

Bootsma Farm

Baker County Oregon

PROPERTY

This productive and attractive farm is conveniently situated one mile east of historic Baker City, Oregon. The Bootsma Farm consists of approximately 1,661 deeded acres, which includes about 1,458 irrigated crop acres with established water rights. All the land is contiguous other than being separated by a county road. Besides the irrigation system the property is improved with a small home, potato storage building, shop, three hay sheds, a 1000 head feed lot and a 45 acre Lake.

Note: If a buyer does not want to purchase the feed lot, the Seller is willing to exclude it from the offering. The feed lot is on a separate tax lot consisting of 32.70 acres.

LOCATION & ACCESS

The property is approximately three quarters of a mile from Interstate Highway 84 and the outer edge of Baker City. The farm has excellent access by paved county road. Baker City is approximately 125 miles from **Boise, Idaho** (Treasure Valley) and approximately 110 miles from **Hermiston, Oregon** (Columbia River Area) — both areas known for having substantial food processing plants and distribution. The distance to **Ontario, Oregon** - 80 miles - **Portland, Oregon** 285 miles.

Baker City has a municipal airport that accommodates small jet aircraft.

AREA PROFILE

Baker Valley is known for a vibrant agriculture industry; primarily beef cattle, grain, alfalfa hay and potatoes. **Each year in Baker Valley there are 4,000 to 5,000 acres of potatoes grown by 8 separate farming operations.**

Adorned with the magnificent skylines of the Eagle Cap and Elk Horn Mountains, and bordered by miles of the Snake River Canyon, Baker County offers some of the most spectacular outdoor recreation and hunting in the United States. These attributes with Baker County's position on the Oregon Trail, where more than 275,000 emigrants walked, and a rich history of gold mining make tourism a strong component of the area's economy.

Baker City has a hospital (branch of the Boise based hospital, St. Alphonsus), machinery dealers, automobile dealers. Baker City is the county seat and has a population of approximately 10,000 residents. The Baker County population is approximately 16, 435.

WATER RIGHTS

The water rights are from the Powder River, Phillips Reservoir and two irrigation wells. The Powder River and Phillips Reservoir water is delivered through the Smith Ditch System. Smith Ditch maintenance costs for 2011 was approximately \$17,496.00. The primary water right is for the 1,458 irrigated crop acres. There are supplemental water rights for approximately the same amount of acres; plus a storage water right in Smith Lake, located on this property, for 580 acre feet of water.

A complete list of water rights with amounts and priority dates are available from Broker.

Once the water reaches the property it is pressurized with irrigation pumps applied with four center pivots, 30 wheel lines, and some hand lines for corners. The main pivot is a Valley 1/4 Mile Pivot reported to be in good condition. The other pivots are recently installed used equipment, reported to be in good condition.

Irrigation pumps include: 2 - 60 HP pumps, 1 - 100 HP pump, 1 - 125 HP pump (Newly conditioned 2010), 1 - 120 HP pump (Newly conditioned 2010) and 1 - 20 HP pump.

CLIMATE & PRECIPITATION

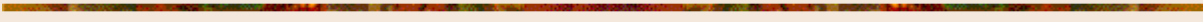
The elevation of the crop land ranges from 3,400 feet to approximately 3,600 feet. The average frost free period is 110 to 125 days and annual precipitation averages 11 inches.

SOIL DESCRIPTIONS & CROP HISTORY

Of the 1458 acres of irrigated crop land approximately 1303 acres of silt loam varieties (Baker, Virtue, Powval, Wingville & Legler). The remaining 205 acres are classified as gravely to very gravely silt loam. **Refer to the Field Map and Soils Map included herein.**

Crops that have been grown on this farm are Alfalfa Hay, Grain, and Mint & Potatoes.

IMPROVEMENTS

- Potato Storage Building 55' by 121'
 - 1,282 SF home with 2 bedrooms, 2 bathrooms & one car garage
 - Shop Building 60' by 100' with attached 10' by 12' office
 - Three Hay Sheds built in 2006: one 32' by 224', one 32' by 168', and ONE 40' b
 - Feed lot with 1,000 head capacity, processing facilities, scales and warm water artesian well for livestock water.
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ZONING

Farm use.

MINERAL RIGHTS

Makes no representation as to the mineral rights. Seller will transfer whatever existing rights/interest he may own.

UTILITIES

Three Phase Power and Telephone are to the property.

FARM PLAN FOR 2012

The farm is leased to a local farmer for the 2012 crop season.

