



Fryer Road Orchard | 39 Acres

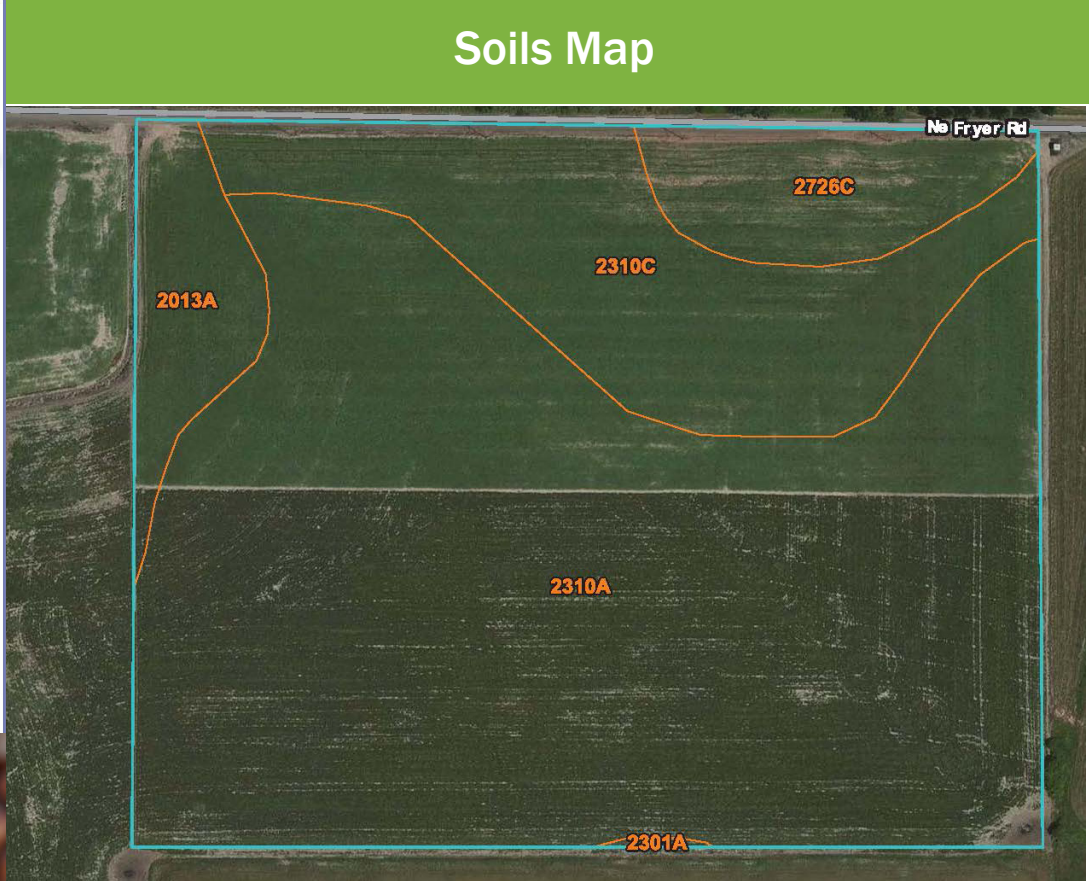
Yamhill - Oregon

\$ 995,000

The Fryer Road Orchard is 39 acres in size and comprised of a high-value, Sacajawea Hazelnut orchard. The Sacajawea varietal is sought after as it is similar in flavor to Italian Hazelnuts commonly used in confectioneries. Locally, the Sacajawea has received the second-highest, per-pound payment from processors the last two years. It also has one of the highest shell-out ratios, resulting in higher returns for growers, as well.

This parcel would make an excellent homesite. Surrounded by larger farms, it is just minutes outside of Yamhill, Oregon and approximately 45 minutes from either Salem or Portland. Large employers such as Nike and Intel are a reasonable commuting distance away.





Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2013A	Wapato silty clay loam, 0 to 3 percent slopes	2.1	5.3%
2301A	Amity silt loam, 0 to 3 percent slopes	0.1	0.1%
2310A	Woodburn silt loam, 0 to 3 percent slopes	27.5	69.8%
2310C	Woodburn silt loam, 3 to 12 percent slopes	7.2	18.3%
2726C	Steiner-Chehulpum complex, 3 to 12 percent slopes	2.6	6.5%

▪ Orchard planted in 2011 ▪ Spacing 10' x 20' ▪ Early harvest (95% down by end of September) ▪ Est. kernel yield 48-50% ▪ Average nut wt. 2.8 grams

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