

One Of The Best Farms Ever...

1491 Matheny Road
Gervais, Oregon

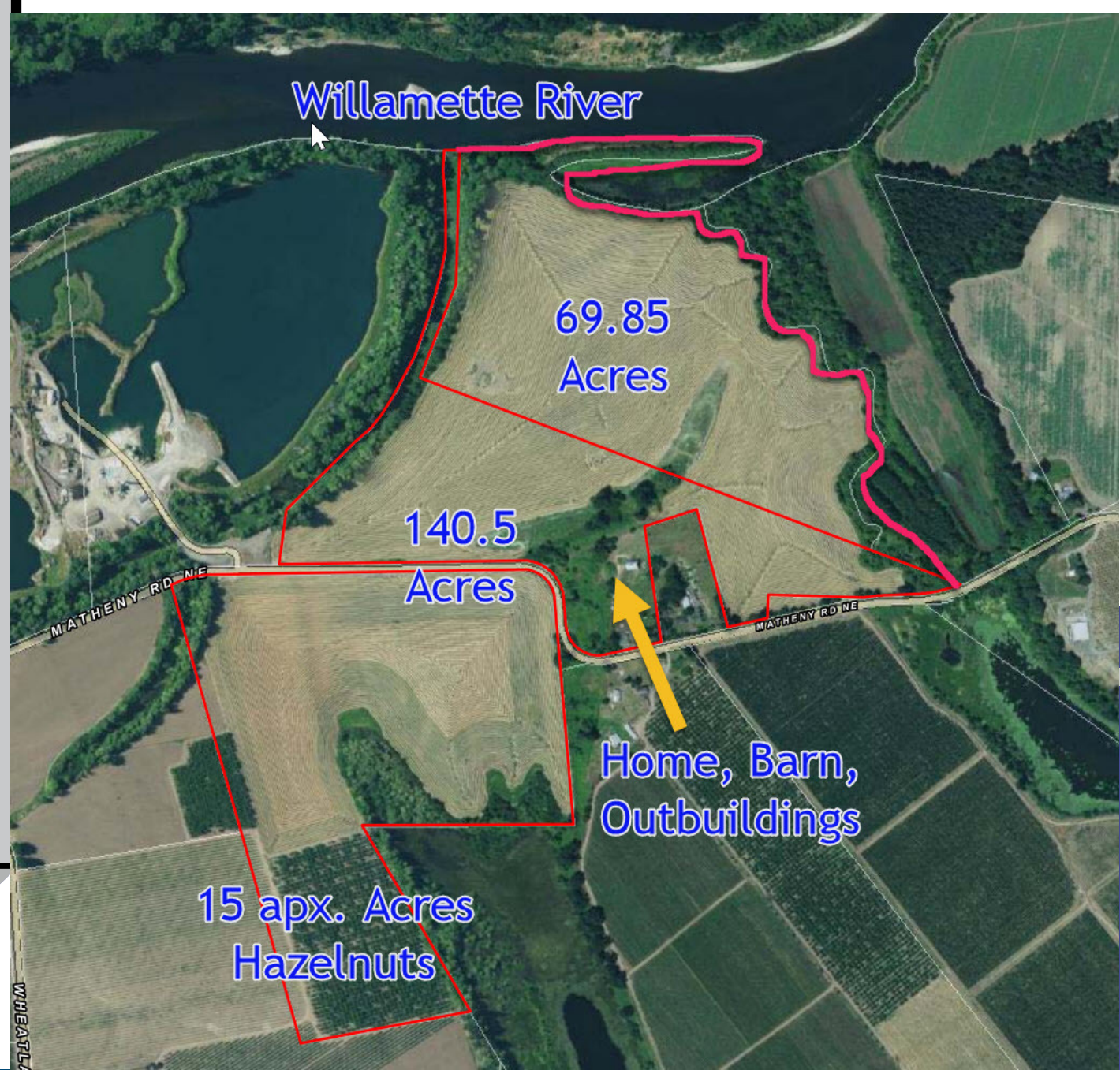
Income - Recreation - Water

Property Overview

- 211+ Acres - 3 Tax Lots
- 2,151 SF Home w/2 car Garage
- Recent Updates and Remodeling
- 126.4 Acres Of Water Rights
- Top Rated Willamette Valley Soil
- Significant Farm Income
- Annual Leases Can Be Renewed
- Willamette River Access for boating, fishing, & recreation
- Just off Interstate 5 - Paved Roads

Now offered is this amazing farm on the historic Joseph Gervais Donation Land Claim! Deep rich soils and water rights allow a wide array of crops including row crops, hops, cover crops, hazelnuts, orchards, and more. The beauty of this land is complimented by the location near the Wheatland Ferry and the Willamette Mission State Park,

