

# 78 Acres Willamette Valley Farmland

Aurora, Oregon



**Arndt Rd. Aurora, Oregon**  
**\$1,410,000.**

- 78.7 +/- Acres
- Productive Willamette Valley Farmland
- Primarily Class 1 Willamette Soils per NRCS
- 72.55 Acres of Water Rights (Cert #65245) historically used from point of diversion (irrigation well) on adjacent property- Irrigation well needed on subject property for continued usage of water rights.
- Convenient Location near I-5, Hwy 99E, Aurora Airport, Canby, Aurora and Wilsonville
- Mt. Hood View
- Zoned Exclusive Farm Use (EFU)
- EFU income required to build a residence
- Tenant farmer is entitled to 2018 crop
- Listed at Appraised Value
- Marion County Annual Taxes: \$1056.84
- Tax Lot 200, Section 1, T4S, R1W, W.M.



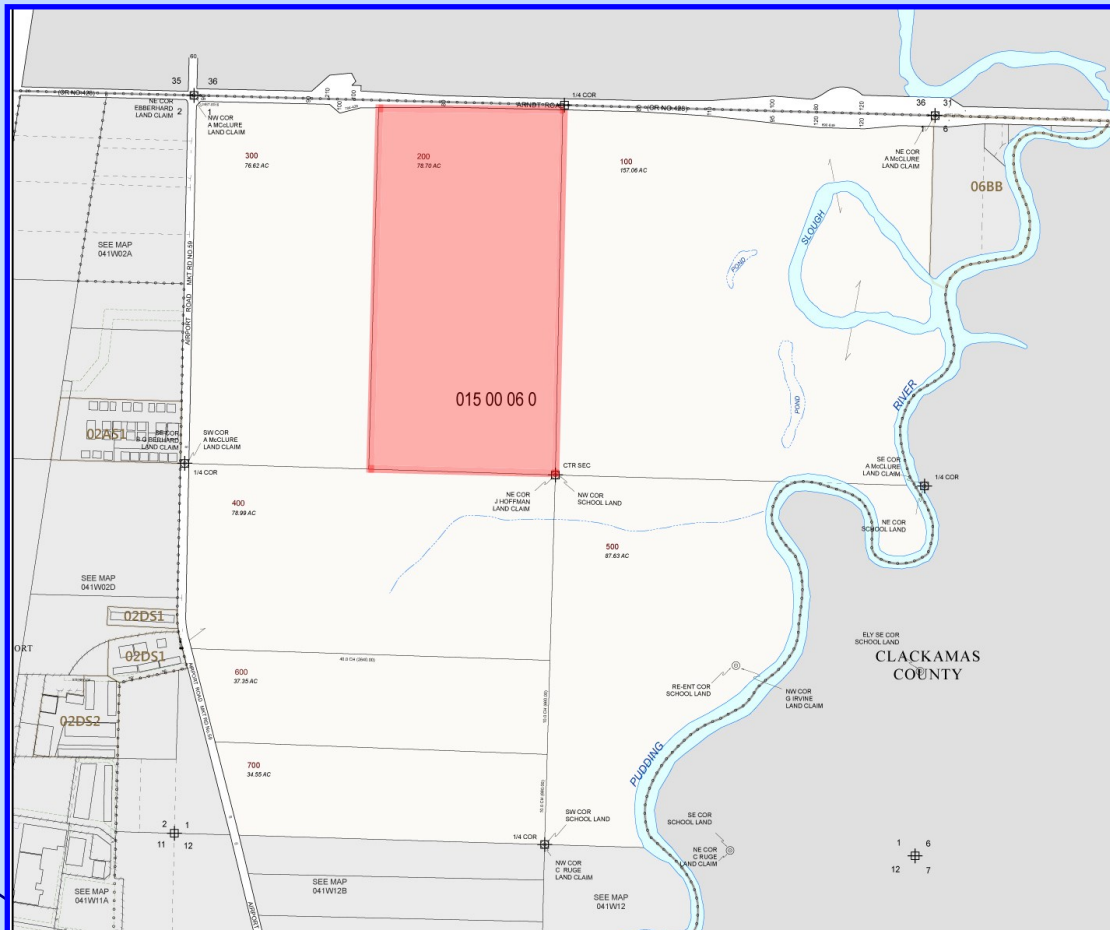
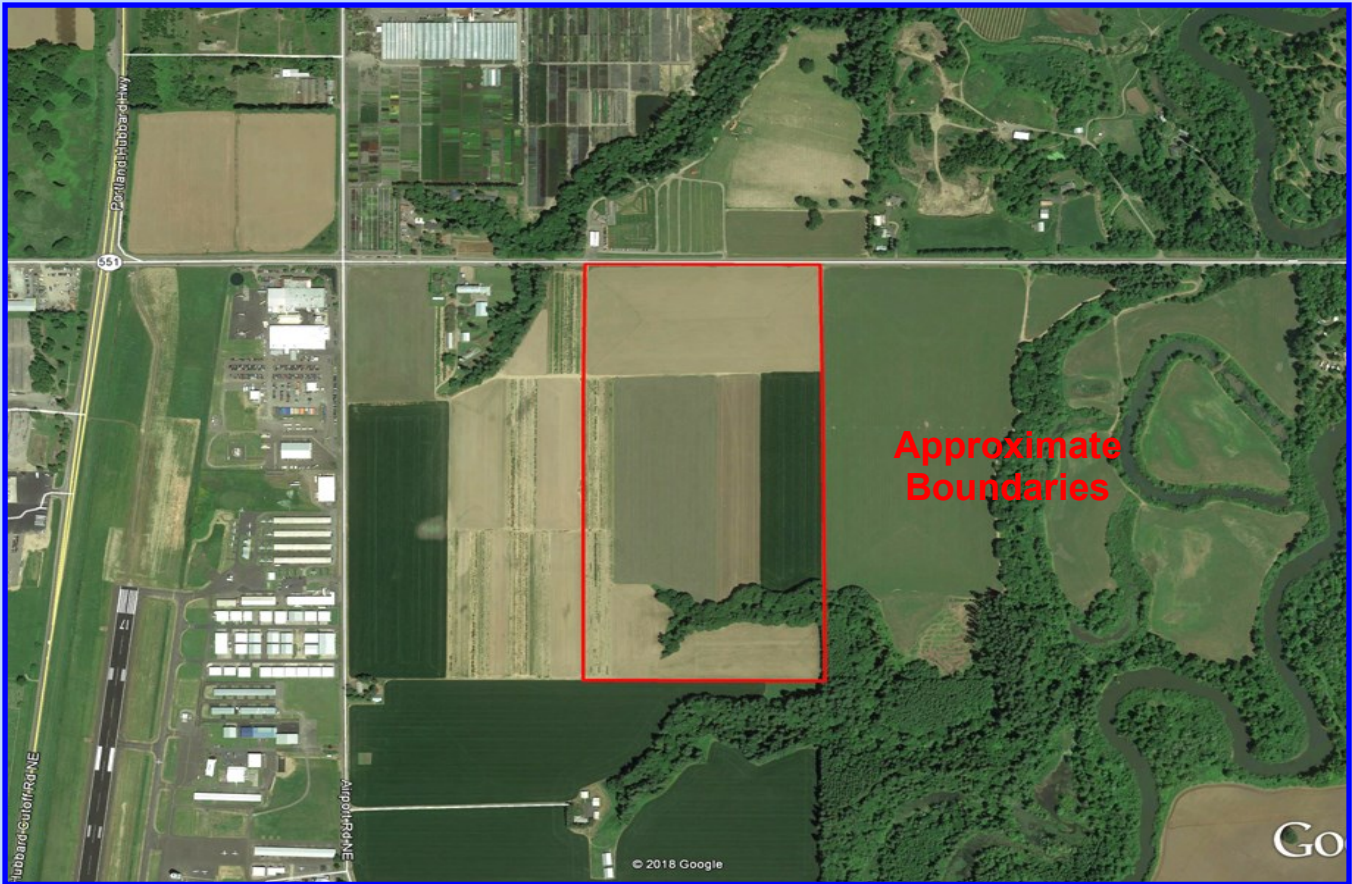
**Eugene Wolf, Principal Broker**

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**WOLF NW Properties, Inc.**

Information Contained Herein from Sources Deemed Reliable, But Not Guaranteed

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**MARION COUNTY, OREGON**  
 SEC 1 T4S R1W W.M.  
 SCALE 1" = 400'

**LEGEND**

LINE TYPES	
Taxlot Boundary	Historical Boundary
Road Right-of-Way	Easement
Railroad Right-of-Way	Railroad Centerline
Private Road ROW	Barcode Line
Subdivision/Plat Boundary	Map Boundary
Waterline - Taxlot Boundary	Waterline - Non Boundary

**SYMBOL TYPES**

Survey Monument	1/16th Section Cor.
Road Station	1/4 Section Cor.
DLC Corner	16, 15 Section Corner
	21, 22 Section Corner

**NUMBERS**

Tax Code Number  
**000 00 00 0**

Acresize  
 78.78 AC All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs.

**NOTES**

Tick Marks: If a tick mark is indicated on the end of a line, then the dimension goes to the tick mark. This is used when dimensions extend into public right-of-ways.

**CANCELLED NUMBERS**

400A1

**DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY**

**Assessors Office**  
 cartography Dept

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT [www.co.marion.or.us](http://www.co.marion.or.us)

**PLOT DATE: 7/5/2016**