

Mountain View Estate

10401 SW Powell Butte Hwy, Powell Butte, OR

Property ProfilePresented By Dan Fox



Dan is a lifelong veteran of the farm and ranch industry. Starting his journey as a youth helping his neighbors with their cattle, and progressing to running his own farming and cattle operations, Dan has amassed an immense amount of experience and knowledge in this industry. Along with managing operations for an international ag company, he has been intimately involved with the sale of some of the finest land holdings in Oregon, making a number of good friends along the way. Because of his connection to the land, Dan brings a personal interest to each property he works with, ensuring that it is presented in its best light to potential new owners. His expertise and friendly approach make him an excellent choice for anyone considering buying or selling rural property.

Highly recognized by many for his expertise, communication and attention to detail, Dan has helped dozens of CEO's, business owners, investors and professionals to navigate the sometimes difficult process of land transactions.

Dan is a proud member of the following organizations: Hayden Outdoors Real Estate; Past member of the Crook County Fair Board.

Awarded numerous times for being a multi-million-dollar seller of farm, ranch and recreational properties.

Licensed in Oregon as a Real Estate Broker with a past license in Crop Consulting.

Previous owner of Special Fx, a land & cattle company, Burnt Trucking LLC., and JD Real Estate Group LLC.

Whether you require his services or just have questions about marketing unique lands, Dan is always ready to use his skills to give you the confidence you want to get the results you desire for your land transactions.

Awards and Recognition:

2023-\$10+Million Dollar Award for selling \$10.4 million in Farm, Ranch and Recreational properties. 2020-\$20+ Million Dollar Award for selling \$22.25 million in Farm, Ranch and Recreational properties. 2018-\$10+ Million Dollar Award for selling \$13.5 million in Farm, Ranch and Recreational properties.











SQUARE FEET	4349	BUILT	2003
BEDS/BATHS	5/4	GARAGE	Attached
ACRES	39.11	LOT	0
НОА	No	CC&R's?	No
ZONED	EFU3	TAXES	\$6323
DEFERRED?	Yes	MAP/TL	16140400
WATER	Well	IRRIGATION	31.57
POWER	PP&L	BARN	36' x 40'
SCHOOLS	Powell Butte Charter; CCHS	COUNTY	Crook

OFFERED AT \$2.1M

SEE THIS AND OTHER PROPERTIES I HAVE LISTED FOR SALE AT



Here is a list of the upgrades that were recently completed.

New Energy Star Windows

Refinished Hardwood Floors

New Carpet

New Heat Pump

Exterior Paint

New Garage Doors & Openers

New Bath Fixtures

New Door Knobs

New Lighting

Carbon/Smoke Detectors

NOTE: Central Vacuum is plumbed but does not have a power unit.

LIST KIT



CROOK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 1995

Tax Lot: 161404000900

Owner: Lyster, Theodore C IV

CoOwner: Lyster, Shona M

Site: 10401 SW Powell Butte Hwy

Powell Butte OR 97753

Mail: PO Box 165

Powell Butte OR 97753

Land Use: 551 - Farm Zone EFU Improved

Std Land Use: 7001 - Farm land

Legal: Township: 16S, Range: 14E, Section: 04

Twn/Rng/Sec: T:16S R:14E S:04 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: \$1,314,320.00 Market Land: \$56,260.00 Market Impr: \$1,258,060.00

Assessment Year: 2023

Assessed Total: \$502,750.00

Exemption:

Taxes: \$6,106.36 Levy Code: 0021 Levy Rate: 12.1459

SALE & LOAN INFORMATION

Sale Date: 06/24/2002 Sale Amount: \$180,000.00 Document #: 171864 Deed Type: Deed

Loan Amount: Lender: Loan Type: Interest Type:

Title Co:

PROPERTY CHARACTERISTICS

Year Built: 2003

Eff Year Built:

Bedrooms: 2

Bathrooms: 2 # of Stories: 2

Total SqFt: 4,349 SqFt

Floor 1 SqFt: 2,495 SqFt

Floor 2 SqFt: 1,854 SqFt

Basement SqFt:

Lot size: 39.11 Acres(1,703,632 SqFt)

Garage SqFt: 912 SqFt

Garage Type: Attached Garage

AC:

Pool:

Heat Source:

Fireplace: 1

Bldg Condition: AV

Neighborhood:

Lot:

Block:

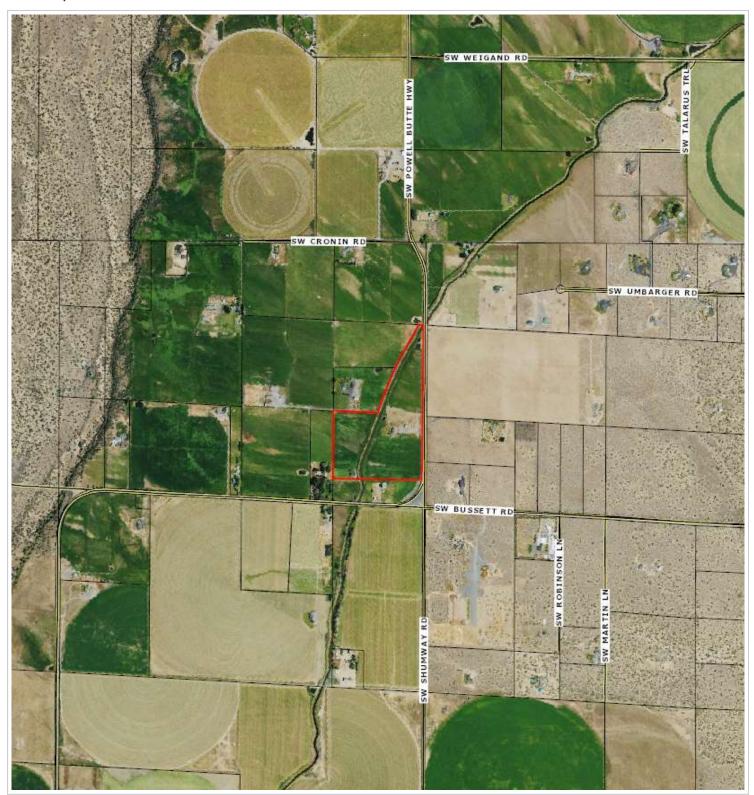
Plat/Subdiv:

