



NEW VARIETAL HAZELNUT ORCHARD

27185 SW Frys LN,
Sheridan, OR
176.85 acres
\$4,200,000

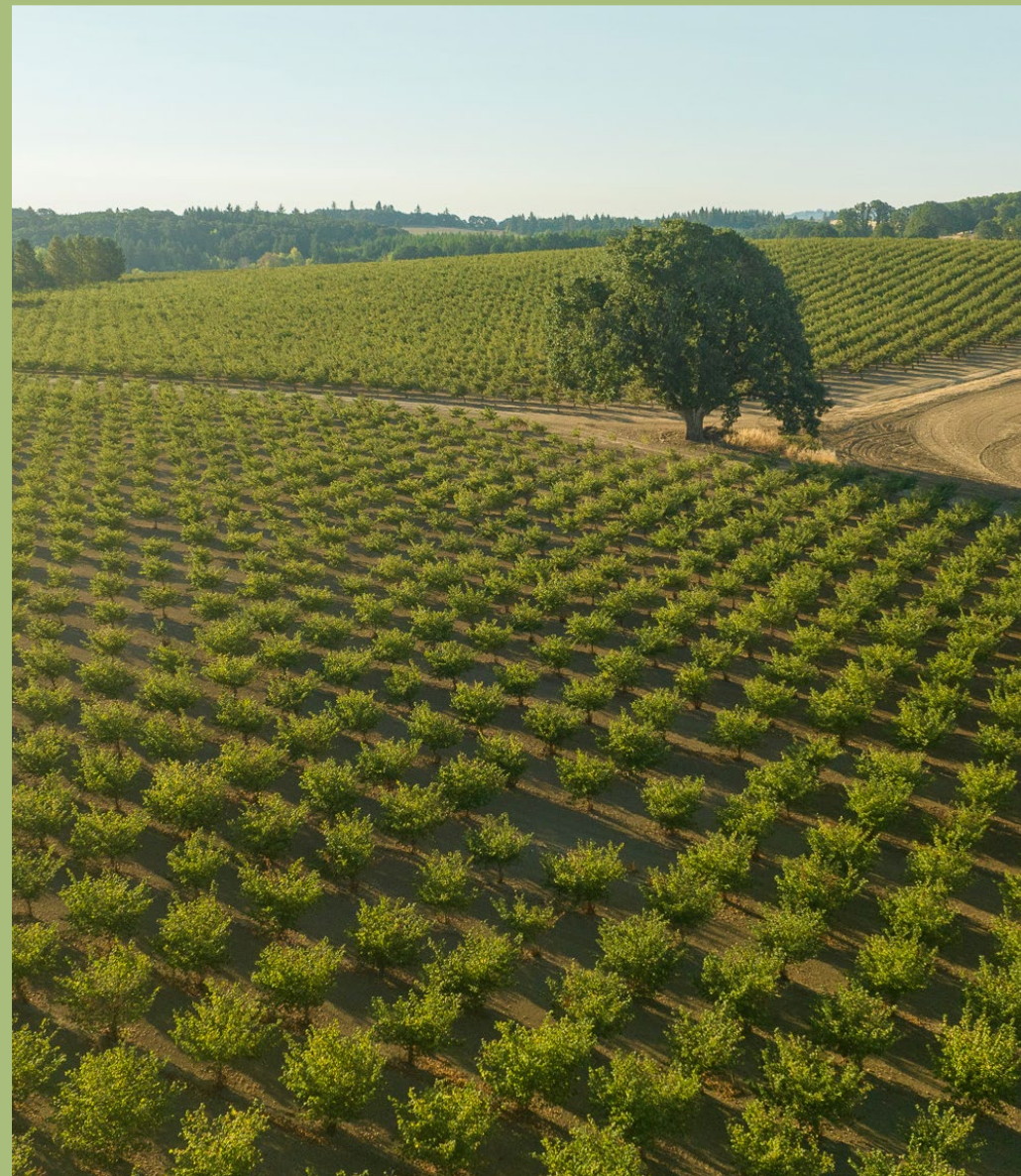
**Agri-Investment
Services** A Division of Berkshire Hathaway
HomeServices NW Real Estate



**BERKSHIRE
HATHAWAY**
HomeServices
Northwest Real Estate

Notice

Neither Berkshire Hathaway HomeServices Northwest Real Estate (“Broker”) or Owners make any representation or warranties as to the accuracy of the information contained in this offering circular. The offering circular was prepared using information and assumptions believed to be accurate and reasonable. However, it is the responsibility of those parties considering the offering to investigate and verify all information and the suitability for their intended uses. Owner and Broker expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from, this offering circular or any other written or oral communication regarding the offering, except for that which is set forth in a definitive contract hereafter mutually executed and delivered, if any.



