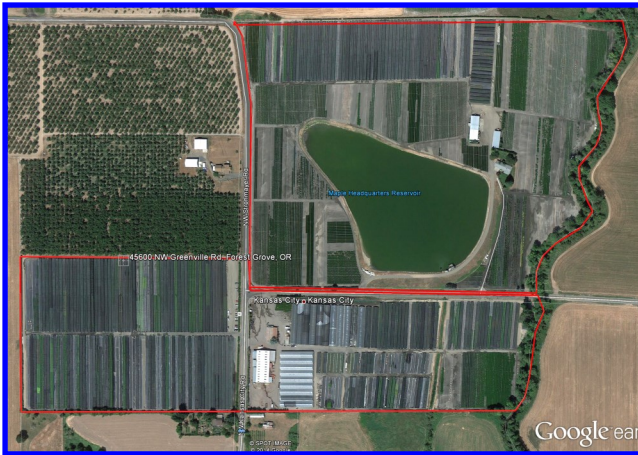


87.03 ACRE KANSAS CITY FARM

45600 NW GREENVILLE RD. FOREST GROVE, OR 97116



This productive 87 acre irrigated farm in rural Washington County enjoys a picturesque location in the Tualatin River Valley just 2 miles from Hwy 47 between Banks and Forest Grove, along the west fork of Dairy Creek, in the unincorporated community of Kansas City, OR. There is a 3-bedroom, 2-bath home and a shop/storage building with guest accommodations. The farm has historically been used as a productive container yard nursery and is essentially a turnkey operation with many improvements suitable for similar uses. There is a 1± acre heated propagation house with heated beds and a newer natural gas boiler. An operating Gleason carousel canning/potting machine and other assorted farm equipment is available for purchase. Adding to the production capacity are other heated greenhouses, heated and unheated hoopouses, machine shed, workroom building, cooler, and a storage/shop building. The current owner has propagated up to 7,000,000 plants and grown up to 5,000,000 1-gallon container plants per year. There are potentially irreplaceable water rights from (2) deep, high producing, wells on the property and Dairy Creek. A third well on the farm provides domestic water. The graveled container yard features an in-ground irrigation water delivery system and a recapture system to reclaim and re-use irrigation water stored in the beautiful lake known as Maple Headquarters Reservoir. The property has natural gas, fencing, and gated entrances. This irrigated Tualatin River Valley farm is move-in ready to start immediate production. \$1,950,000.



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