

80 ACRES AG LAND IN MT ANGEL, OR



RICH, FERTILE SOIL

RELIABLE WATER SUPPLY

ROADSIDE VISIBILITY

DWELLING POTENTIAL

☎ 503-983-4405

🌐 www.goodhomebroker.com

✉ markshadrin@bhhsnwrep.com

SUMMARY

37486 S Hwy 213 (Adj to)
Mt. Angel, OR 97362

80 ACRES FOR SALE

- About The City
- About The property
- Features List
- Zoning and Utility Maps
- Business Opportunities
- Nearby Locations
- Investor Benefits
- Conclusion



☎ 503-983-4405

🌐 www.goodhomebroker.com

✉ markshadrin@bhhsnwrep.com

ABOUT- MT ANGEL, OR

Mt. Angel, located in Oregon's scenic Willamette Valley, is a city rich in culture and agricultural heritage. Known for its annual Oktoberfest, this charming community blends small-town warmth with farming excellence. The 80-acre property, located along Hwy 213, offers high visibility and direct access to local markets—ideal for high-value crops like hazelnuts, hops, and nursery plants. With a supportive farming community and access to Oregon's agricultural network, Mt. Angel fosters growth and innovation, making this property perfect for new ventures.



☎ 503-983-4405

🌐 www.goodhomebroker.com

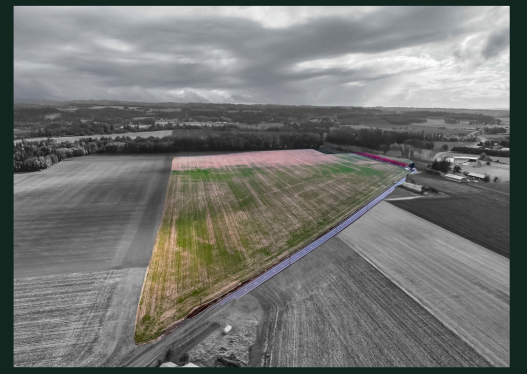
✉ markshadrin@bhhsnwrep.com

ABOUT THE PROPERTY

37486 S Hwy 213 (Adj to)
Mt. Angel, OR 97362

**OFFERED AT:
\$ 2,100,000**

80 acres of fertile Amity Silt Loam soil with water rights from Butte Creek (established 1983), equipped with tiling and drainage systems. Ideal for high-value crops like hazelnuts, hops, or nursery plants, this property along Highway 213 offers high visibility for any business-to-business or business-to-consumer agricultural enterprise. Potential for a dwelling unit adds the option to establish a home base. An exceptional opportunity to invest in Oregon's thriving agricultural potential!



📞 503-983-4405

🌐 www.goodhomebroker.com

✉ markshadrin@bhhsnwrep.com

FEATURES LIST

- High-Quality Soil
- Includes Water Rights and Water Source
- Equipped with Tiling and Drainage Systems
- Ideal for High-Value Crops
- Highway 213 Visibility
- Potential for Dwelling Unit
- Great Investment Opportunity



☎ 503-983-4405

🌐 www.goodhomebroker.com

✉ markshadrin@bhhsnwrep.com

ZONING AND UTILITY MAPS

37486 S Hwy 213 (Adj to)
Mt. Angel, OR 97362

EXCLUSIVE FARM USE (EFU) ZONE

EFU-zoned land primed for commercial agriculture, offering ample space for large-scale farming. Dedicated to supporting agricultural activities while allowing compatible uses that enhance the area's natural surroundings. Designed to protect forests, scenic views, and wildlife habitats, EFU zoning promotes sustainable land use, maintaining clean air, water, and soil quality. Embrace an opportunity that supports both agriculture and environmental preservation.