“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



Table of Contents

04	<i>Property Overview</i>
05	<i>Maps</i>
07	<i>Topography</i>
08	<i>Soil Map</i>
09	<i>Photo Gallery</i>



Brett A. Veatch

Regional Director

Licensed in Oregon,
Washington & Idaho

503.708.4663



www.agriinvestmentservices.com



503.212.2735



info@agisg.com



Agri-Investment Services Real Estate



[agriinvestmentservicesgroup](https://www.instagram.com/agriinvestmentservicesgroup)



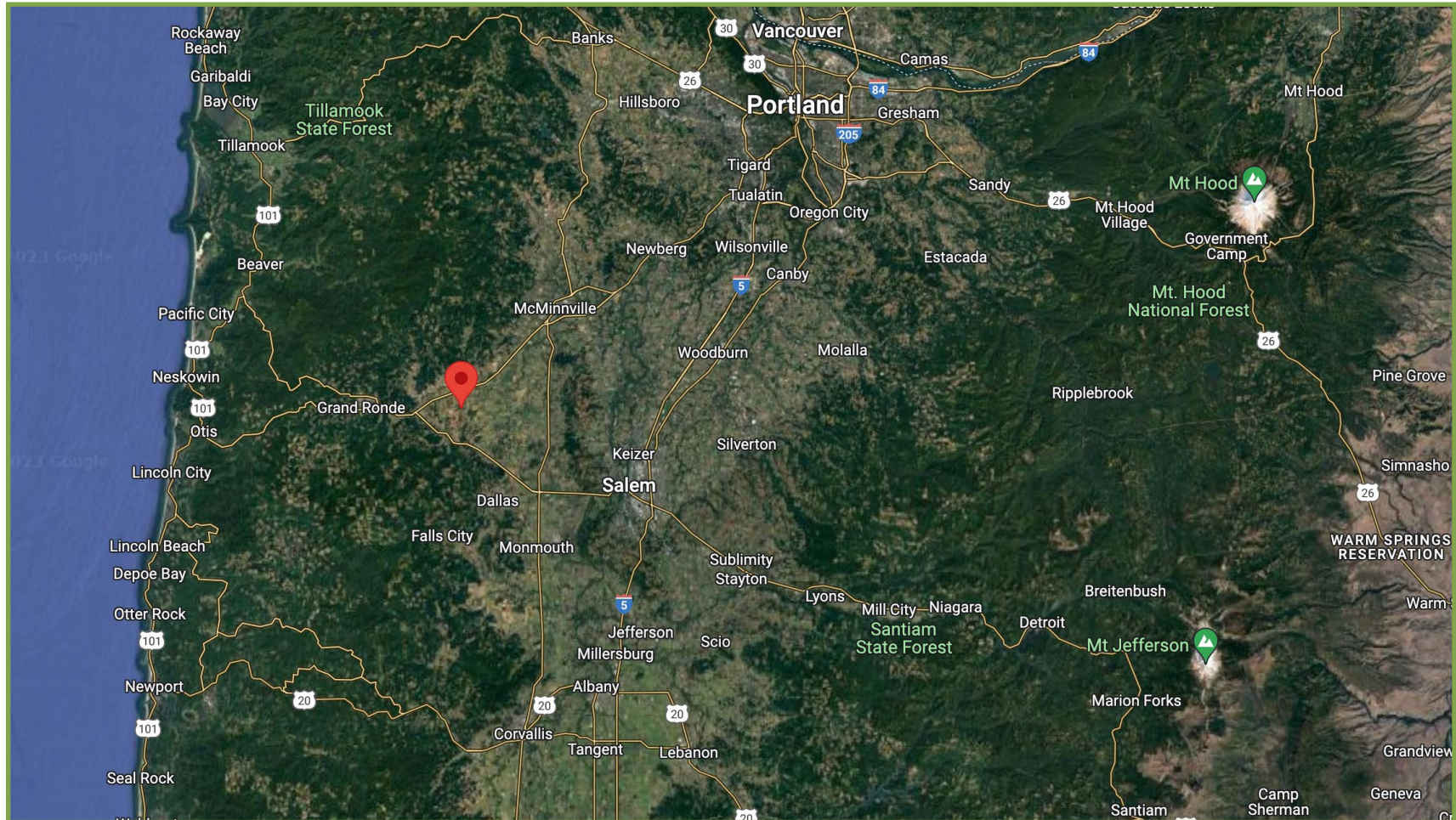
Overview

This 176-acre farm is comprised of four separate tax lots. Developed as an orchard operation, it offers 161-acres of 7-year old, kernel variety hazelnuts. This farm was planted with the high-producing Yamhill varietal on a double-density 11'x12' spacing utilizing McDonald, York and Wepster pollinizers. Drain-tile was installed prior to planting. The farm is further improved with a gravel equipment/loading yard, large shop building, security lighting and a spray station.

