



OFFERING CIRCULAR

Walker Farm

11435 Elkins Road

Monmouth, Oregon

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

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Agri-Investment Services Real Estate



SUMMARY

The Walker Farm is 466.62 acre in size with 343.4 acres of tillable farmland. The farmland is comprised of 12 different soil series, which include Class I, II and III soils. The northwestern portion includes about 96 acres of dense woodlot. There are about 2.5 acres dedicated to the improvements and the remaining 25.12 acres are in non-tillable swaths of land between the tillable farm fields. These may be able to be hard-piped and converted into tillable acres.

There is a ranch style single family home (1,537 sqf) with an attached garage (484 sqf). The home has three bedrooms, one full bathroom and was completely remodeled in 2002. it boasts a heatpump and other improvements

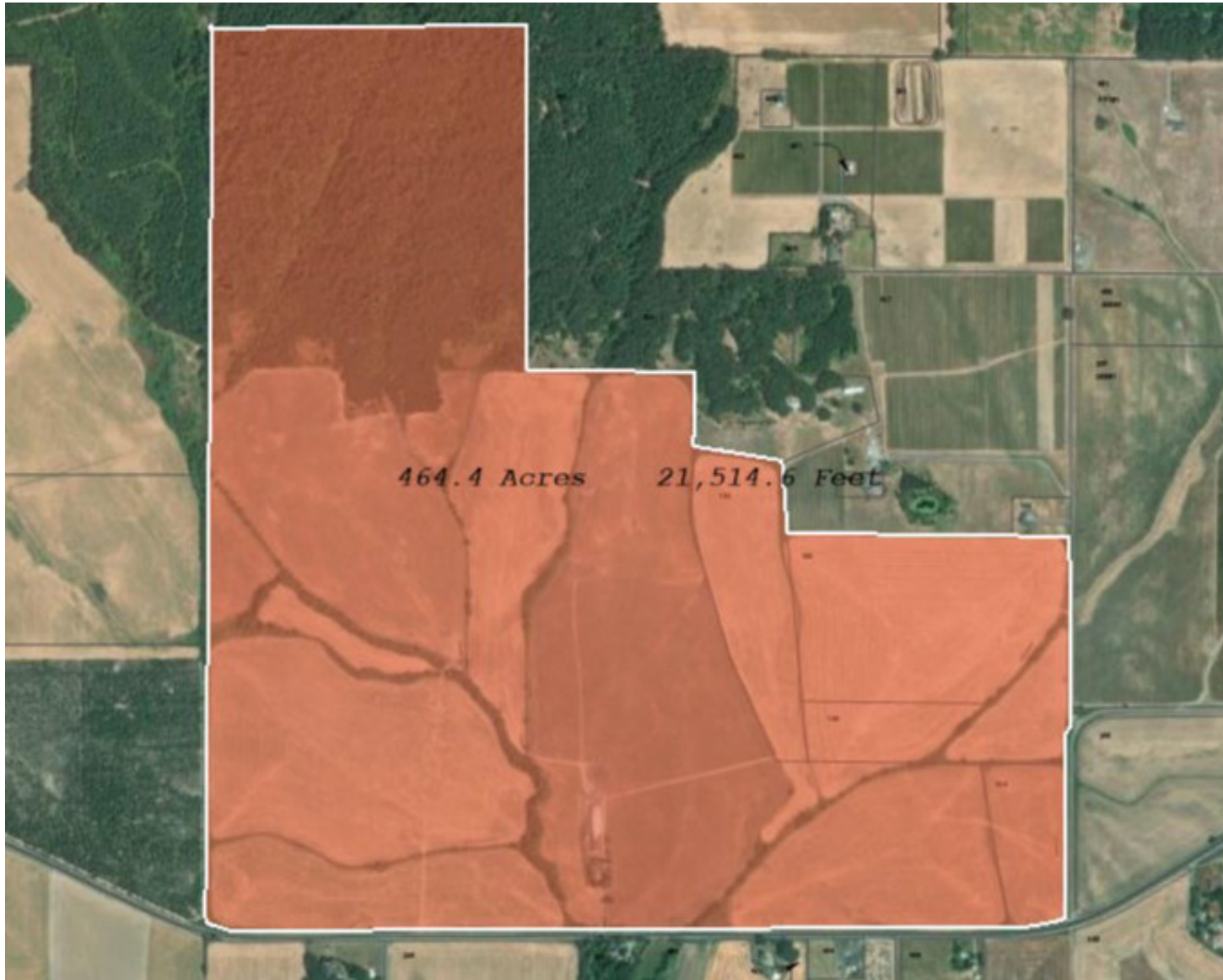
It is offered for sale for \$3,495,000

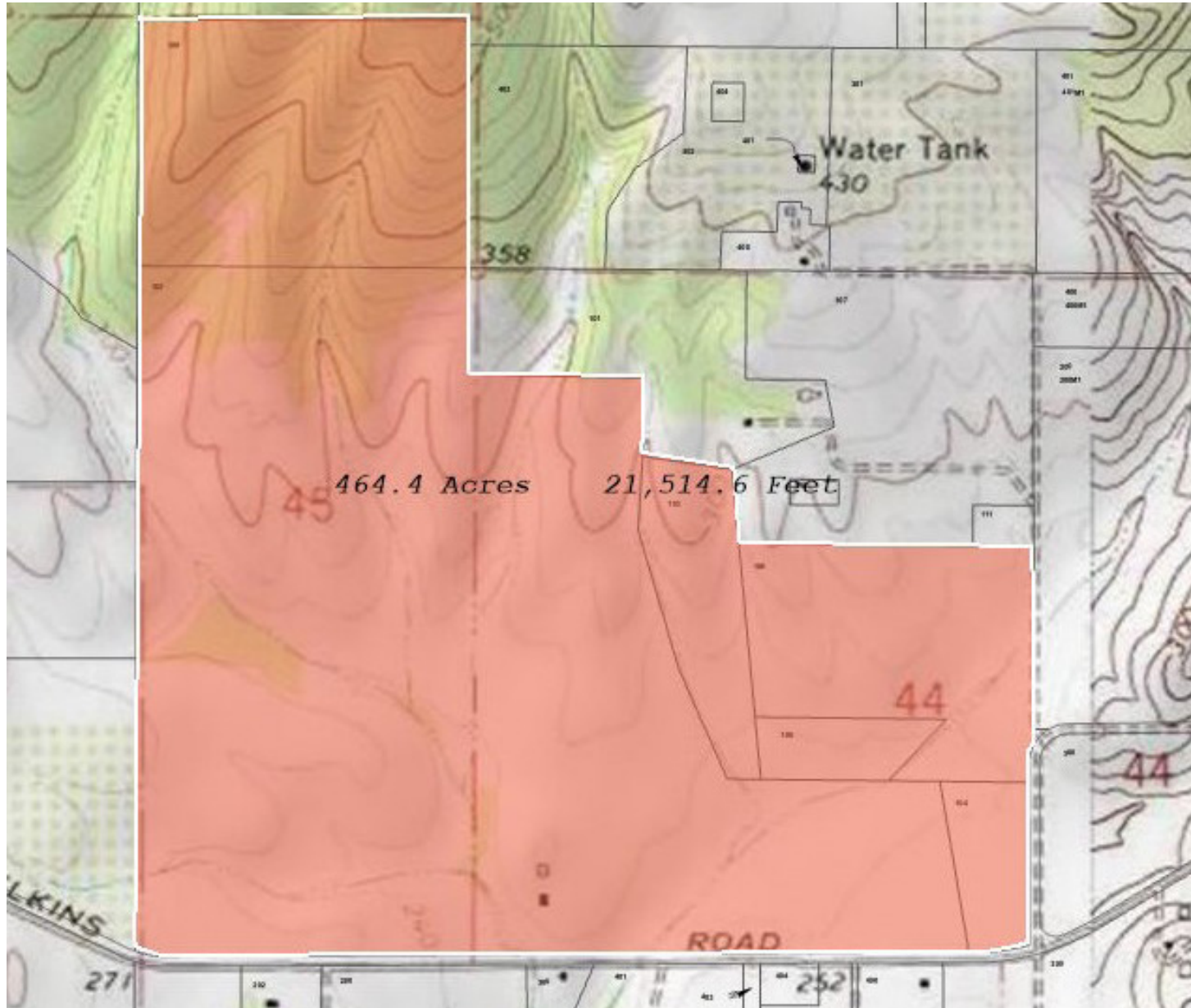
“Land isn’t merely soil underfoot- it grows more than crops. Land nourishes the years of our youth; its harvests sustain the summers and autumns of our life; and it provides shelter against the winters ahead. Land is our legacy to the future.”

