

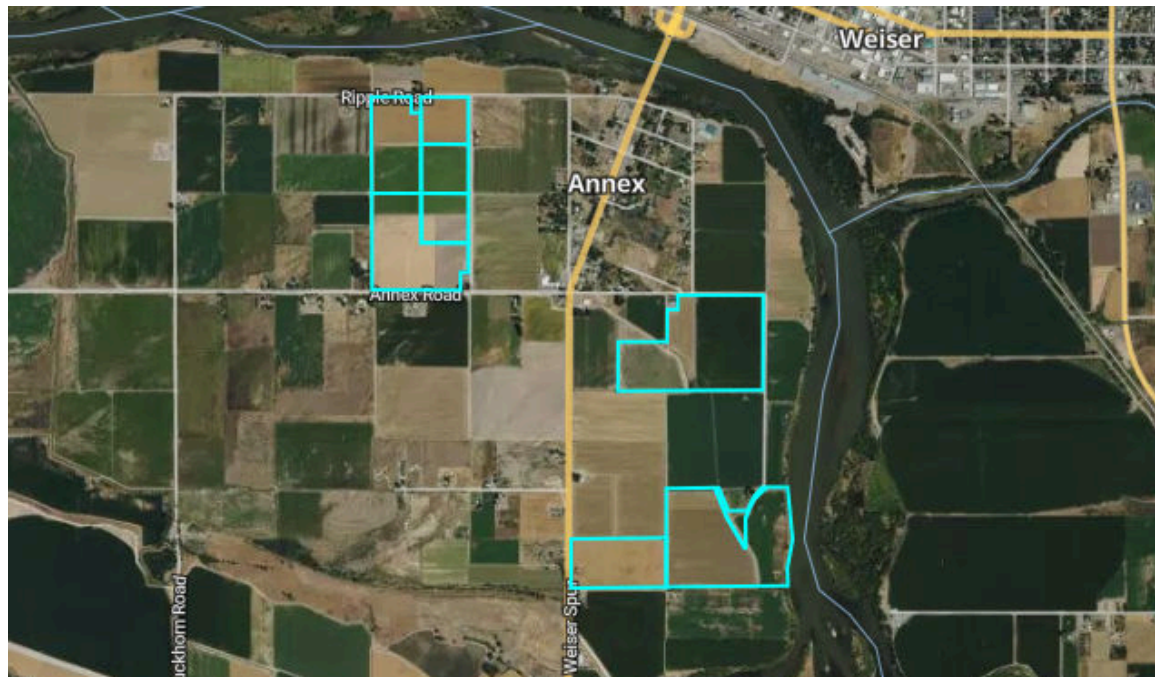
Garren Apple
Broker



Walker Plow Ontario Farm Tracts A-C

Malheur County, OR

NaN Acres



Ag Pro Consulting, LLC

24596 Shautzy Ln

Caldwell, ID 83607

208-546-1194

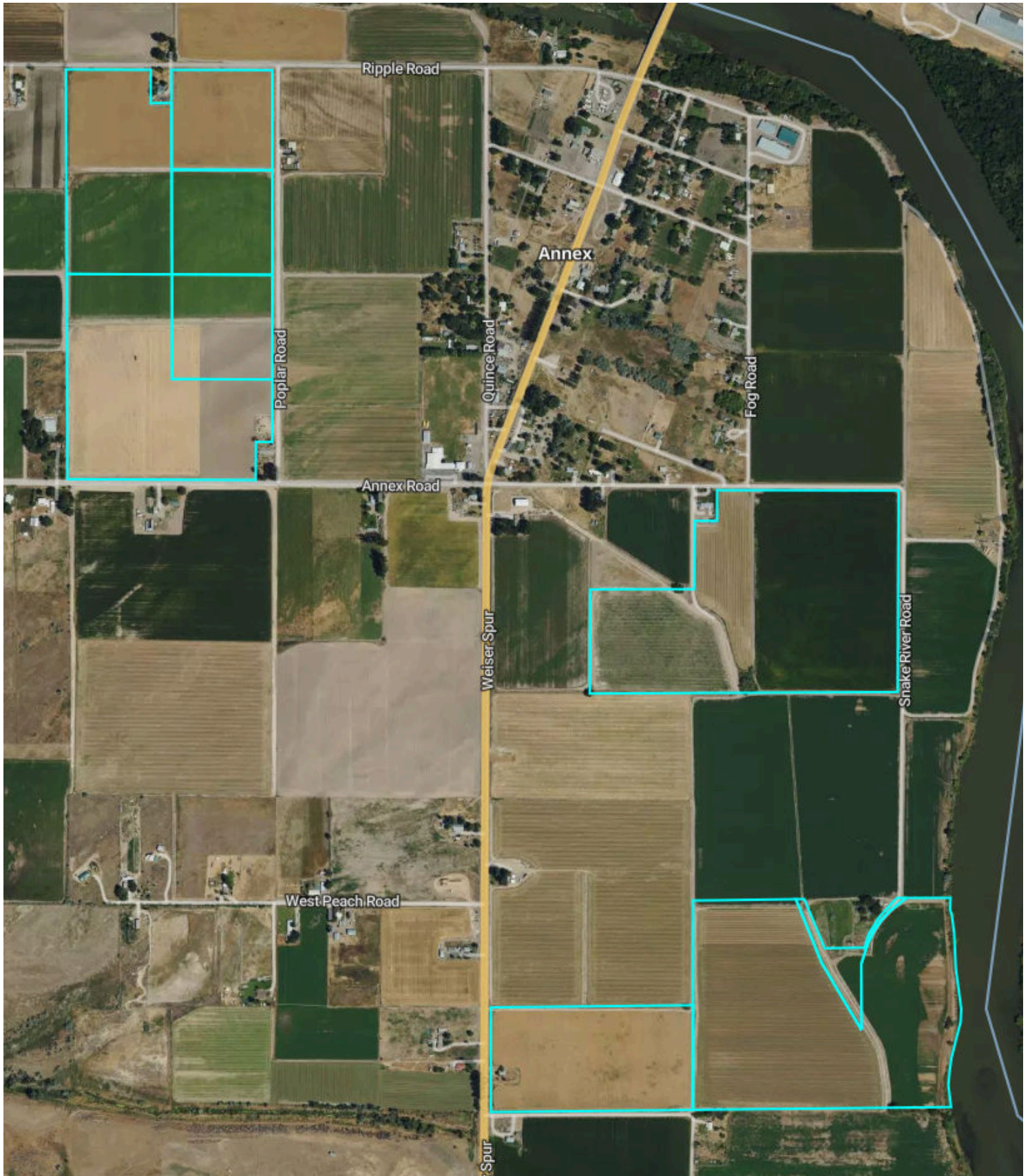
