



The Ranch Co.
A Dairy Division of Pearson Realty

FOR SALE

Tillamook, Oregon Dairy



96.87± Acres
Tillamook County, Oregon

- Tillamook County Creamery Assn. Member
- Facility Permitted for 285 Head
- Additional Lease Properties Available

Exclusively Listed By:

RE/MAX Advantage Plus

John Lee, ALC

Dave Wood, CCIM

Oregon License# 890100124

In Cooperation With:

THE RANCH COMPANY

A Dairy Division of Pearson Realty



A Tradition in Trust since 1919

www.theranchcompany.net

CA BRE #00020875



Tillamook, Oregon Dairy

96.87± Acres

\$1,050,000

DESCRIPTION:

Pride of Ownership is reflected by this 96.87± acre dairy farm that has been well maintained for over 30 years and is currently occupied by owners. Owners are members of the Tillamook Country Creamery Assoc. (TCCA), milking approximately 170± cows. CAFO permit for 285 head, facility has 243 stalls, 264 lockups, double 8 herringbone parlor with 2,000± gallon milk tank and underground manure tanks. Property has Tillamook River frontage, 2,217± square foot 4/2.5 residence and 1,080± sf 3/2 manufactured home. Herd and farm equipment are negotiable at additional cost.

LOCATION:

Property is located approximately 8± miles south of Tillamook on Highway 101 South in Tillamook, Oregon.

LEGAL:

TL 1200 & 1300, 96.87± acres.

ZONING:

EFU-F1

PLANTING:

Dairy Pasture

WATER:

Creek and river water rights for approximately 60± acres.

PRICE/TERMS:

\$1,050,000. Cash, possible owner financing with substantial down payment.

NOTE:

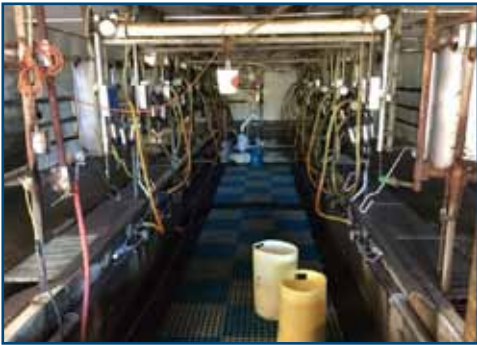
There is an adjacent 38.18 ± acres of pasture and a free stall barn for heifers that a new owner may have an opportunity to lease from Sellers, plus additional properties nearby that are currently leased by Sellers. The property is sold "AS-IS" with no warranties or guarantees expressed or implied by Seller or Broker.

This property is listed by:
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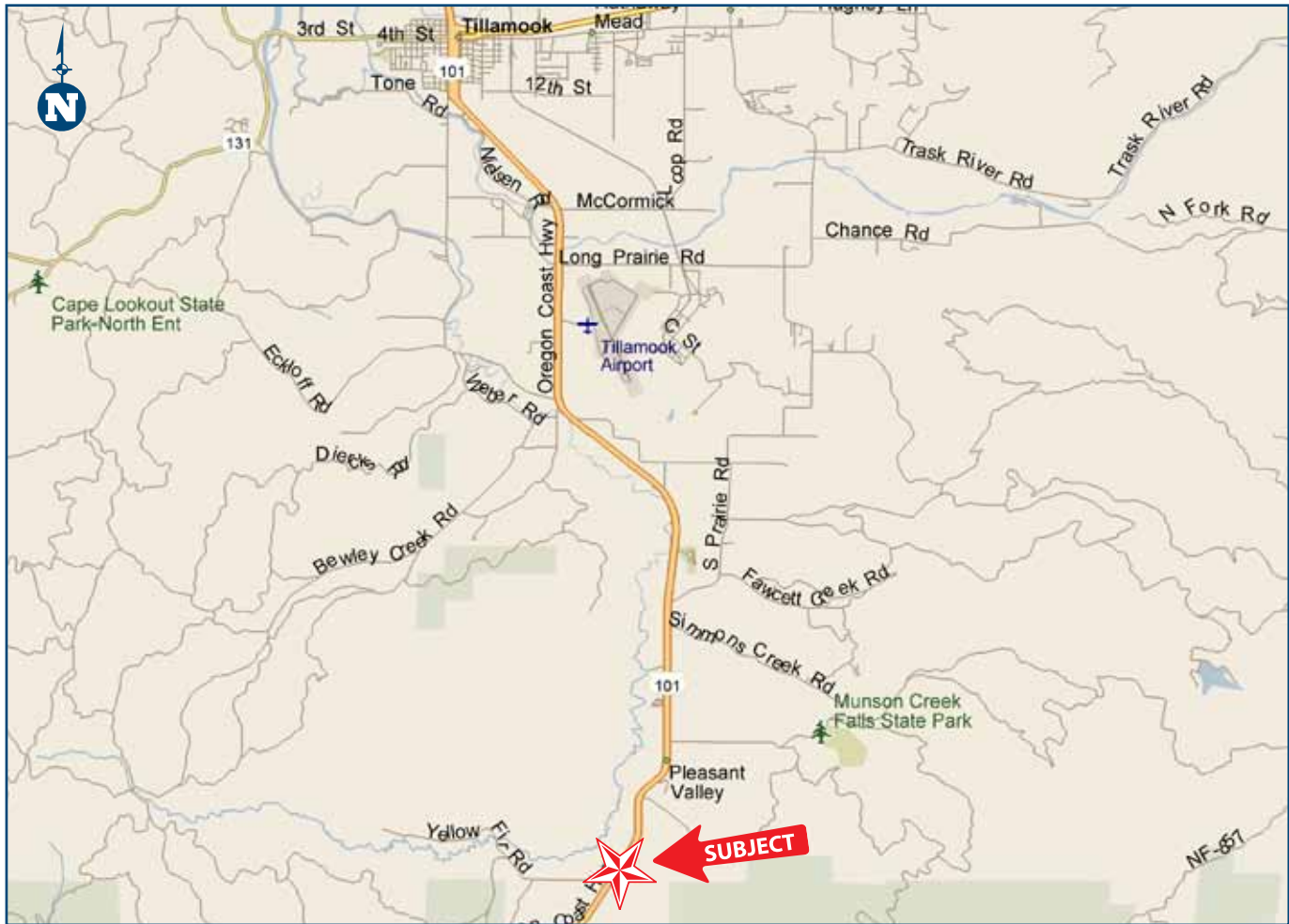
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PROPERTY PHOTOS



LOCATION MAP



REGIONAL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

Offices Serving The Central Valley

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