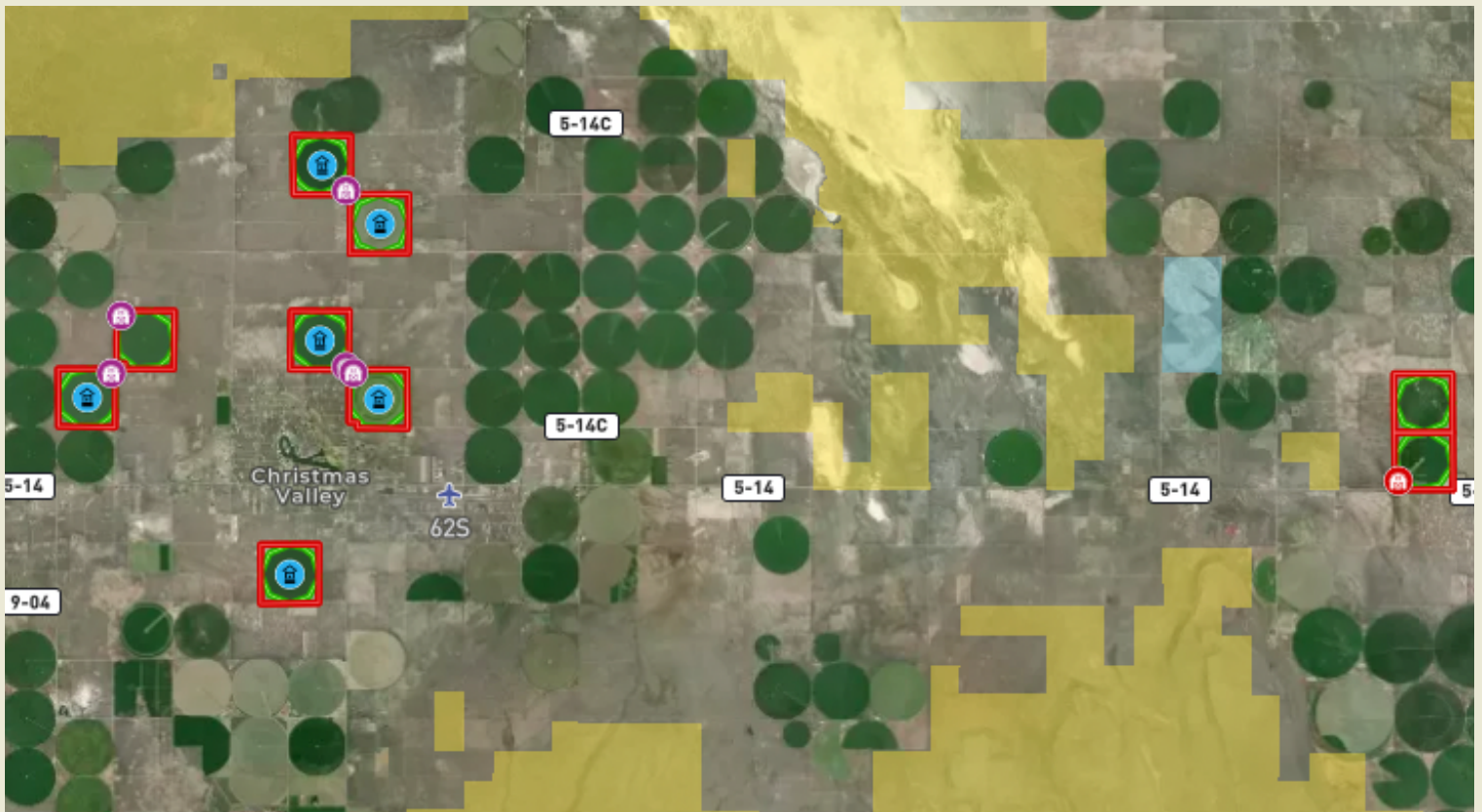


CHRISTMAS VALLEY FARM



CHRISTMAS VALLEY, OR



**Oregon
Farm & Home**
★ B R O K E R S ★

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AGENT INFORMATION

#28



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PROPERTY SUMMARY

Acres: 1,464.5

Irrigated Acres: 1,135

Total: \$10,200,000

The Christmas Valley Farm consists of 1,465 acres, 9 pivots, seven hay storage sheds, and 1,135 acres under pivot. All of the irrigated ground is under pivot for efficiency. The infrastructure on their farm has been well maintained and updated. There are no dwellings on this farm. The farmer/operator is willing to lease the farm for 4% per annum for up to 5 years with the possibility of renewal. The Christmas Valley Farm has some of the best alfalfa farmers in the region and typically farms with the most updated equipment.

