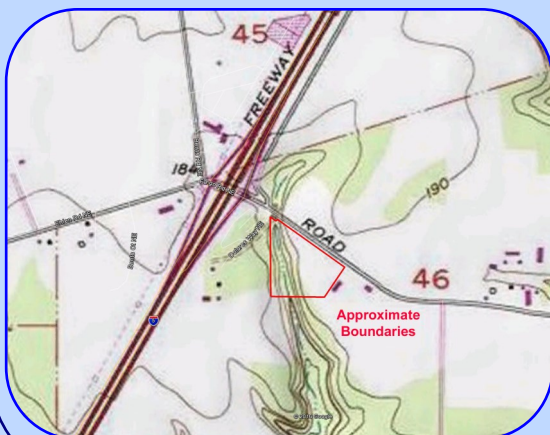
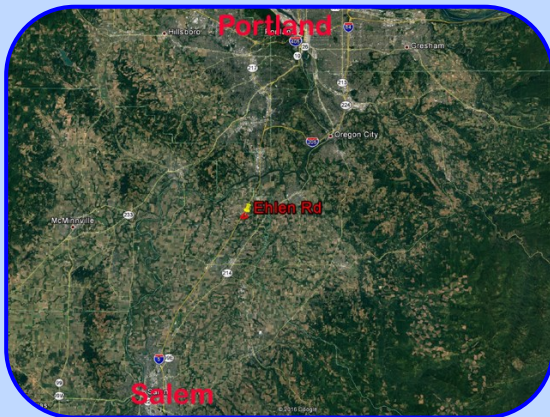


# 10 +/- Acres Willamette Valley Farmland

Vacant Irrigated land near I-5 Donald/Aurora Exit #278



**Ehlen Road, Aurora OR 97002**

**\$585,000.**

- 10 +/- Acres Willamette Valley Oregon Land for Sale
- Vacant farmland approximately 400 ft East of I-5 near I-5 at the Donald/Aurora Exit #278
- Irrigation Water Rights  
(currently from well on adjacent property)
- Primarily Class II Amity Soil per NRCS
- Subject to short term grass seed lease at \$150/ac/yr
- Currently zoned EFU (Exclusive Farm Use)
- Part of TL 400, Sec. 15, T4S, R1W, W.M.  
(Sale subject to final recording of Partition Plat)
- RMLS #16079268
- Additional 139 acres available –  
(listing subject to prior sale of entire 149 acres)