Zoning: EFU3 - Exclusive Farm Use

School Dist: Crook County

Census: 2031 - 950301

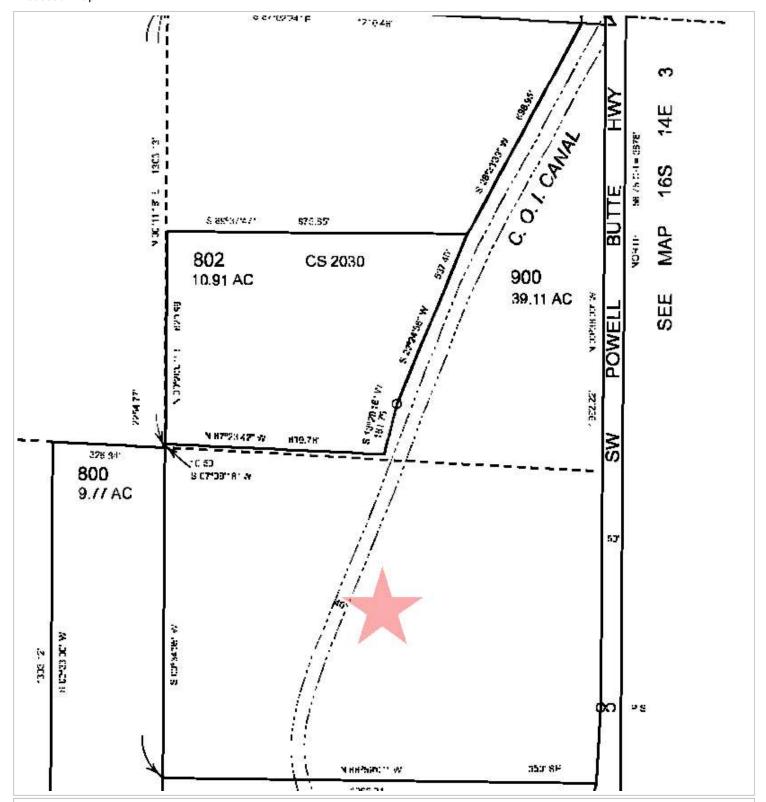
Recreation:





Parcel ID: 1995

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Parcel ID: 1995

Site Address: 10401 SW Powell Butte Hwy

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Revised: EB 11/13/2006

16S14E04

<u>M</u> N



ParcelID: 1995

Tax Account #: 161404000900

10401 SW Powell Butte Hwy, Powell Butte OR 97753

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Crook County Property Summary Report

Report Date: 12/26/2024 10:52:51 AM

Disclaimer

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Account Summary

Account Information

Mailing Name: LYSTER THEODORE C IV AND SHONA M

Map and Taxlot: 16140400-00900-1995

Account: 1995
Tax Status: Taxable

Situs Address: 10401 SW POWELL BUTTE HWY,

POWELL BUTTE OR 97753

Property Taxes

Current Tax Year: 2024 Tax Code Area: 0021

Assessment

Subdivision:

Lot: Block:

Assessor Acres: 39.11 Property Class: 551 Ownership

Mailing Address:

LYSTER THEODORE C IV AND SHONA M

10012 SW POWELL BUTTE HWY POWELL BUTTE, OR 97753

Valuation

Real Market Values as of Jan. 1, 2025

 Land
 \$56,260

 Structures
 \$1,176,440

 Total
 \$1,232,700

Current Assessed Values:

Maximum Assessed \$485,020 Assessed Value \$517,705

Veterans Exemption

Warnings, Notations, and Special Assessments

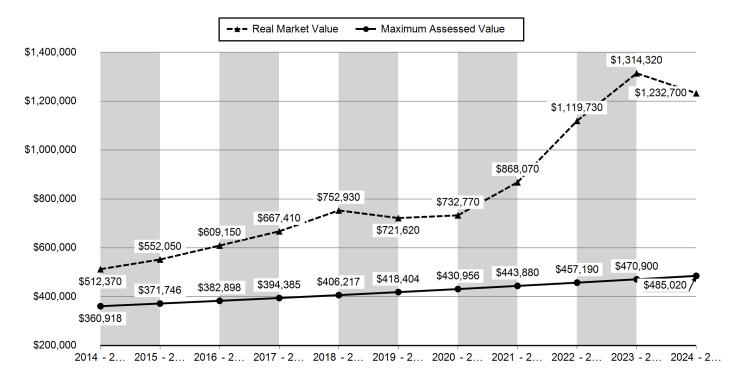
Assessor's Office Notations

Code Description Remarks

501 Potential Additional Tax Liability

Valuation History All values are as of January 1 of each year. Tax year is July 1st through June 30th of each year.							
	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019		
Real Market Value - Land	\$47,820	\$49,860	\$51,970	\$54,040	\$55,520		
Real Market Value - Structures	\$464,550	\$502,190	\$557,180	\$613,370	\$697,410		
Total Real Market Value	\$512,370	\$552,050	\$609,150	\$667,410	\$752,930		
Maximum Assessed Value	\$360,918	\$371,746	\$382,898	\$394,385	\$406,217		
Total Assessed Value	\$386,528	\$397,986	\$409,768	\$421,955	\$434,487		
Exemption Value	\$0	\$0	\$0	\$0	\$0		