REAL ESTATE TAXES

\$4,949.35 — Special Assessments pertaining to reservoir and ditch projects totaling \$17,756.09 are billed each year through the Baker County Tax Assessment bringing the total assessment to \$22,705.44. The Phillips Reservoir was a Bureau of Reclamation Project. The details regarding the pay off and years remaining are available for interested Buyers.

PRICE: \$5,500,000.

TERMS OF SALE: ALL CASH AT CLOSING

DISCLAIMER: This information is from sources deemed to be reliable but is not guaranteed by the Owners or AgriLands Real Estate. Purchaser shall have the sole responsibility to inspect the property and inform himself of the true condition thereof. Purchaser accepts this responsibility before submitting any offer or executing any contract. This offer is subject to prior sale or withdrawal by owner or agent at anytime.

AGRILANDS REAL ESTATE

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Jack E. Horton, Principle Broker

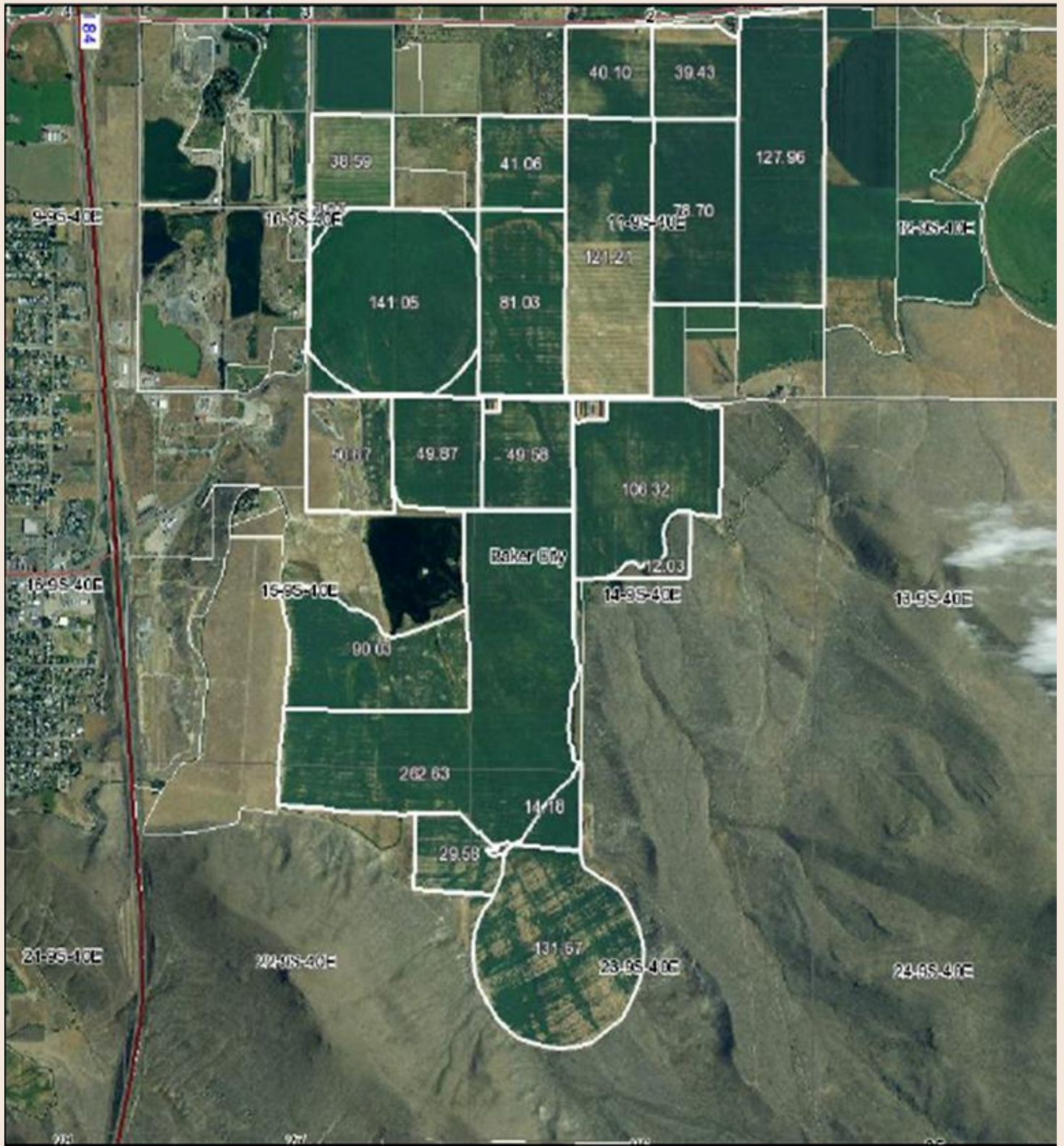
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Rae H. Anderson, Broker