They intend to custom farm in the area from this point forward. The aquifer in Christmas Valley and Fort Rock, a basin-filled aquifer, was put under a moratorium in the 1970s when it was developed for residential lots and agricultural activities. The moratorium has served the purpose of maintaining the aquifer levels for long-term sustainability. Water rights are bought and sold by the farmers in the region as the water rights gravitate towards their highest and best locations in the Valley. No new water rights have been permitted since the moratorium. Generally speaking, the value for water rights would be roughly \$3,500-\$4,000 per acre in 2022. This aquifer is one of the most resilient in Oregon compared to Klamath Falls, Harney County, and most other aquifers in Eastern and Central Oregon. I believe the Christmas Valley aquifer is and will continue to be the most sustainable agricultural water source in Oregon, aside from some areas in the Columbia River Basin. Groundwater in the Fort Rock/Christmas Valley Lake Basin occurs under confined, unconfined, and perched conditions. Winter precipitation within the basin is the primary source of groundwater recharge. Within the Christmas Valley portion of the basin, the natural flow of groundwater leaves the basin by evapotranspiration, and the regional groundwater gradient is essentially flat (OWRD, 1986). The primary groundwater reservoir comprises volcanic and sedimentary materials with water levels generally between 4,285 and 4,300 feet. The reservoir displays both confined and unconfined conditions depending on location. The depths of water wells in the region range from less than 50 feet to nearly 1,500 feet, but most are between 100 feet and 500 feet.

OWRD; <https://www.deq.state.or.us/Webdocs/Controls/Output/PdfHandler.ashx?p=bf013ea-88e9-41be-b5da-e648e1d523b7.pdf&s=3093-Site-Investigation-Report-11-06-2014.pdf>



Pivots #28 & #8



PIVOT DETAILS

#28

Acres: 159

Well: 640' Depth

Buildings: 970 Ton Hay
Storage

Crops: RR Alfalfa 7 Yr. 2022,
Triticale 2023

Equipment: 15 Year Zimmatic

#8

Acres: 162.5

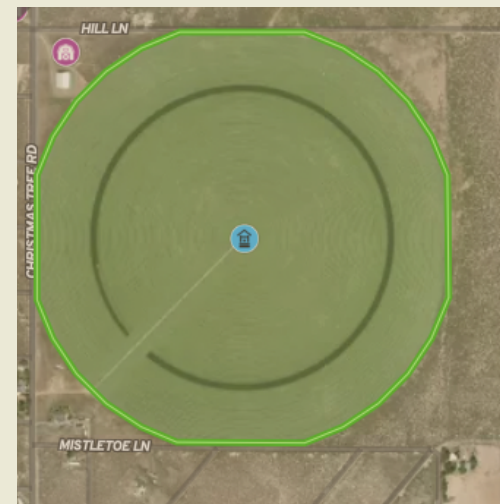
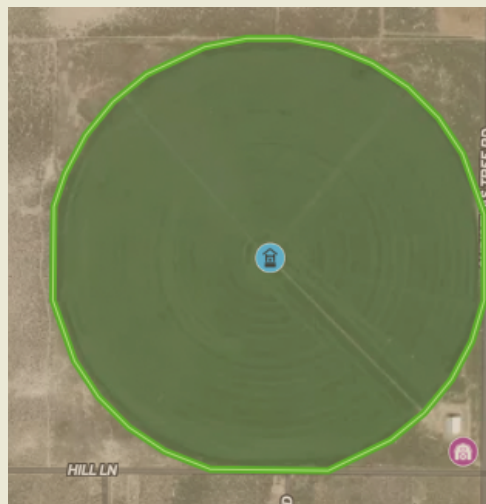
Well: 484' Depth