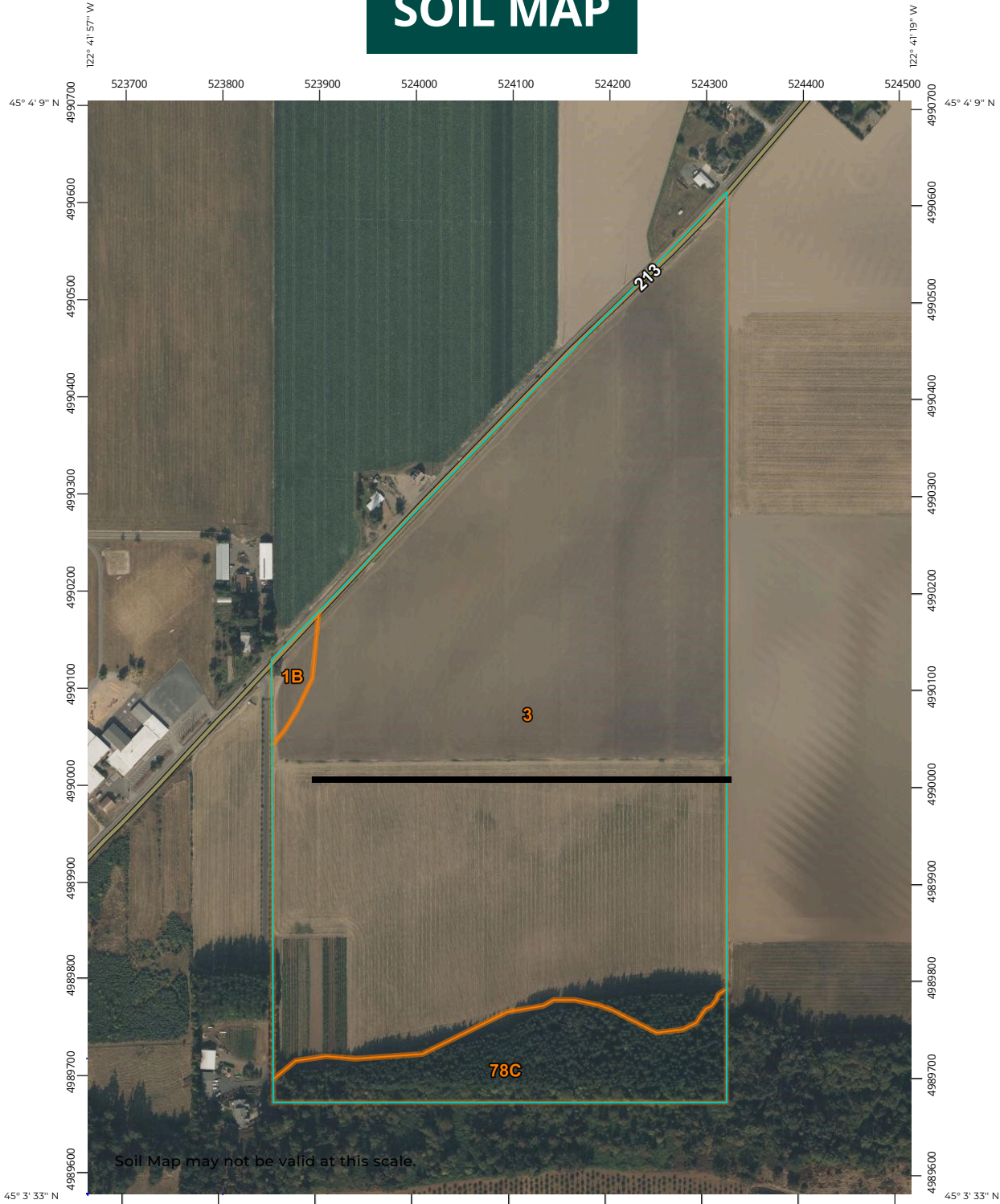


📞 503-983-4405

🌐 www.goodhomebroker.com

✉️ markshadrin@bhhsnwrep.com

SOIL MAP



Map Scale: 1:5,490 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