2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025
\$56,260	\$56,260	\$56,260	\$56,260	\$56,260	\$56,260
\$665,360	\$676,510	\$811,810	\$1,063,470	\$1,258,060	\$1,176,440
\$721,620	\$732,770	\$868,070	\$1,119,730	\$1,314,320	\$1,232,700
\$418,404	\$430,956	\$443,880	\$457,190	\$470,900	\$485,020
\$447,384	\$460,436	\$474,120	\$488,210	\$502,750	\$517,705
\$0	\$0	\$0	\$0	\$0	\$0



Tax P	ayment H	listory							
		Transaction	Transaction		Amount		Discount	Interest	Refund
Year	Date Due	Type	Date	As Of Date	Received	Tax Due	Amount	Charged	Interest
2024	11/15/2024	REFUND	12/12/2024	12/12/2024	(\$6,132.75)	\$6,132.75	\$0.00	\$0.00	\$0.00
2024	11/15/2024	PAYMENT	11/12/2024	11/12/2024	\$6,132.75	(\$6,132.75)	\$0.00	\$0.00	\$0.00
2024	11/15/2024	PAYMENT	11/05/2024	11/05/2024	\$6,132.75	(\$6,322.42)	\$189.67	\$0.00	\$0.00
2024	11/15/2024	IMPOSED	10/03/2024	11/15/2024	\$0.00	\$6,322.42	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2023	11/15/2023	PAYMENT	11/09/2023	11/09/2023	\$5,923.17	(\$6,106.36)	\$183.19	\$0.00	\$0.00
2023	11/15/2023	IMPOSED	10/10/2023	11/15/2023	\$0.00	\$6,106.36	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2022	11/15/2022	PAYMENT	11/10/2022	11/10/2022	\$5,739.69	(\$5,917.21)	\$177.52	\$0.00	\$0.00
2022	11/15/2022	IMPOSED	10/12/2022	11/15/2022	\$0.00	\$5,917.21	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2021	11/15/2021	PAYMENT	11/08/2021	11/08/2021	\$5,740.94	(\$5,918.50)	\$177.56	\$0.00	\$0.00
2021	11/15/2021	IMPOSED	10/12/2021	11/15/2021	\$0.00	\$5,918.50	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2020	11/15/2020	PAYMENT	11/13/2020	11/15/2020	\$5,583.63	(\$5,756.32)	\$172.69	\$0.00	\$0.00
2020	11/15/2020	IMPOSED	10/16/2020	11/15/2020	\$0.00	\$5,756.32	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2019	11/15/2019	IMPOSED	11/15/2019	11/15/2019	\$0.00	\$5,557.05	\$0.00	\$0.00	\$0.00
2019	11/15/2019	PAYMENT	11/14/2019	11/15/2019	\$5,390.34	(\$5,557.05)	\$166.71	\$0.00	\$0.00
					Total:	\$0.00			
2018	11/15/2018	IMPOSED	11/15/2018	11/15/2018	\$0.00	\$5,418.53	\$0.00	\$0.00	\$0.00
2018	11/15/2018	PAYMENT	11/14/2018	11/15/2018	\$5,255.97	(\$5,418.53)	\$162.56	\$0.00	\$0.00
					Total:	\$0.00			
2017	11/15/2017	IMPOSED	11/15/2017	11/15/2017	\$0.00	\$5,338.07	\$0.00	\$0.00	\$0.00
2017	11/15/2017	PAYMENT	11/14/2017	11/15/2017	\$5,177.93	(\$5,338.07)	\$160.14	\$0.00	\$0.00
			<u> </u>		Total:	\$0.00		*	*
2016	11/15/2016	PAYMENT	11/15/2016	11/15/2016	\$4,941.41	(\$5,094.24)	\$152.83	\$0.00	\$0.00
						,			

Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2016	11/15/2016	IMPOSED	11/15/2016	11/15/2016	\$0.00	\$5,094.24	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2015	11/15/2015	PAYMENT	11/16/2015	11/15/2015	\$4,727.91	(\$4,874.13)	\$146.22	\$0.00	\$0.00
2015	11/15/2015	IMPOSED	11/15/2015	11/15/2015	\$0.00	\$4,874.13	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2014	11/15/2014	PAYMENT	11/19/2014	11/15/2014	\$4,529.22	(\$4,669.30)	\$140.08	\$0.00	\$0.00
2014	11/15/2014	IMPOSED	11/15/2014	11/15/2014	\$0.00	\$4,669.30	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2013	11/15/2013	IMPOSED	11/15/2013	11/15/2013	\$0.00	\$4,664.05	\$0.00	\$0.00	\$0.00
2013	11/15/2013	PAYMENT	11/14/2013	11/15/2013	\$4,524.13 Total :	(\$4,664.05) \$0.00	\$139.92	\$0.00	\$0.00
								4	
2012	11/15/2012	IMPOSED	11/15/2012	11/15/2012	\$0.00	\$4,533.94	\$0.00	\$0.00	\$0.00
2012	11/15/2012	PAYMENT	11/09/2012	11/15/2012	\$4,397.92 Total :	(\$4,533.94) \$0.00	\$136.02	\$0.00	\$0.00
2011	11/15/2011	IMPOSED	11/15/2011	11/15/2011	\$0.00	\$3,956.42	\$0.00	\$0.00	\$0.00
2011	11/15/2011	PAYMENT	11/13/2011	11/15/2011	\$3,837.73	(\$3,956.42)	\$0.00 \$118.69	\$0.00	\$0.00
2011	11/13/2011	FATIVILINI	11/14/2011	11/13/2011	Total:	\$0.00	φ110.09	φυ.υυ	\$0.00
2010	11/15/2010	IMPOSED	11/15/2010	11/15/2010	\$0.00	\$4,236.00	\$0.00	\$0.00	\$0.00
2010	11/15/2010	PAYMENT	11/10/2010	11/15/2010	\$4,108.92	(\$4,236.00)	\$127.08	\$0.00	\$0.00
	11/10/2010		11/10/2010	11/10/2010	Total:	\$0.00	Ψ127.00	Ψ0.00	Ψ0.00
2009	11/15/2009	IMPOSED	11/15/2009	11/15/2009	\$0.00	\$4,396.55	\$0.00	\$0.00	\$0.00
2009	11/15/2009	PAYMENT	11/13/2009	11/15/2009	\$4,264.65	(\$4,396.55)	\$131.90	\$0.00	\$0.00
					Total:	\$0.00		·	
2008	11/15/2008	IMPOSED	11/15/2008	11/15/2008	\$0.00	\$4,377.95	\$0.00	\$0.00	\$0.00
2008	11/15/2008	PAYMENT	11/03/2008	11/15/2008	\$4,246.61	(\$4,377.95)	\$131.34	\$0.00	\$0.00
-					Total:	\$0.00			
2007	11/15/2007	PAYMENT	12/12/2007	11/15/2007	\$3,912.53	(\$4,033.54)	\$121.01	\$0.00	\$0.00
2007	11/15/2007	IMPOSED	11/15/2007	11/15/2007	\$0.00	\$4,033.54	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2006	11/15/2006	IMPOSED	11/15/2006	11/15/2006	\$0.00	\$3,932.29	\$0.00	\$0.00	\$0.00
2006	11/15/2006	PAYMENT	11/08/2006	11/15/2006	\$3,814.32	(\$3,932.29)	\$117.97	\$0.00	\$0.00
					Total:	\$0.00			
2005	11/15/2005	IMPOSED	11/15/2005	11/15/2005	\$0.00	\$3,265.38	\$0.00	\$0.00	\$0.00
2005	11/15/2005	PAYMENT	11/15/2005	11/15/2005	\$3,167.42	(\$3,265.38)	\$97.96	\$0.00	\$0.00
					Total:	\$0.00			
2004	11/15/2004	IMPOSED	11/15/2004	11/15/2004	\$0.00	\$2,888.85	\$0.00	\$0.00	\$0.00
2004	11/15/2004	PAYMENT	11/10/2004	11/15/2004	\$2,802.18 Total :	(\$2,888.85) \$0.00	\$86.67	\$0.00	\$0.00
	4414510000	11.4500=5	44/45/0000	44/45/0000			40.00	A 2 2 2	AC 35
2003	11/15/2003	IMPOSED	11/15/2003	11/15/2003	\$0.00	\$123.58	\$0.00	\$0.00	\$0.00
2003	11/15/2003	PAYMENT	11/07/2003	11/15/2003	\$119.87 Total :	(\$123.58) \$0.00	\$3.71	\$0.00	\$0.00
2002	11/1E/2002		12/04/2002	11/15/2002			የ ስ ስስ	ድ ስ ይላ	ድ ስ ስዕ
2002	11/15/2002	PAYMENT	12/04/2002	11/15/2002	\$121.89	(\$121.35)	\$0.00	\$0.54	\$0.00
2002	11/15/2002	IMPOSED	11/15/2002	11/15/2002	\$0.00 Total :	\$121.35 \$0.00	\$0.00	\$0.00	\$0.00
2001	11/15/2001	IMPOSED	11/15/2001	11/15/2001	\$0.00	\$209.30	\$0.00	\$0.00	\$0.00
2001	11/15/2001	PAYMENT	10/08/2001	11/15/2001	\$203.02	(\$209.30)	\$6.28	\$0.00	\$0.00
2001	11/13/2001	IAIWENI	10/00/2001	11/13/2001	Total:	\$ 0.00	ψ0.20	φυ.υυ	φυ.υυ
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Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2000	11/15/2000	PAYMENT	11/15/2000	11/15/2000	\$199.09	(\$205.25)	\$6.16	\$0.00	\$0.00
2000	11/15/2000	IMPOSED	11/15/2000	11/15/2000	\$0.00	\$205.25	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			