Buildings: NA

Crops: Alfalfa 2022, Timothy
2023

Equipment: 25 Year
Zimmatic

Pivots #26 & #5



PIVOT DETAILS

#26

Acres: 160

Well: 420' Depth

Buildings: 970 Ton Hay
Storage

Crops: RR Alfalfa 2023,
Timothy 2022

Equipment: 17 Year Zimmatic
Center Pivot

#5

Acres: 157

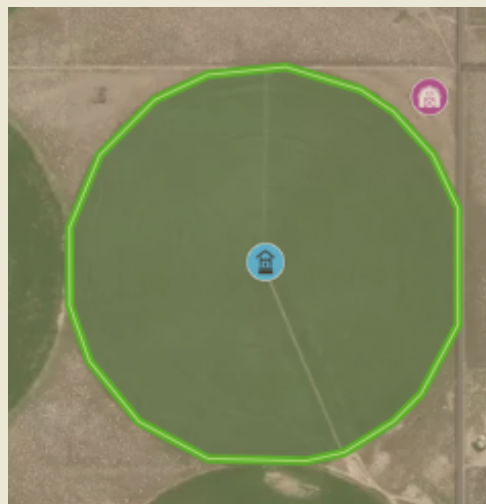
Well: Depth Not Identified

Buildings: 970 Ton Hay
Storage

Crops: Conv. Alfalfa 2023,
Triticale 2022

Equipment: Zimmatic Center
Pivot

Pivots #101 & #9



PIVOT DETAILS

#101

Acres: 158

Well: 871' Depth

Buildings: 750 Ton Hay Shed

Crops: Triticale 2023, Timothy 2022

Equipment: 25 Year Zimmatic

#9

Acres: 160

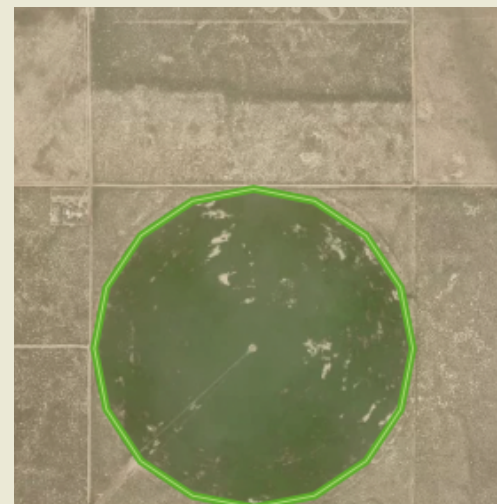
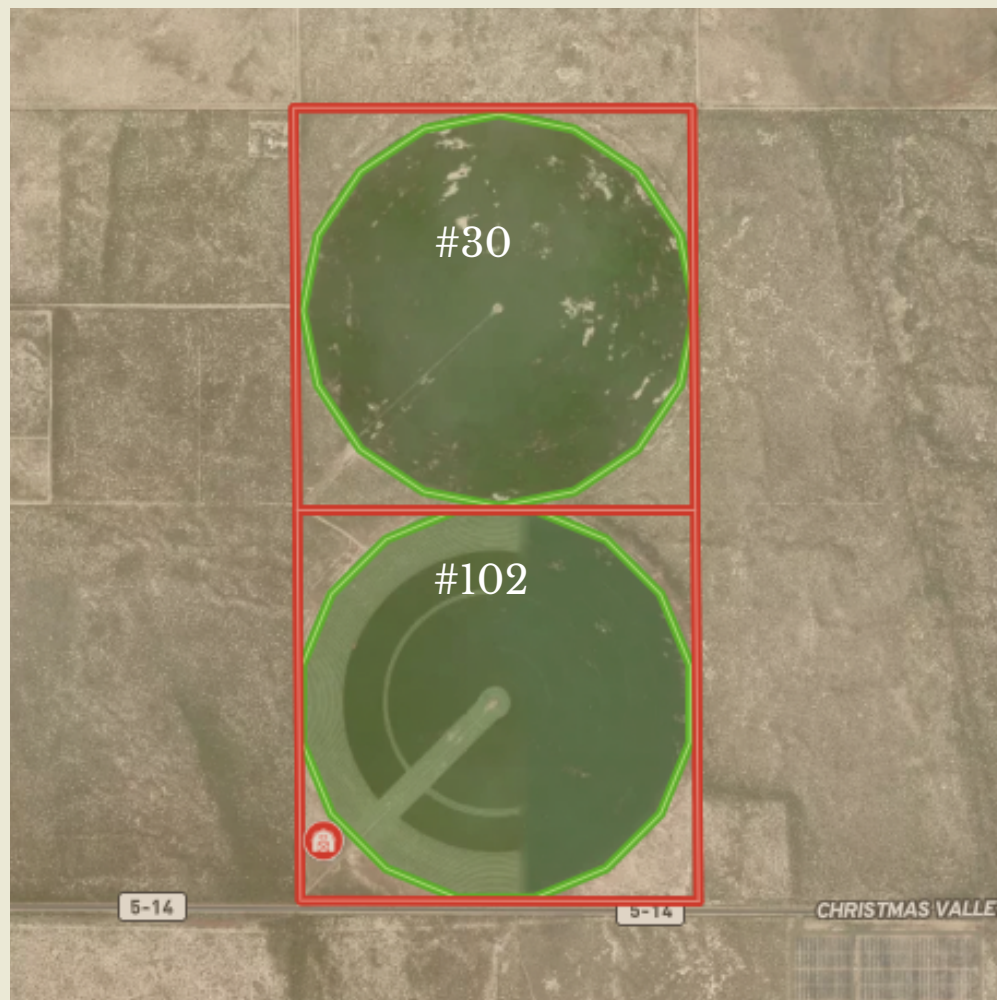
Well: 780' Depth

Buildings: 970 Ton Hay Storage

Crops: RR Alfalfa 2023, Triticale 2022

Equipment: Converted to Zimmatic

Pivots #30 & #102



PIVOT DETAILS

#30

Acres: 160

Well: 200" Depth

Buildings: NA

Crops: Conv. Alfalfa 5 Yr,
Conv. Alfalfa 6 Yr.