LEGEND

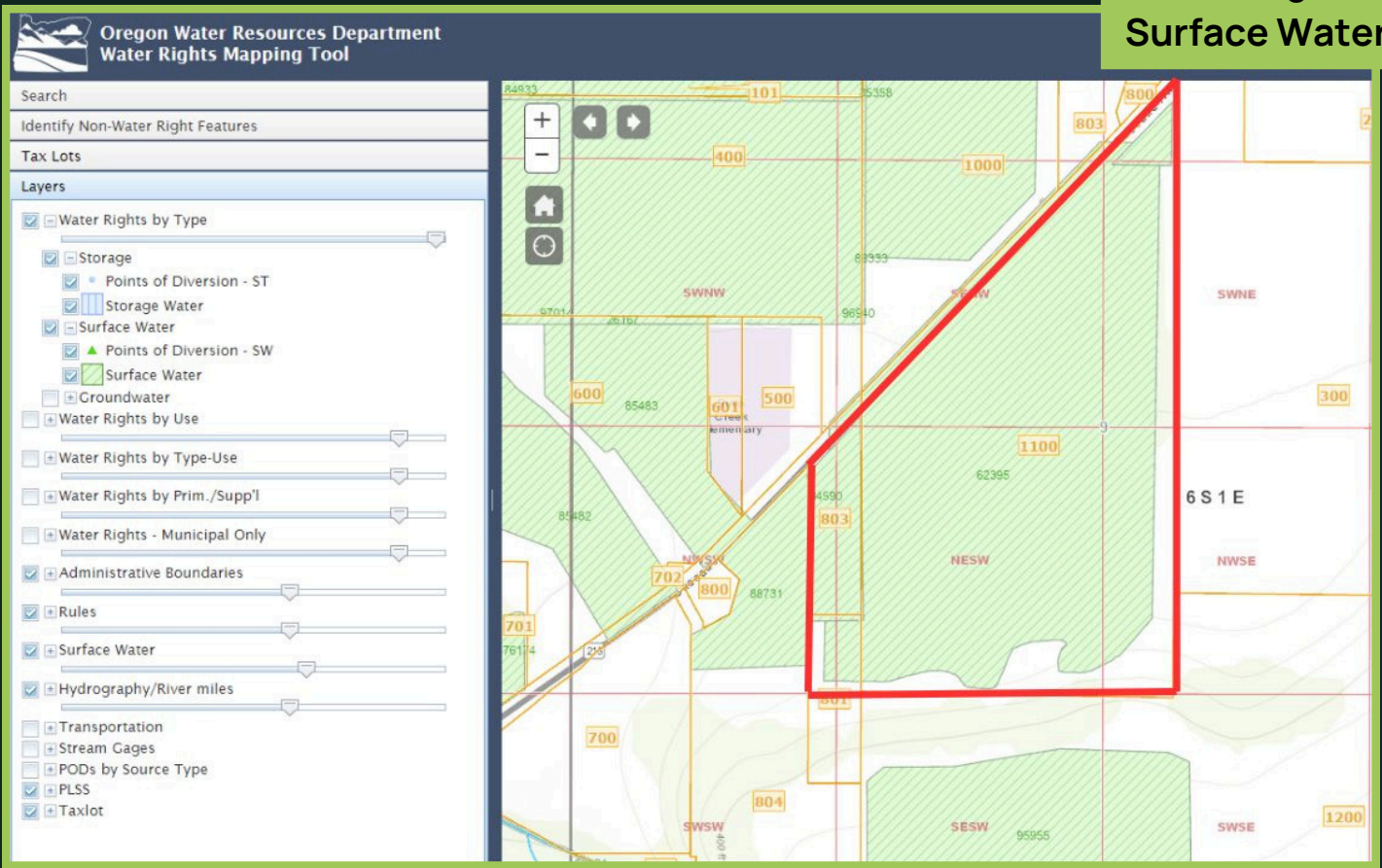
- Area of Interest (AOI)**
- Area of Interest (AOI)
- Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Map Unit Legend