Sales H	listory				
Cala Data	Caller	Dinian	Sale	Cala Tima	December
Sale Date	Seller	Buyer	Amount	Sale Type	Recording
07/06/1990	UNDETERMINED GRANTOR NAME		\$140,000		1994-095847
06/24/2002	LYSTER IV, THEODORE C &		\$180,000	WARRANTY DEED	2004-171864

00/24/2002 LISTER IV, ITIEODORE C &			WANNAINI	DLLD	2004-171004
Structures					
Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : MP SHED	MP SHED	0021	2004	2004	192
Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : GP BUILDING	GP BUILDING	0021	2005	2005	1400
Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
RESIDENCE - : RES Two story	RES Two story	0021	2003	2003	4349

Land Characteristics					
Land Description	Acres	Land Classification			
Farm Use Zoned	35.09	022			
OSD	0.00	YARD - AVERAGE			
Farm Use Zoned	3.02	026			
OSD	0.00	SA OSD			
Market	1.00	02SHS			

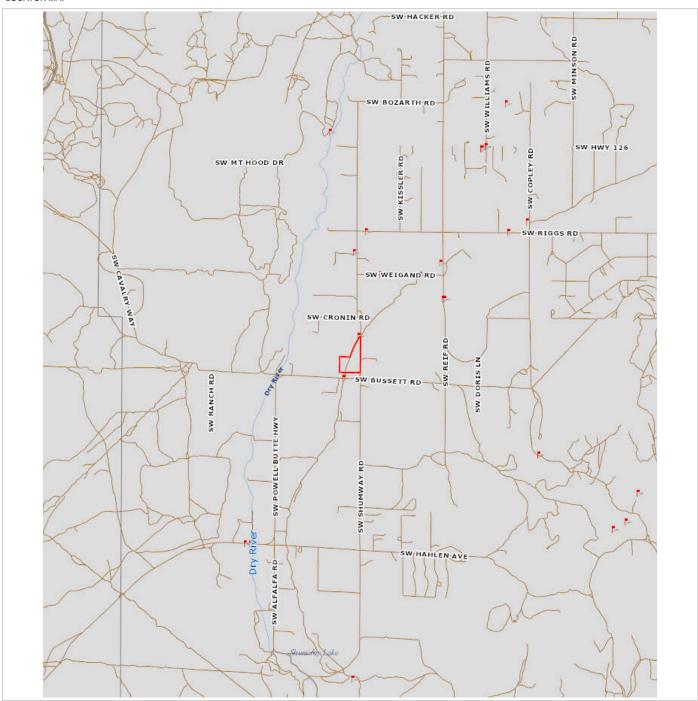
Related Accounts

Related accounts apply to a property that may be on one map and tax lot but due to billing have more than one account. This occurs when a property is in multiple tax code areas. In other cases there may be business personal property or a manufactured home on this property that is not in the same ownership as the land.

No Related Accounts found.

Ownership						
Name Type	Name	Ownership Type	Percentage			
OWNER	3-L TRUST,					
Taxpayer	LYSTER THEODORE C IV AND SHONA M,		100.00%			
			100.00%			

