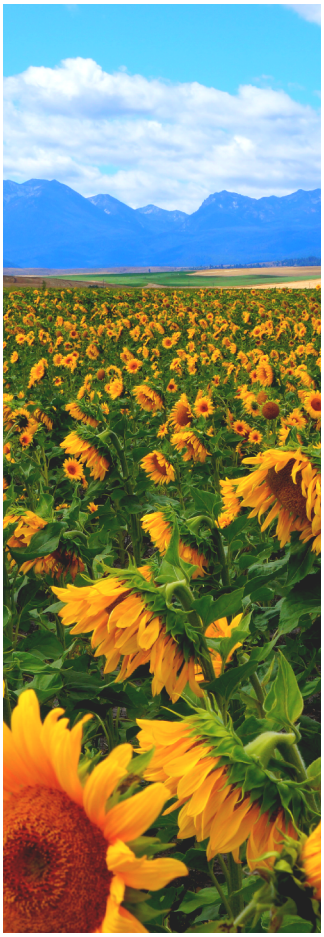

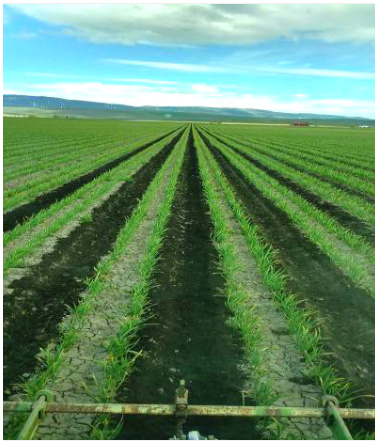

Clover Creek Farm
Union County, Oregon

CLOVER CREEK FARM – UNION COUNTY, OREGON

Clover Creek Farm shows the results of quality management and pride of ownership. The owners have invested heavily in the land and irrigation systems since 2007. Thanks to the existing upgrades, an absentee owner/investor will not need to worry non-contributing upkeep expense.

White Barn Real Estate
Mills & Co. Realty, Inc
Matt Wilke
208.431.9803

Agrilands Real Estate
Jack Horton Rae H. Anderson
208.830.9210 208.761.9553
www.AgrilandsRealEstate.com

OFFERING OVERVIEW

845 +/- DEEDED ACRES
600 IRRIGATED, 162 DRY FARM, 86 RANGELAND

SELLER LEASE/BUYBACK OPTION

$3,750,000 CASH AT CLOSING

Annual lease- 4% of Purchase Price ($150,000/YEAR)

BUYBACK OPTION

Increase of 3% annually of purchase price, with five or ten year call.

Sellers choice- $112,500/year property price increase.

Example 5 Years- Increases purchase price x 3% x 5 Years = $562,500

Example 10 Years- Increases purchase price x 3% x 10 Years= $1,125,00

(Total $4,312,515 Repurchase price for 5 years)

(Total $4,875,000 Repurchase price for 10 years)

Property conveyed via warranty deed to buyer

Repurchase option to be recorded

Approximately 7% return/year upon repurchase

The above information is from sources deemed reliable but is not guaranteed by the owners, AgriLands Real Estate or White Barn Real Estate, Mills & Co. Realty, Inc.. Purchaser shall have the sole responsibility to inspect the property and inform himself of the true condition thereof. This offering is subject to sale or withdrawal by Owner or Agent at any time.

Commodities Include

HYBRID SUNFLOWER SEED

SEED POTATOES

SEED GARLIC

SMALL GRAINS

GRAIN SEED

ALFALFA

FORAGE HAY

Property Overview

Clover Creek Farm is owned by the Heffernan Family Trust and located almost immediately east of Interstate 84, approximately 20 miles south of La Grande and about 30 miles north of Baker City. Both towns are classified as Blue Ribbon eastern Oregon communities with emergency medical care, education facilities, equipment and auto dealerships, small jet access and general shopping needs. The immediate area is home to some of Oregon's finest big game hunting and fishing. La Grande is also home to Eastern Oregon University.