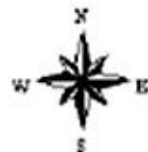
Cell# **208-761-9553**

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map center: 44° 46' 54.37", 117° 47' 9.59"
 scale: 28197

14-9S-40E
Baker County
Oregon



1/19/2012

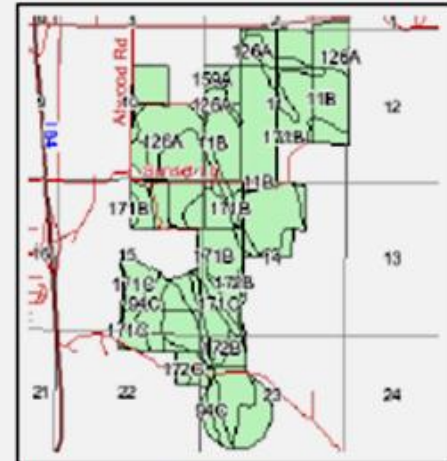
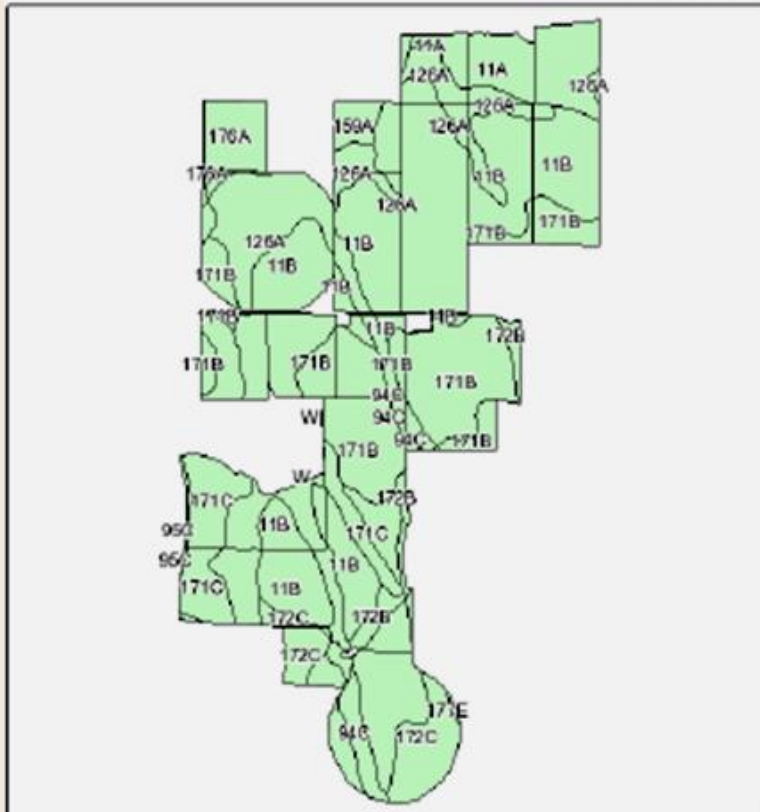
Maps provided by:



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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Soils Map



State: **Oregon**
 County: **Baker**
 Location: **022-009S-040E**
 Township: **Baker City**
 Acres: **1509.7**
 Date: **1/19/2012**

Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.