LOCATOR MAP





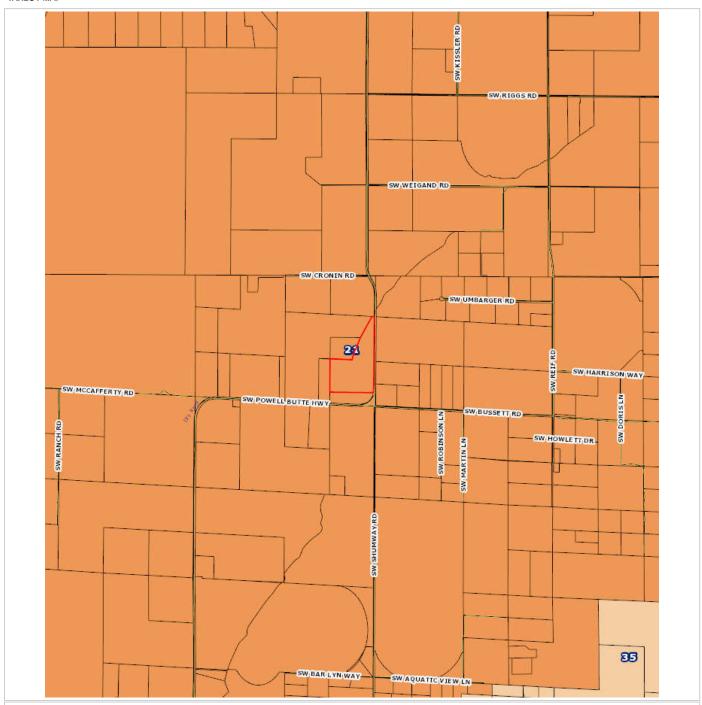
Site Address: 10401 SW Powell Butte Hwy





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Parcel ID: 1995

Site Address: 10401 SW Powell Butte Hwy





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TERRAIN MAP



Parcel ID: 1995

Site Address: 10401 SW Powell Butte Hwy

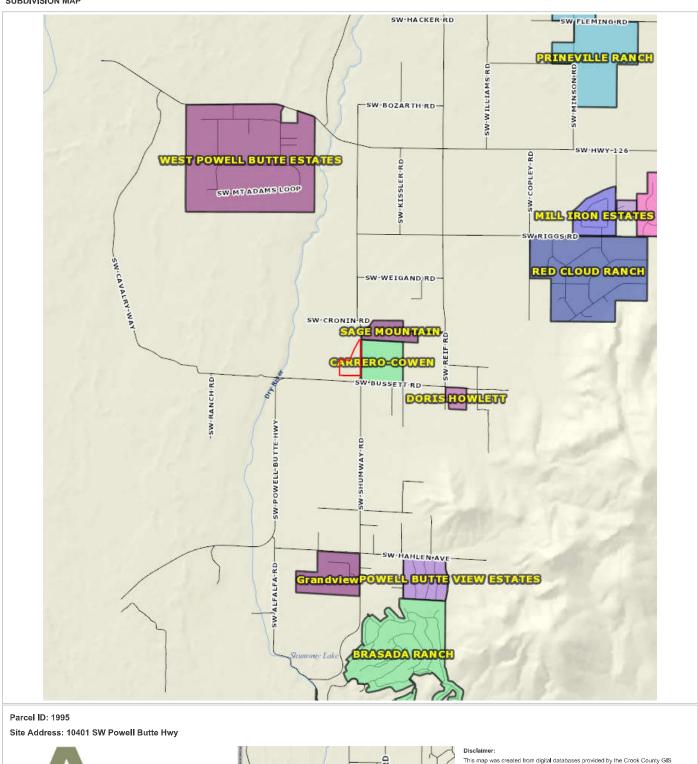




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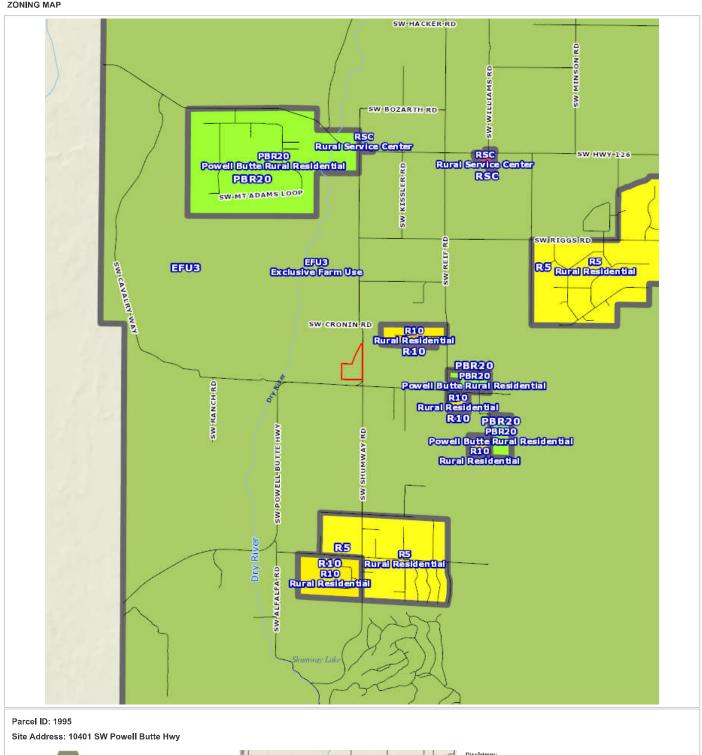
SUBDIVISION MAP







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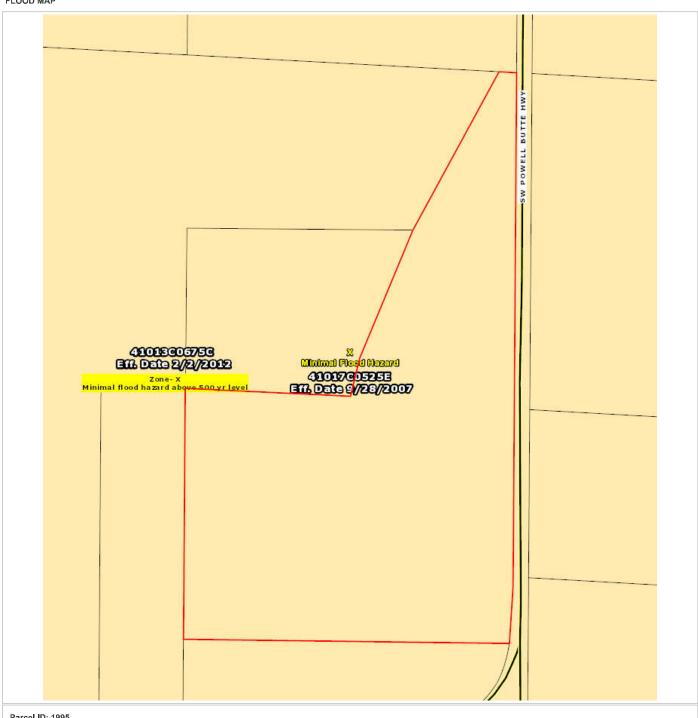