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IRRIGATION

- One Well- Approx. 757’ Depth and 20” Diameter at surface reduced to 12.25” at 750’
- Well was pre-deepened April of 2012, 16” casing to 230’, averages 3,000 GPM
- 250 HP Pump & Motor @ well site-12” & 10” PVC Main Line; 4 Pivots (GPS); 1 wheel line
- Bowls set @ 210’- Average pumping depth 130’; pumping depth can range 25’ to 195’
- Over 85% of the farmable soils consist of silt loams (Catherine, Umapine & Coughhanor).

Elevation: Approximately 3, 500'

Current Property Taxes: $6,483

Buyer Leaseback & Repurchase Option

$3,750,000 CASH @ CLOSING

Agrilands Real Estate

Jack Horton 208.830.9210

Rae H. Anderson 208 761 9553

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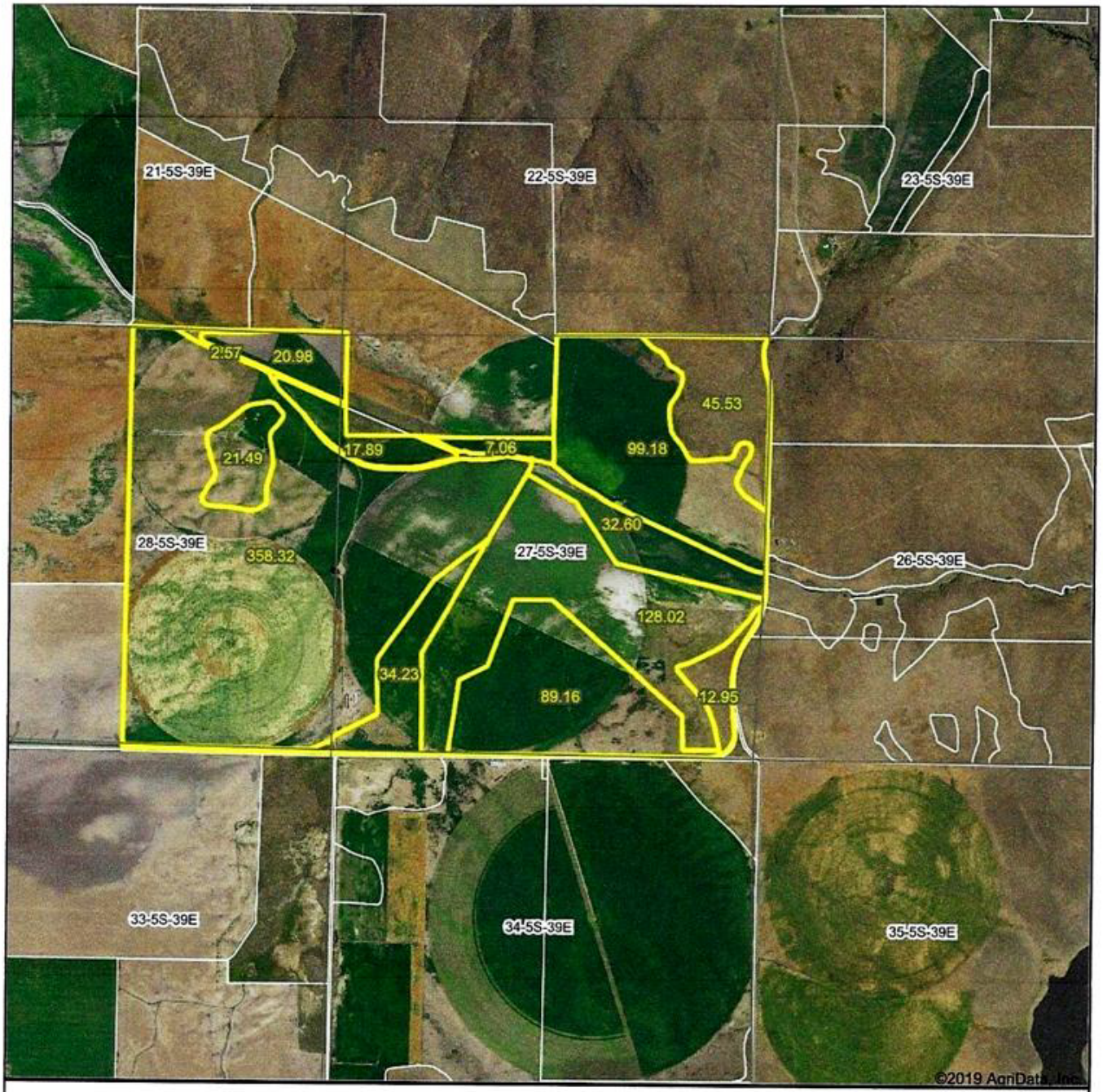
Aerial Map