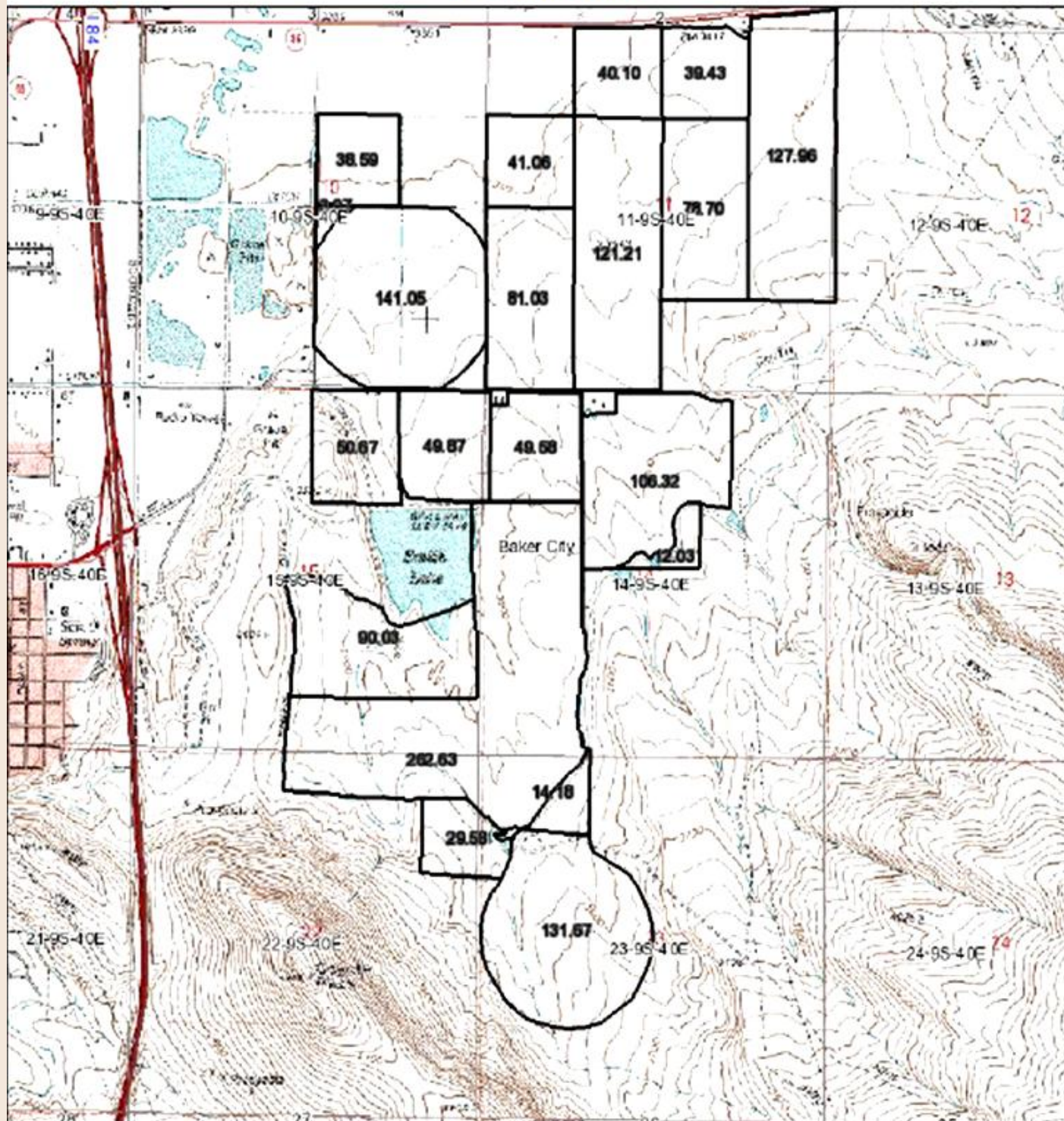
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Grass legume hay irrigated	Alfalfa hay irrigated	Barley irrigated	Winter wheat irrigated	Pasture irrigated	Winter wheat	Grass hay irrigated	Pasture	Irish potatoes irrigated
11B	Baker silt loam, 2 to 7 percent slopes	515.5	34.1%	Ive	IIIE	4	6	84	80	10	25			
171B	Virtue silt loam, 2 to 7 percent slopes	250.7	17.3%	VIE	IIIE	4	5	85	80	10			1	
126A	Powval silt loam, 0 to 3 percent slopes	166.2	11.0%	IVc	IIc	5	6	90	70	12	25			
94C	Legler silt loam, 2 to 8 percent slopes	121.3	8.0%	VIE										
172B	Virtue very gravelly silt loam, 2 to 7 percent slopes	106.8	7.1%	VIE	IIIE	4	5	85	80	10			1	
11A	Baker silt loam, 0 to 2 percent slopes	93.5	6.2%	IVs	IIIs	4	7	84	80	10	25			
171C	Virtue silt loam, 7 to 12 percent slopes	82.5	5.5%	VIE	Ive									
172C	Virtue very gravelly silt loam, 7 to 12 percent slopes	75.7	5.0%	VIE	Ive									
176A	Wingville silt loam, 0 to 2 percent slopes	44.2	2.9%	IIIw	IIW		6	73	70	14		4		380
95C	Legler gravelly loam, 6 to 20 percent slopes	23.7	1.6%	VIE										
159A	Stanflow-Umapine silt loams, 0 to 2 percent slopes	18.6	1.2%	IVw	IVs			40		6			1	

Topography Map



map center: 44° 46' 54.37, 117° 47' 9.59

scale: 28197

14-9S-40E
Baker County
Oregon



1/18/2012

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