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FLOOD MAP



Parcel ID: 1995

Site Address: 10401 SW Powell Butte Hwy

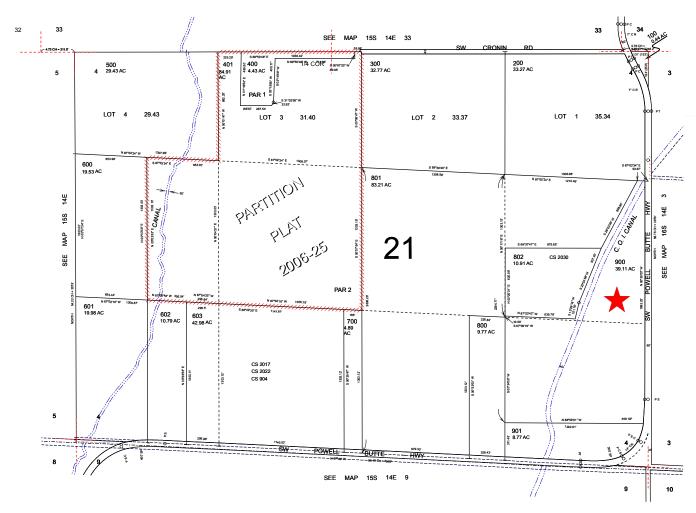




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WELL LOGS

STATE OF OREGON WATER SUPPLY WELL REPORT (as required by ORS 537.765 & OAR 690-205-0210)

03-16-2009

WELL LABEL # L	80759
START CARD#	1006353

(1) LAND OWNER Owner Well I.D.	(9) LOCATION OF WELL (legal description)
First Name Ted & Shona Last Name Lyster	County Crook Twp 16.00 S N/S Range 14.00 E E/W WM
Company	Sec _4 _ SE _ 1/4 of the _SE _ 1/4 Tax Lot _900
Address 10401 SW Powell Butte Hwy City Powell Butte State OR Zip 97753	Tax Map Number Lot Lat ° ' "or DMS or DD
(2) TYPE OF WORK New Well Deepening Conversion	Long or DMS or DD Street address of well Nearest address
Alteration (repair/recondition) Abandonment	
(3) DRILL METHOD Rotary Air Rotary Mud Cable Auger Cable Mud	(10) STATIC WATER LEVEL
Reverse Rotary Other	Date $SWL(psi) + SWL(ft)$
(4) PROPOSED USE Domestic Irrigation Community	Existing Well / Predeepening Completed Well 02 15 2000
Industrial/ Commericial Livestock Dewatering	Completed Well 03-15-2009 526 Flowing Artesian? Dry Hole?
Thermal Injection Other	WATER BEARING ZONES Depth water was first found 526
(5) BORE HOLE CONSTRUCTION Special Standard Attach copy	
Depth of Completed Well 640.00 ft.	03-15-2009 526 640 20 SWE(II)
BORE HOLE SEAL sacks/	
Dia From To Material From To Amt lbs	
12 0 60 Bentonite Pellets 0 50 51 S	
8.63 60 85 Cement 50 60 12 S	
6 630 640	(11) WELL LOG Ground Elevation
How was seal placed: Method A B C D E	Material From To
Other Bentinite Poured	Top Soil 0 5
Backfill placed from ft. to ft. Material	Lava Brown 5 27 Mild Sandstone Brown 27 32
Filter pack from ft. to ft. Material Size	Dennis e Class Ten
Explosives used: Yes Type Amount	Clay Stone Brown 32 52 85
(6) CASING/LINER	Lava Grey 85 115
Casing Liner Dia + From To Gauge Stl Plstc Wld Thrd	Broken N/R (Cement 3 Yards) 115 640
● 0 85 .250 ● ○ ★ □	
6 6 630 .188	
Shoe Inside Outside Other Location of shoe(s)	
Temp casing Yes Dia From To 7) PERFORATIONS/SCREENS	
Perforations Method factory	
Screens Type Material	
Perf/S Casing/Screen Scrn/slot Slot # of Tele/	
creen Liner Dia From To width length slots pipe size	Date Started 02-26-2009 Completed 03-15-2009
Perf Liner 6 620 630 .25 3 120	(unbonded) Water Well Constructor Certification
	I certify that the work I performed on the construction, deepening, alteration, or
	abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to
	the best of my knowledge and belief.
(8) WELL TESTS: Minimum testing time is 1 hour	License Number1371
Pump Bailer Air Flowing Artesian	Electronically Filed
Yield gal/min Drawdown Drill stem/Pump depth Duration (hr)	Signed GALE BROCKETT (E-filed)
20 625 1	(bonded) Water Well Constructor Certification
	I accept responsibility for the construction, deepening, alteration, or abandonmen
	work performed on this well during the construction dates reported above. All work
Temperature 63 °F Lab analysis Yes By	performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
Water quality concerns? Yes (describe below) From To Description Amount Units	
From To Description Amount Units	License Number 1371 Date 03-16-2009 Electronically Filed
	Signed GALE BROCKETT (E-filed)
	Contact Info (optional)