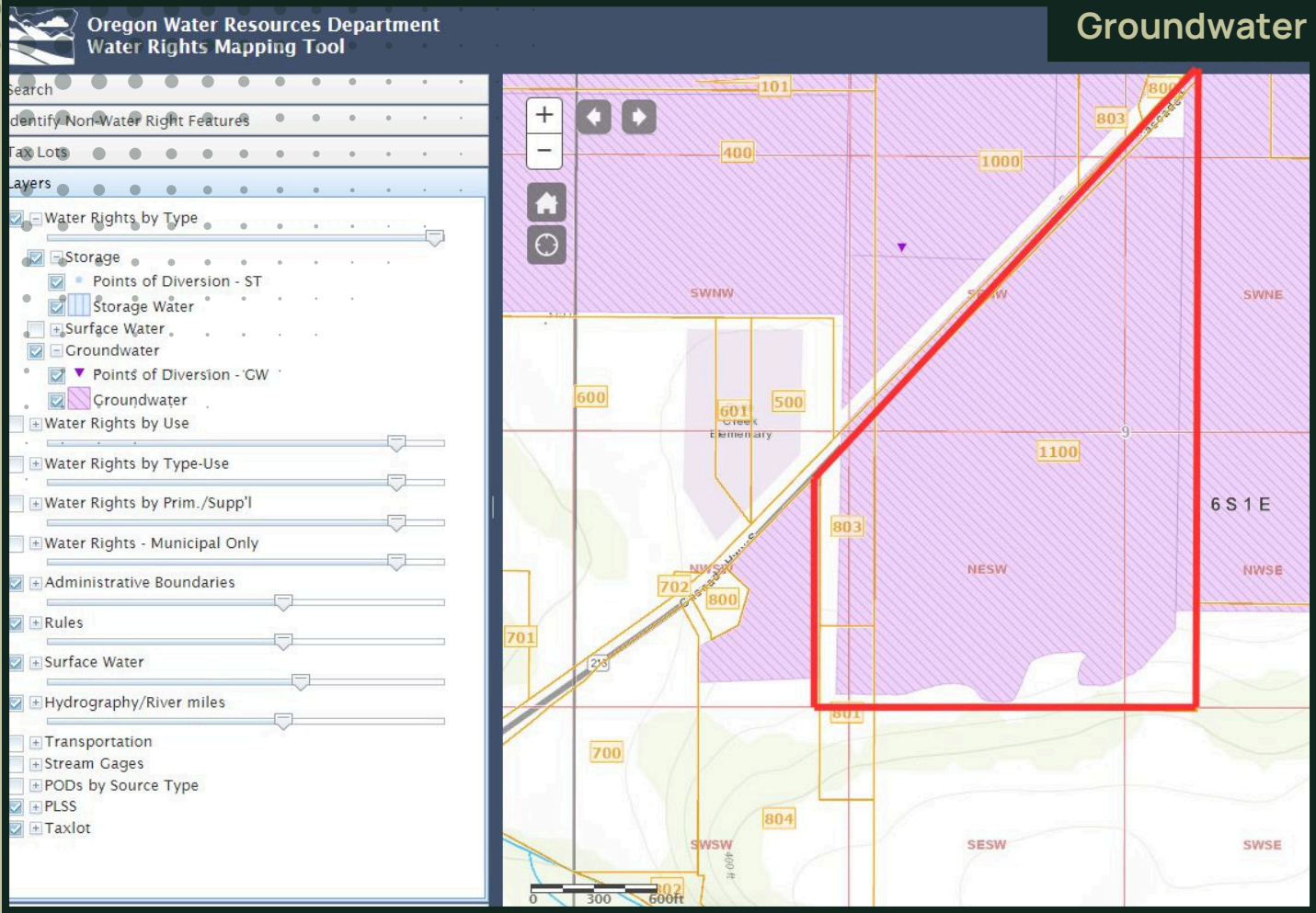
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1B	Aloha silt loam, 3 to 6 percent slopes	0.9	1.1%
3	Amity silt loam	71.8	88.5%
78C	Saum silt loam, 8 to 15 percent slopes	8.5	10.4%
Totals for Area of Interest		81.2	100.0%

The property includes groundwater and surface water rights established in 1983, surface water sourced from Butte Creek.