**Eugene Wolf, Principal Broker**

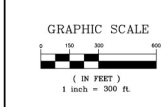
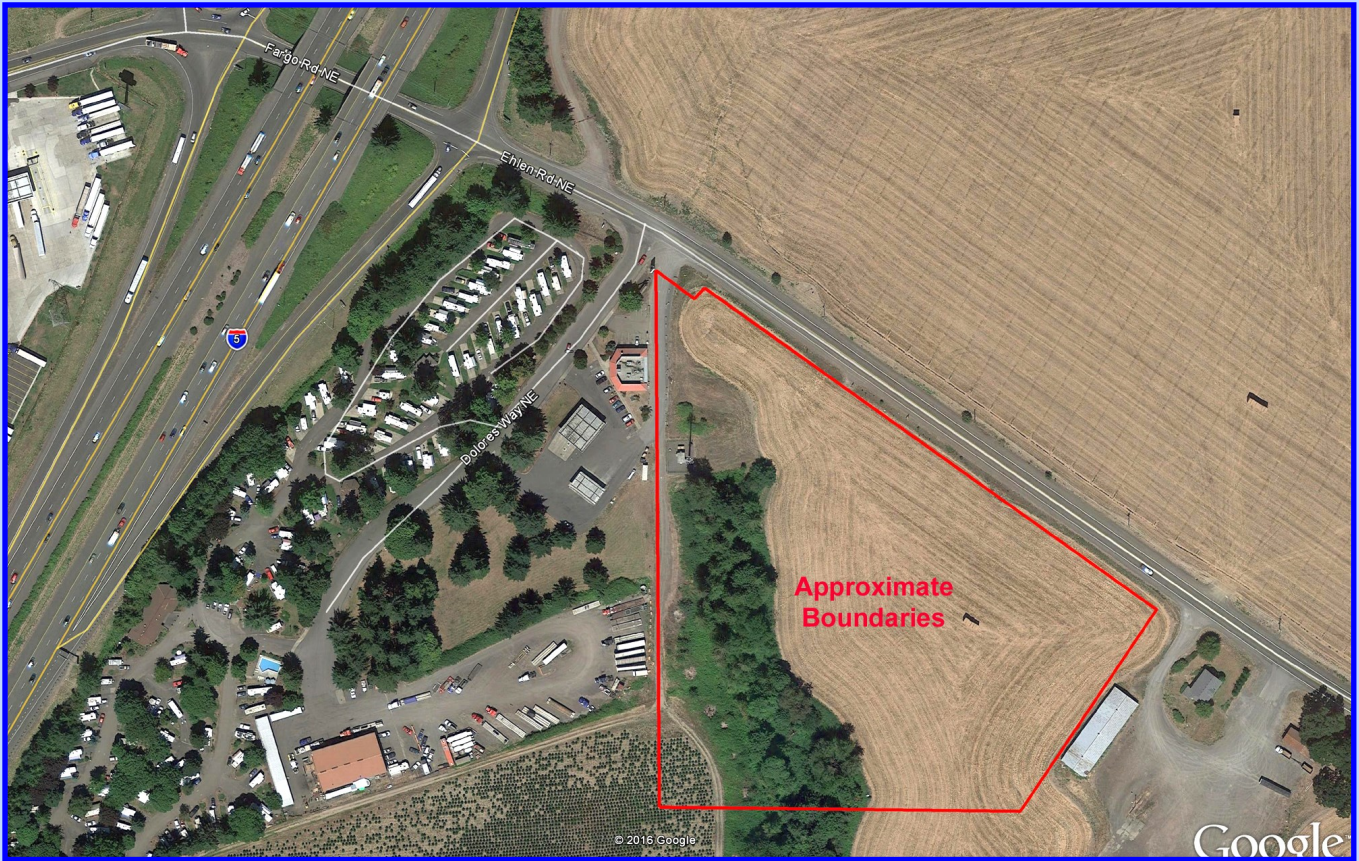
503-682-1789 office  
503-704-5262 cell  
[www.wolfnw.com](http://www.wolfnw.com)

**WOLF NW Properties, Inc.**

Information Contained Herein from Sources Deemed Reliable, But Not Guaranteed

# 10 +/- Acres Willamette Valley Farmland

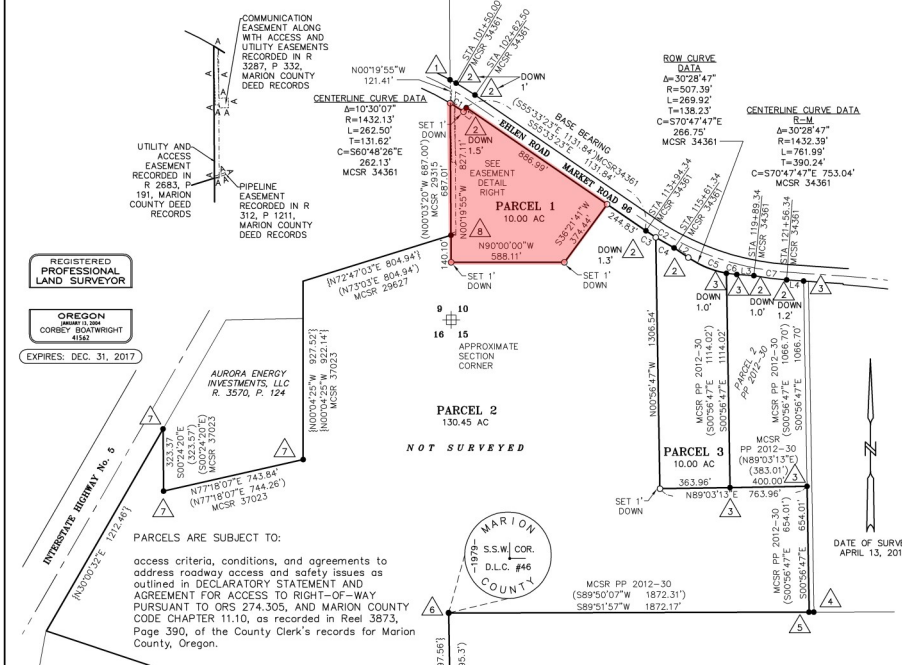
## Vacant Irrigated land near I-5 Donald/Aurora Exit #278