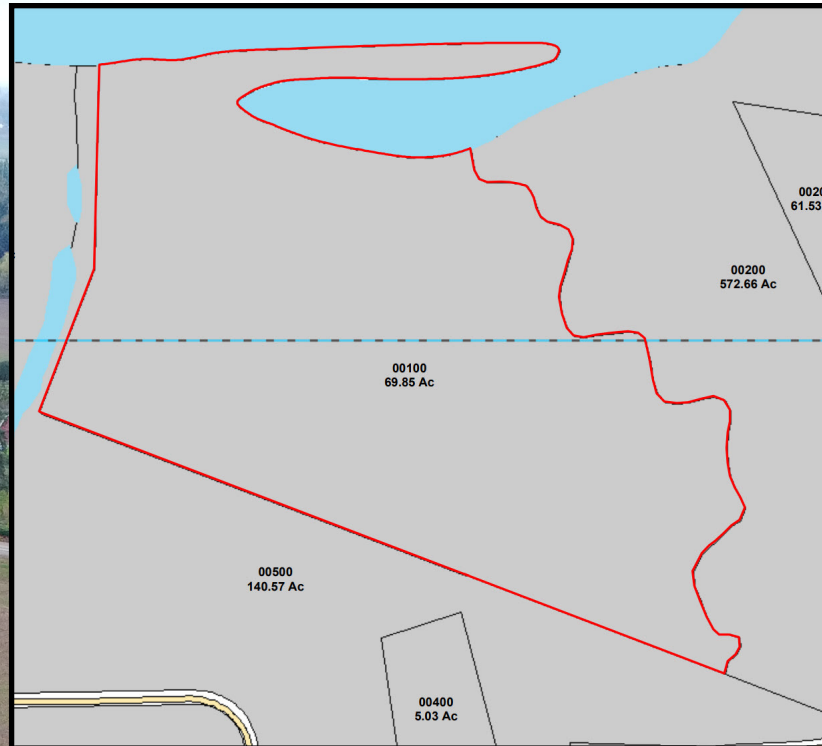
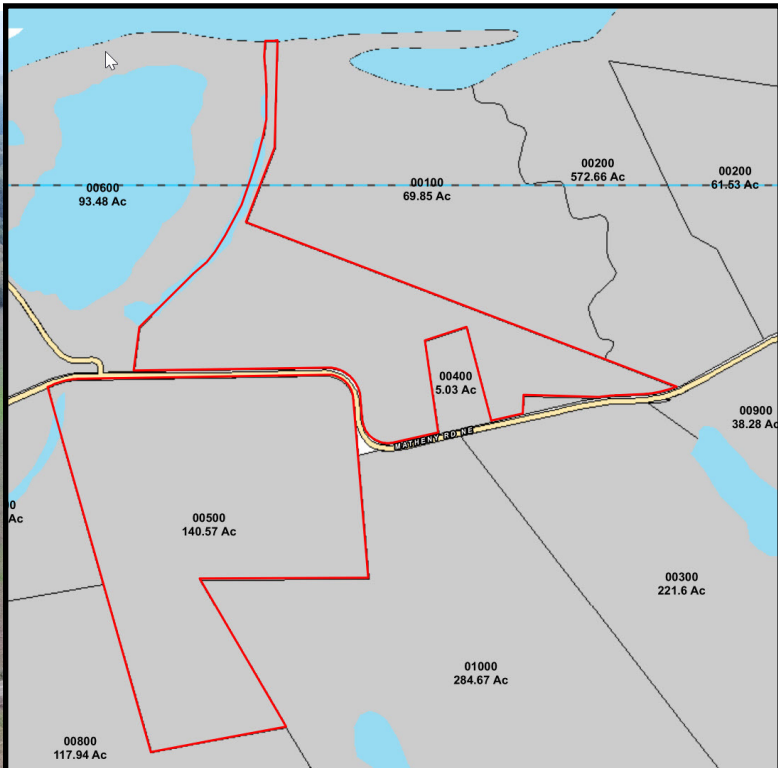
Proudly offered at \$3.69 Million Dollars



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211+ Acre Willamette Valley Farm
A one of a kind River Front Farm



Water Rights Summary						
Certificate #	Parcel	Acres	Purpose	Type	Use	Date
57441	500	54.3	Irrigation	Ground Water	Primary	05/29/1975
31612	300, 500	45.2	Irrigation	Ground Water	Primary	04/22/1957
30717	100, 300	26.9	Irrigation	Surface Water	Primary	04/22/1957

126.4 Acres of Water Rights from Two Wells and Creek Diversion - Buyers to Verify Status of Water Rights during due diligence.