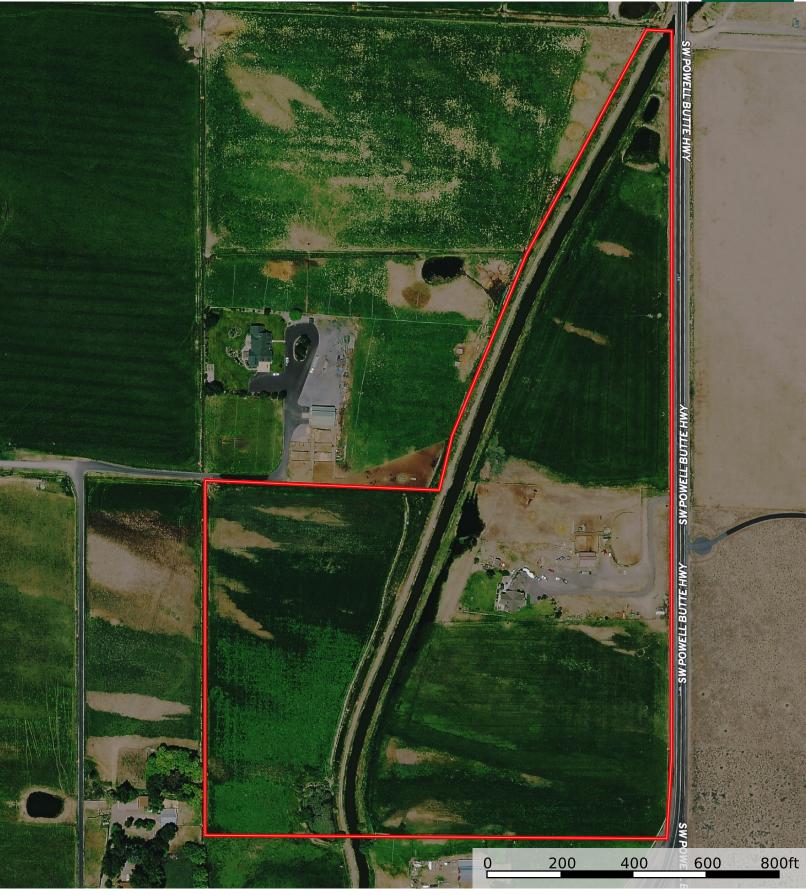


COID WATER RIGHTS MAP LEGEND ACRES TAXLOTS IRRIGATED_LANDS STREETS POWELL BUTTE 8.04 ac **INFORMATION** 2024 AERIAL IMAGE (JUNE) 1 inch = 276 feet DISCLAIMER: NAME: THIS MAP IS FOR REFERENCE PURPOSES ONLY.
COID MAKES NO GUARANTEES TO THE ACCURACY
OF THIS MAP OR ITS ASSOCIATED GIS DATA SHOWN Date: 12/26/2024 User Name: GISTECH HEREIN. COID IS IN NO WAY RESPONSIBLE FOR THE USAGE OF ANY DATA OR INORMATION ASSOCIATED WITH OR SHOWN ON THIS MAP. TAXLOT(S): 1614040000900 PROJECTION COORDINATE SYSTEM: NAD_1983_StatePlane_Oregon_South_ FIPS_3602_INTL Feet Document Path: C:\Users\GIStech\Desktop\BASEMAP_2024 V3.mxd

MAPS

Luxury Powell Butte Farm Crook County, Oregon, 39.11 AC +/-







Boundary

Luxury Powell Butte Farm Crook County, Oregon, 39.11 AC +/-







Boundary

| Boundary 39.02 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
104Am	Redmond ashy sandy loam, 0 to 3 percent slopes	35.37	90.65	0	7	6s
147	Ayresbutte-Ayres complex, 3 to 8 percent slopes	3.65	9.35	0	4	6s
TOTALS		39.02(*)	100%	-	6.72	6.0

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water





OREGON REAL ESTATE AGENCY INITIAL AGENCY DISCLOSURE PAMPHLET

OAR 863-015-215 (4)

This pamphlet describes the legal obligations of real estate agents in Oregon. Real estate agents and Principal Brokers are required to provide this information to you when they first meet you.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and an agent or a Principal Broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate agent or Principal Broker, agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction.

Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent - Represents the seller only;

Buyer's Agent - Represents the buyer only;

Disclosed Limited Agent - Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, agents must maintain confidential information about their clients. "Confidential information" is information communicated to the agent or the agent's Principal Broker by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

- a. The buyer instructs the agent or the agent's Principal Broker to disclose about the buyer to the seller, or the seller instructs the agent or the agent's Principal Broker to disclose about the seller to the buyer; and
- b. The agent or the agent's Principal Broker knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

- 1. To deal honestly and in good faith;
- 2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
- 3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;

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A Seller's Agent owes the seller the following affirmative duties;

- 1. To exercise reasonable care and diligence;
- 2. To account in a timely manner for money and property received from or on behalf of the seller;
- To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
- 4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
- 5. To advise the seller to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
- 6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
- 7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a Seller's Agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of the above affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between seller and agent.

Under Oregon law, a Seller's Agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of Buyer's Agent

An agent, other than the Seller's Agent, may agree to act as the Buyer's Agent only. The Buyer's Agent is not representing the seller, even if the Buyer's Agent is receiving compensation for services rendered, either in full or in part, from the seller or through the Seller's Agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

- 1. To deal honestly and in good faith;
- 2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
- 3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A Buyer's Agent owes the buyer the following affirmative duties:

- 1. To exercise reasonable care and diligence;
- 2. To account in a timely manner for money and property received from or on behalf of the buyer;
- 3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
- 4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
- 5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
- 6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
- 7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between buyer and agent.

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Under Oregon law, a Buyer's Agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

- 1. To the seller, the duties listed above for a seller's agent; and
- 2. To the buyer, the duties listed above for a buyer's agent;
- 3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - c. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same Principal Broker (a real estate agent who supervises other agents) establish agency relationships with different parties to the same transaction, only the Principal Broker will act as a Disclosed Limited Agent for both buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The Principal Broker and the real estate agents representing either seller or buyer shall owe the following duties to the seller and buyer:

- 1. To disclose a conflict of interest in writing to all parties;
- 2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
- 3. To obey the lawful instruction of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make an agent your agent without the agent's knowledge and consent, and an agent cannot make you their client without your knowledge and consent.

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