### PARTITION PLAT NO. 2016-\_\_\_\_\_

In the SE 1/4, Sec 9, the SW 1/4 Sec 10, the NW 1/4 Sec 15 & NE 1/4 Sec 16,  
Township 4 South, Range 1 West, Willamette Meridian  
Marion County, Oregon

Property Owner: RLF Willamette Tree Farms, LLC



#### LEGEND

- SET 5/8" x 30" IRON ROD W/ YELLOW PLASTIC CAP MARKED "B.E.I. LS 41562" SET FLUSH WITH GROUND UNLESS NOTED OTHERWISE
- MONUMENTS FOUND - ALL MONUMENTS FOUND FLUSH WITH GROUND UNLESS OTHERWISE NOTED
- ( ) RECORD DISTANCE
- | | CALCULATED
- IR IRON ROD
- IP IRON PIPE
- IRWYPC IRON ROD WITH YELLOW PLASTIC CAP
- MCSR MARION COUNTY SURVEY OF RECORD
- R. P. BOOK OF TOWN PLAT
- PP MARION COUNTY DEED RECORDS
- PP PARTITION PLAT
- △ 5/8" IR BENT EASTERLY, MCSR 35673
- △ 5/8" IRWYPC MARKED "MARION COUNTY SURVEYOR" FLUSH WITH GROUND UNLESS OTHERWISE NOTED, MCSR 34361
- △ 5/8" IRWYPC MARKED "B.E.I. LS 41562" FLUSH WITH GROUND UNLESS OTHERWISE NOTED, MCSR PP 2012-30
- △ 1" IP WITH MUSHROOMED TOP, DOWN 0.5", MCSR 6498
- △ 5/8" IR, FLUSH, MCSR 27729, S5514'53"E 0.15' OF TRUE CORNER
- △ 3" BRASS CAP IN A 6" PIPE FILLED WITH CONCRETE, 0.3' ABOVE GROUND, 0.4' NORTHWEST OF FENCE CORNER MARKED WITH AN ORANGE CARBONITE POST 1.0' EAST OF MONUMENT, MCSR 4409-0008
- △ 5/8" IRWYPC MARKED "WELKIN" FLUSH WITH GROUND UNLESS OTHERWISE NOTED, MCSR 37023
- △ 2" IP DOWN 0.5", MCSR 6498

MARION COUNTY SURVEY RECORDS USED:	MARION COUNTY DEED RECORDS USED:
1799	34361
4409-0008	6498
20040	35673
27729	37023
29315	37568
29827	37589
29775	37633
PP 2012-30	

DATE OF SURVEY: APRIL 13, 2016

LINE	BEARING	DISTANCE	RECORD INFO	SURVEY
L1	N42°28'37"E	25.00'	(N34°28'37"E 25.00')	CALC MCSR 34361
L2	S55°33'23"E	88.91'	(S55°33'23"E 88.91')	MCSR 34361
L3	N86°02'12"W	88.91'	(N86°02'12"W 88.91')	MCSR 34361
L4	N86°02'10"W	88.14'	(N86°02'10"W 88.14')	MCSR PP 2012-30
L5	S01°25'35"E	217.531'	(S01°25'35"E 217.531')	MCSR 37633

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C1	1367.11'	322.005'	41.19'	82.35'	S57°16'56"E 82.34'
C2	1472.39'	6'40'48"	85.93'	171.66'	S58°53'47"E 171.56'
C3	1472.39'	2'22'43"	30.57'	61.12'	S56°44'44"E 61.12'
C4	1472.39'	418.05'	58.30'	110.54'	S60°55'08"E 110.54'
C5	507.39'	24°02'29"	109.43'	215.56'	S87°43'38"E 213.84'
C6	507.39'	6°08'19"	27.21'	54.36'	S82°58'02"E 54.36'
C7	1472.38'	6'40'48"	85.93'	171.66'	S82°41'46"E 171.66'

Prepared by:  
Boatwright Engineering, Inc.  
2613 12th Street SE Salem,  
Oregon 97302 (503)  
363-9225

NE COR  
WM. H. REES  
D.L.C. NO. 61