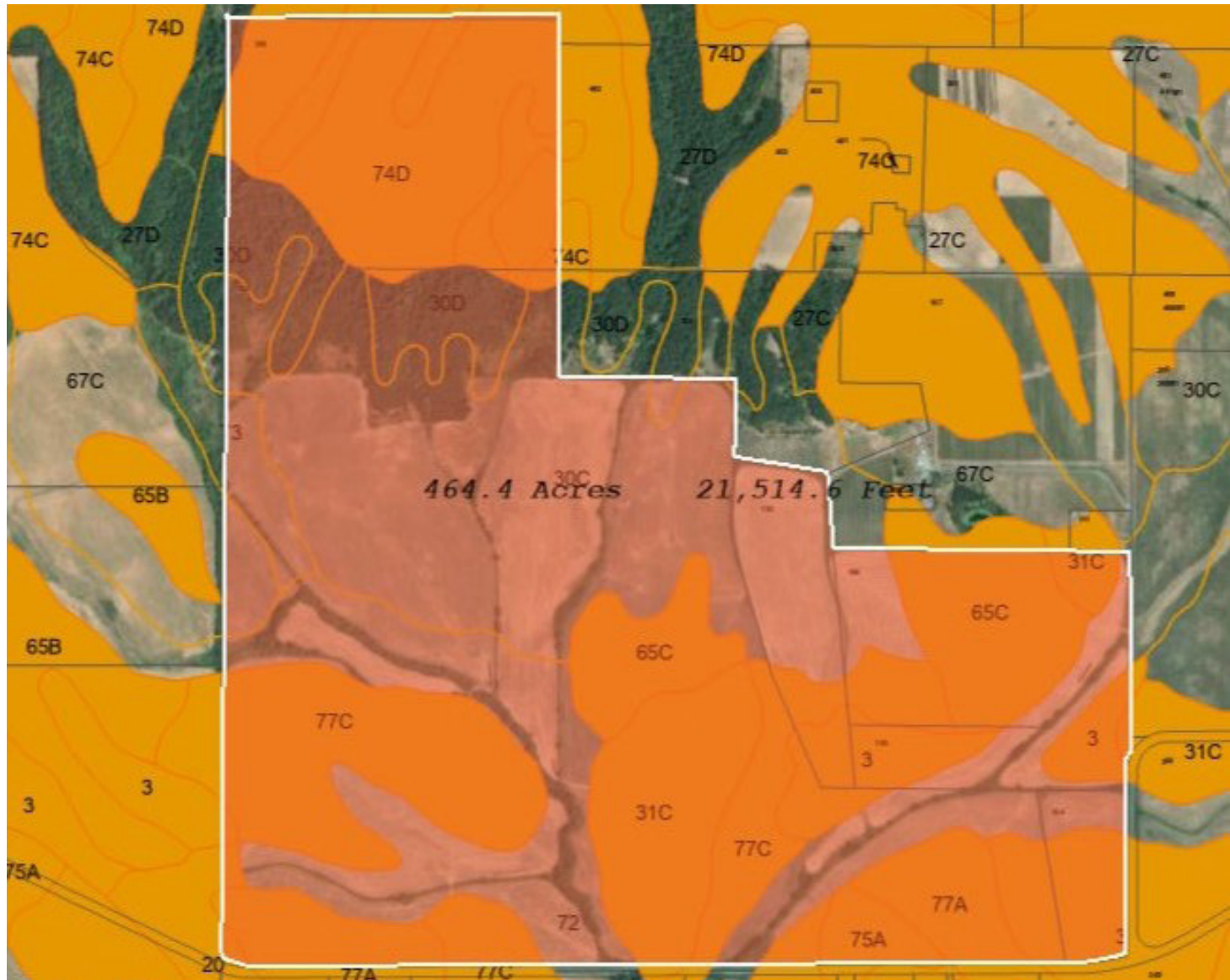
- Brett Veatch



MAPS







PHOTOGRAPHY











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