map center: 45° 6' 2.8, -117° 55' 18.64

0ft 1929ft 3858ft

27-5S-39E
Union County
Oregon

N W E S

2/19/2019

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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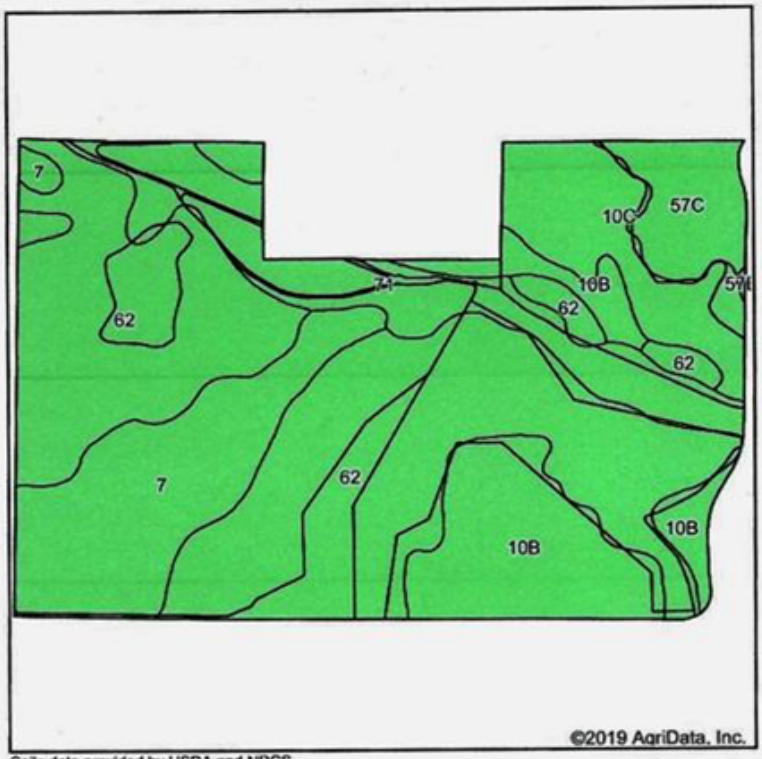
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Oregon**
County: **Union**
Location: **27-5S-39E**
Township: **Union**
Acres: **869.98**
Date: **2/19/2019**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: OR625, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Barley Irrigated	Grass legume hay Irrigated	Pasture Irrigated	Alfalfa hay Irrigated	Winter wheat	Winter wheat Irrigated	Spring wheat Irrigated	Bluegrass seed	Bluegrass seed Irrigated	Green peas	Green peas Irrigated	Gra hay Irrig
62	Umapine silt loam	406.95	46.8%	VIw		5		1		4	6	2	16	25	3	3	
7	Catherine silt loam	129.24	14.9%	IIw	IIw	71	5	15	5	71	85	46	28	45	3	3	
10B	Coughanour silt loam, 2 to 7 percent slopes	124.84	14.3%	IVe	IIIe	5		1	5	2	74						
71	Wingville silt loam	98.81	11.4%	IIIw	IIIw	71		15	6	3	69	2					
10C	Coughanour silt loam, 7 to 12 percent slopes	69.47	8.0%	IVe	IIIe	7		1	5	2	72						
57C	Ruckles very stony clay loam, 1 to 12 percent slopes	40.16	4.6%	VIIs		6		1									
57E	Ruckles very stony clay loam, 12 to 45 percent slopes	0.51	0.1%	VIIs													
				Weighted Average		**22.5**	**0.7**	**4.7**	**2.5**	**13.2**	**39.6**	**8**	**11.6**	**18.4**	**1.8**	**1.8**	

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.