 33, Township 12 South, Range 3 West, Willamette Meridian, Linn County, Oregon, and running thence South 29.25 chains, more or less, to the South line of the North ½ of the North ¼ Section 4, Township 13 South, Range 3 West, Willamette Meridian; thence West on said line 12.65 chains; thence North 29.25 chains, more or less, to a point 10.75 chains north of the South line of said Section 33, Township 12 South, Range 3 West, Willamette Meridian; thence East 12.65 chains to the point of beginning.

This property is subject to all encumbrances of record.

The true consideration for this conveyance is \$1 and in conjunction with consideration exchanged in regards to estate planning.

Dated: December 30, 20 15

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, AND 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.

Grantor:


Martin W. Irwin

[notary on following page]

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF MONTEREY)

On December 30, 2015, before me, Nancy J. Neu Lober, Notary Public *[here insert name and title of the officer]*, personally appeared **MARTIN W. IRWIN**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Nancy J. Neu Lober
(Signature)



[Seal]

PAUL TERJESON

PTERJY@KW.COM | 503-999-6777

Paul Terjeson is the Principal Broker/Owner of Oregon Farm Brokers, the Willamette Valley's leading farm, ranch, and land real estate specialists. With over 25 years of experience, Paul and his team represent buyers and sellers in farm ground, ranch land, development property, luxury estates, acreage, residential, and multifamily properties.

Paul's background as a fifth-generation farmer, nursery and dairy manager, land developer, and economist gives him deep expertise in zoning, water rights, soils, and land development, helping clients navigate complex transactions and build strong real estate portfolios.



SCAN TO LEARN MORE ABOUT THE TEAM





**Oregon
Farm & Home**
★ BROKERS ★

kW MID-WILLAMETTE
KELLERWILLIAMS REALTY

DRIVEN BY TRUST & VALUE



(541) 740-7752 | oregonfarmandhomebrokers.com

Licensed Oregon Brokers & Land Specialists. Each office is independently owned and operated.