Offered at \$4,200,000



Map



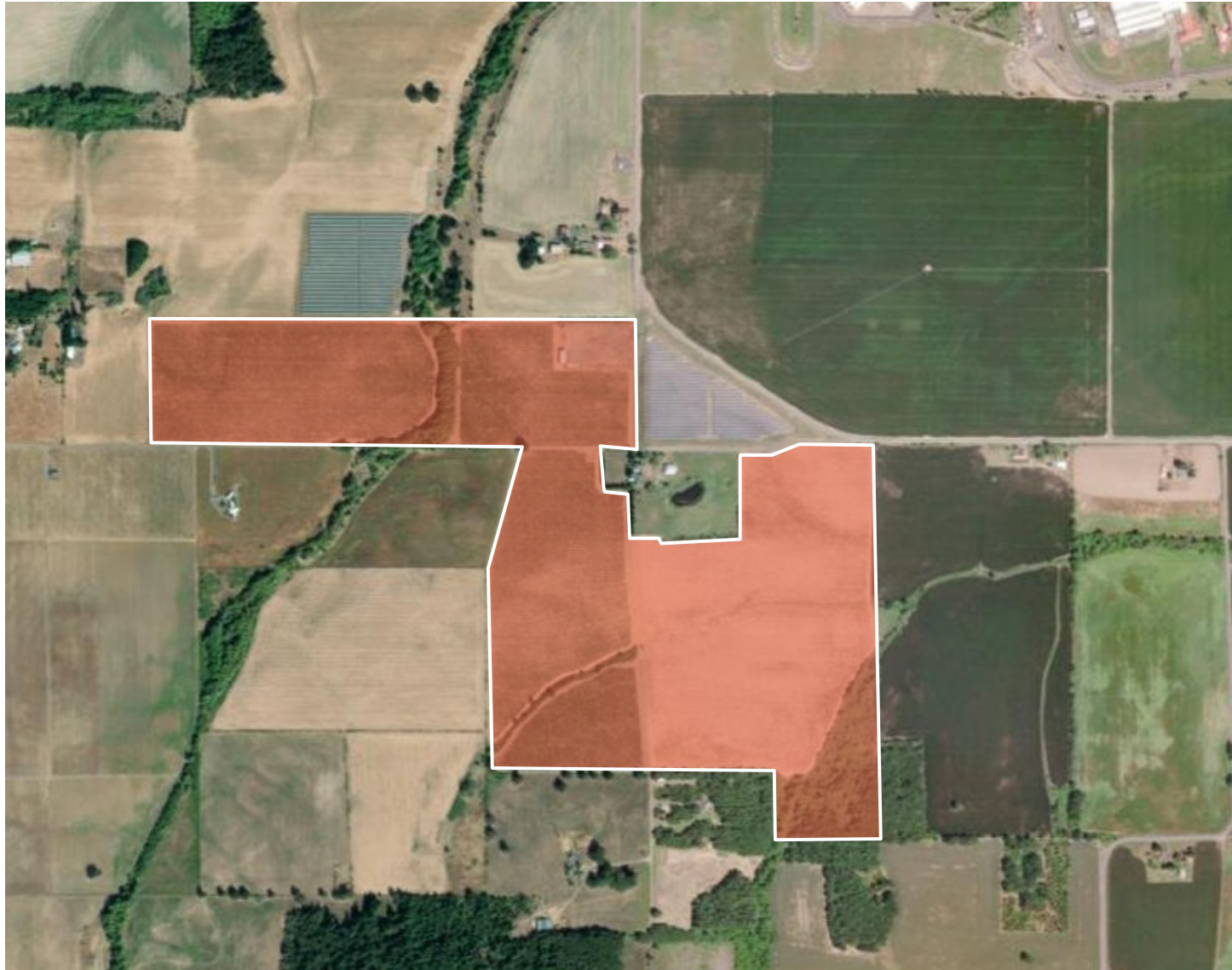
Distances to Town

Salem - 37 minutes

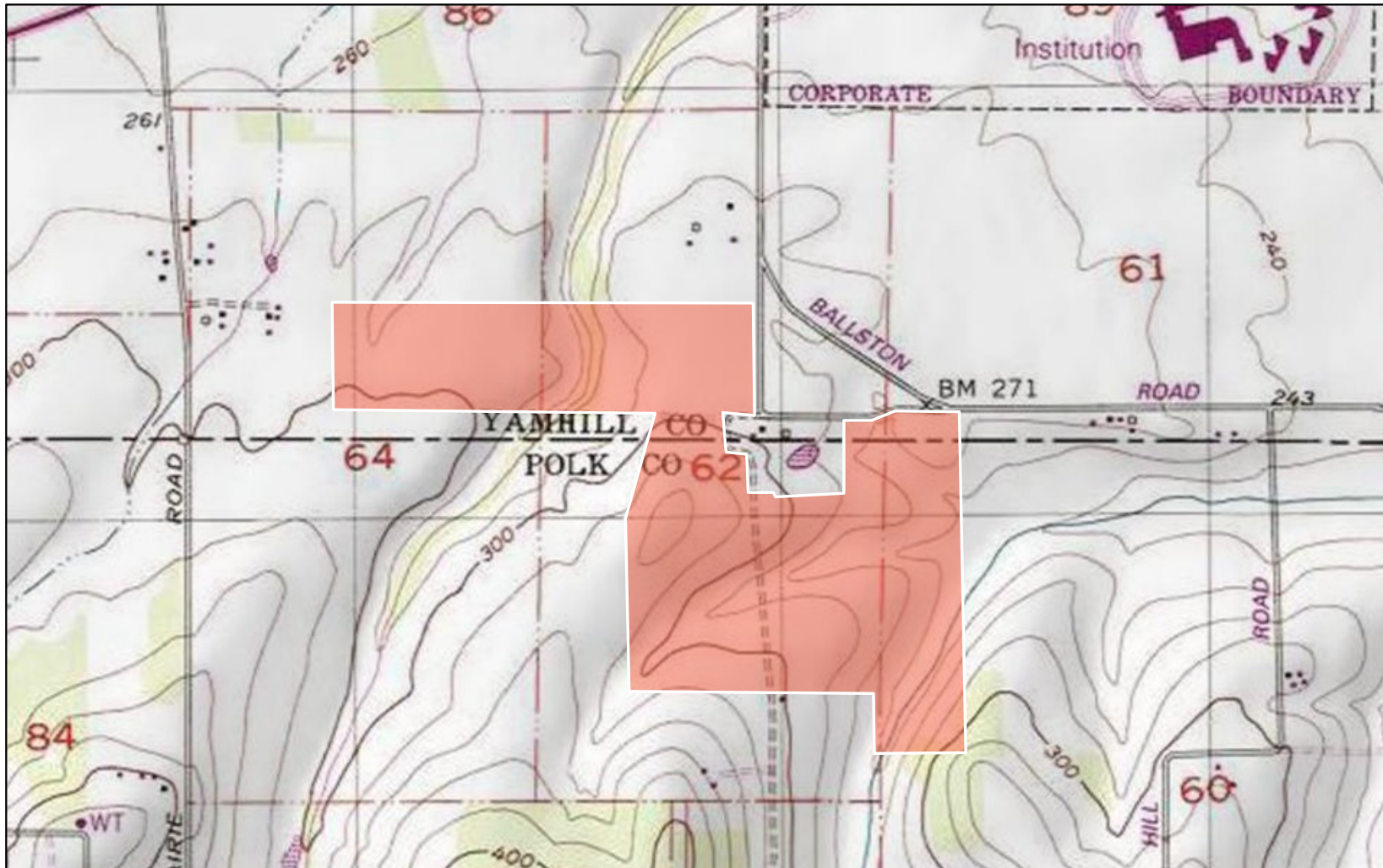
Newport - 1 hour, 29 minutes



Property Outline



Topography



Soil Map



Polk County, Oregon

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12A	Briedwell silt loam, 0 to 3 percent slopes	2.6	1.4%
15C	Chehulpum silt loam, 3 to 12 percent slopes	2.4	1.3%
29C	Hazelair silt loam, 3 to 12 percent slopes	0.0	0%
29D	Hazelair silt loam, 12 to 20 percent slopes	2.1	1.2%
72	Waldo silty clay loam	11.2	6.2%
2706C	Hazelair silty clay loam, 2 to 12 percent slopes	90.5	50.3%
2726C	Steier-Chehulpum complex, 3 to 12 percent slopes	.1	0%
2012A	Waldo silty clay loam, 0 to 3 percent slopes	5.7	3.2%
2303A	Briedwell silt loam, 0 to 3 percent slopes	41.2	22.9%
2306A	Dayton silt loam, 0 to 2 percent slopes	4.9	2.7%
2309A	Willamette silt loam, 0 to 3 percent slopes	12.5	7%
2706C	Hazelair silty clay loam, 2 to 12 percent slopes	4.8	2.7%
2726C	Steier-Chehulpum complex, 3 to 12 percent slopes	1.9	1%
Totals for Area of Interest		179.9	100.0%

Soil Map provided by NRCS.

*Boundary lines and acreage sizes are approximations.



PHOTO GALLERY











Brett A. Veatch

Regional Director

Licensed in Oregon,
Washington & Idaho

503.708.4663



www.agriinvestmentservices.com



503.212.2735



info@agisg.com



Agri-Investment Services Real Estate



Berkshire Hathaway HomeServices Northwest Real Estate