**Water Rights-
Surface Water**



Water Rights- Groundwater



503-983-4405

www.goodhomebroker.com

markshadrin@bhhsnwrep.com

Agricultural Productivity Ratings for Soils of the Willamette Valley

by
J. Herbert Huddleston
Extension Soil Specialist
Oregon State University

Soil type	Slope	Native productivity	Corrections for			Max. Productivity	
			Amendments	Drainage	Irrigation	Dryland	Irrigated
Abiqua silty clay loam	0-3%	70	+5	0	+20	75	95
	3-5%	70	+5	0	+20	75	95
Abiqua silty clay loam, occasionally flooded	0-3%	67	+5	0	+20	72	92
Aloha silt loam	0-3%	42	+11	+18	+22	71	93
	3-7%	39	+11	+18	+22	68	90
	8-15%	30	+11	+18	+22	59	81
Amity silt loam	0-3%	55	0	+18	+20	73	93
Awbrig silty clay loam	0-3%	0	+19	+3	+13	22	35
Bashaw silty clay loam	0-3%	20	+11	0	+9	31	40
Bashaw clay and silty clay	0-3%	20	+11	0	+9	31	40
	3-12%	14	+11	0	+9	25	34
Bellpine silty clay loam	3-12%	30	+20	0	+24	50	74
	12-20%	27	+20	0	+15	47	62
	20-30%	21	+20	0	0	41	41
Bellpine cobbly silty clay loam	2-30%	11	+23	0	0	34	34
Borges silty clay loam	0-8%	22	+15	+11	+6	48	54

For more details on this... contact us!

The property is equipped with tiling and drainage systems.

☎ 503-983-4405

🌐 www.goodhomebroker.com

✉ markshadrin@bhhsnwrep.com



BUSINESS OPPORTUNITIES

37486 S Hwy 213 (Adj to)
Mt. Angel, OR 97362



Farm owners near Mt. Angel, Oregon, have several promising business opportunities that can support and diversify their agricultural operations:

- Agri-tourism (hosting seasonal events, farm-to-table experiences, or U-pick farms)
- Specialty Crop Cultivation
- Local Food Market Partnerships
- Agricultural Business Support Programs
- Collaborative Farming Initiatives



☎ 503-983-4405

🌐 www.goodhomebroker.com

✉ markshadrin@bhhsnwrep.com

NEARBY LOCATIONS

SHOPPING

- Wilco Farm Stores
- Farmers Co-op (Salem Cooperative)
- Oregon Tractor
- Woodburn Ace Hardware
- Agri-Services (Silverton)
- Bauman's Farm and Garden
- Coastal Farm & Ranch
- Woodburn Independent Farm & Feed
- Ag West Supply

RESTAURANTS

- Gather Café
- Franklin's Restaurant
- The Gallon House
- Subterra Kitchen & Cellar
- The Painted Lady

ENTERTAINMENT

- Oregon Garden
- Mt. Angel Oktoberfest
- Willamette Valley Wine Country
- Bauman's Farm & Garden
- Antique Powerland Heritage Park

HOSPITALS

- Silverton Hospital
- Salem Health Hospital & Clinics

SCHOOLS

- Oregon State University (OSU) Extension Service
- Mt. Angel Middle and High Schools
- Chemeketa Community College

OTHER

- Portland International Airport (PDX)
- Salem Municipal Airport (McNary Field)
- Marion County Farm Bureau
- Mt. Angel Public Library

☎ 503-983-4405

🌐 www.goodhomebroker.com

✉ markshadrin@bhhsnwrep.com

37486 S Hwy 213 (Adj to)
Mt. Angel, OR 97362

INVESTOR BENEFITS



Appreciating Land Values



Income from High-Value Crops



Sustainability and
Environmental Grants



Proximity to Key Markets



Agri-tourism Potential



Tax Incentives



503-983-4405

www.goodhomebroker.com

markshadrin@bhhsnwrep.com

CONCLUSION

In summary, this property offers an exceptional opportunity for those seeking expansive agricultural land in a prime location. With its rich soil, ample acreage, and versatile zoning, it is perfect for farming, livestock, or other agribusiness ventures. Mt. Angel's thriving community, combined with nearby essential services and attractions, provides a welcoming environment for both investment and personal growth. Whether you're an experienced farmer or a first-time investor, this property is positioned to provide long-term value and growth potential. Don't miss the chance to own a piece of this vibrant agricultural region and make your farming dreams a reality. Contact us today!



**BERKSHIRE
HATHAWAY** | REAL ESTATE
HOMESERVICES | PROFESSIONALS


GOODHOME

CONTACT:



Mark: 503-983-4405



markshadrin@bhhsnwrep.com



www.goodhomebroker.com