Equipment: 12 Year
Zimmatic

#102

Acres: 160

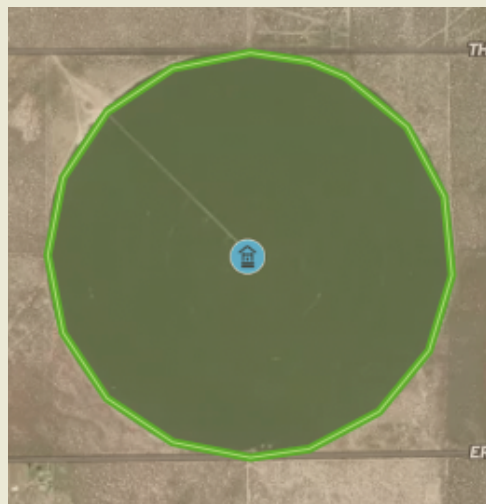
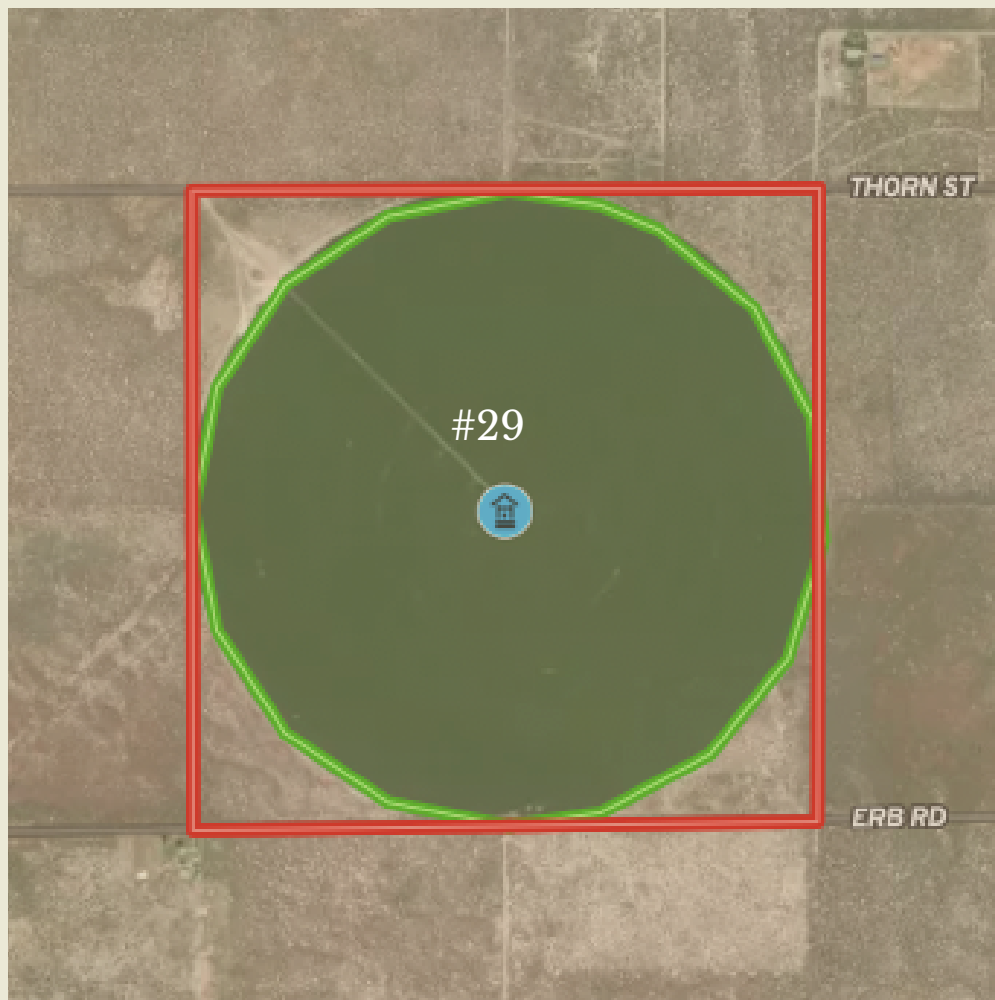
Well: 410' Depth

Buildings: 700 Ton Hay Storage

Crops: Alfalfa 2022, Triticale
2023

Equipment: 12 Year Zimmatic

Pivots #29 & Oil Dri Rd



PIVOT DETAILS

#29

Acres: 160

Well: 608" Depth

Buildings: NA

Crops: RR Alfalfa 6 Yr, RR Alfalfa
7 Yr.

Equipment: Zimmatic

Oil Dri Rd

Acres: 28

Well: NA

Buildings: 4,000+ Ton Hay

Storage

Crops: NA

Equipment: NA