Comments

177.5 Tillable Acres, Malheur Improvement Water District

Overview

Malheur County, OR

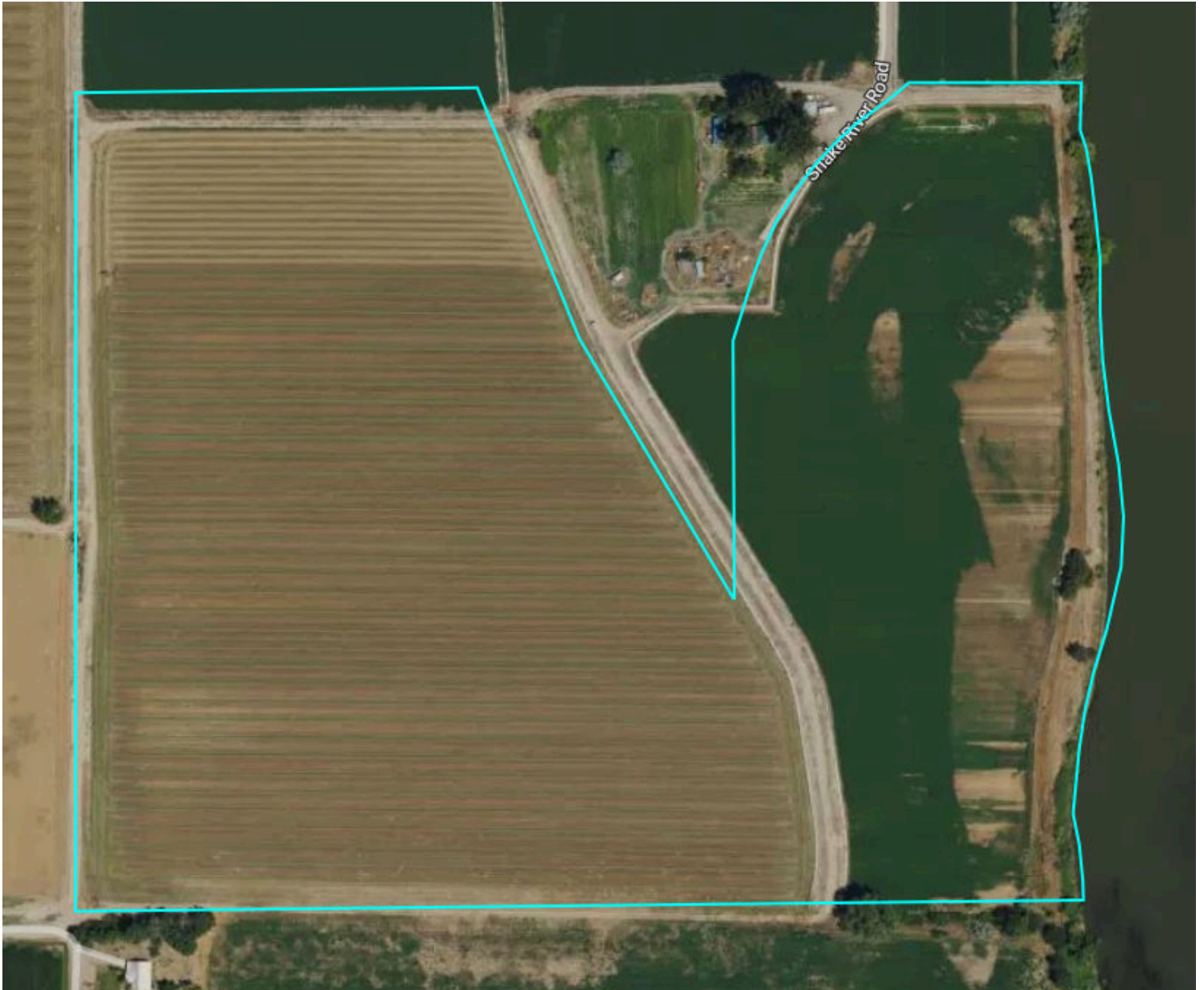
NaN Acres, 9 Boundaries



Overview

Malheur County, OR

43.4 Acres, Boundary 1 of 9

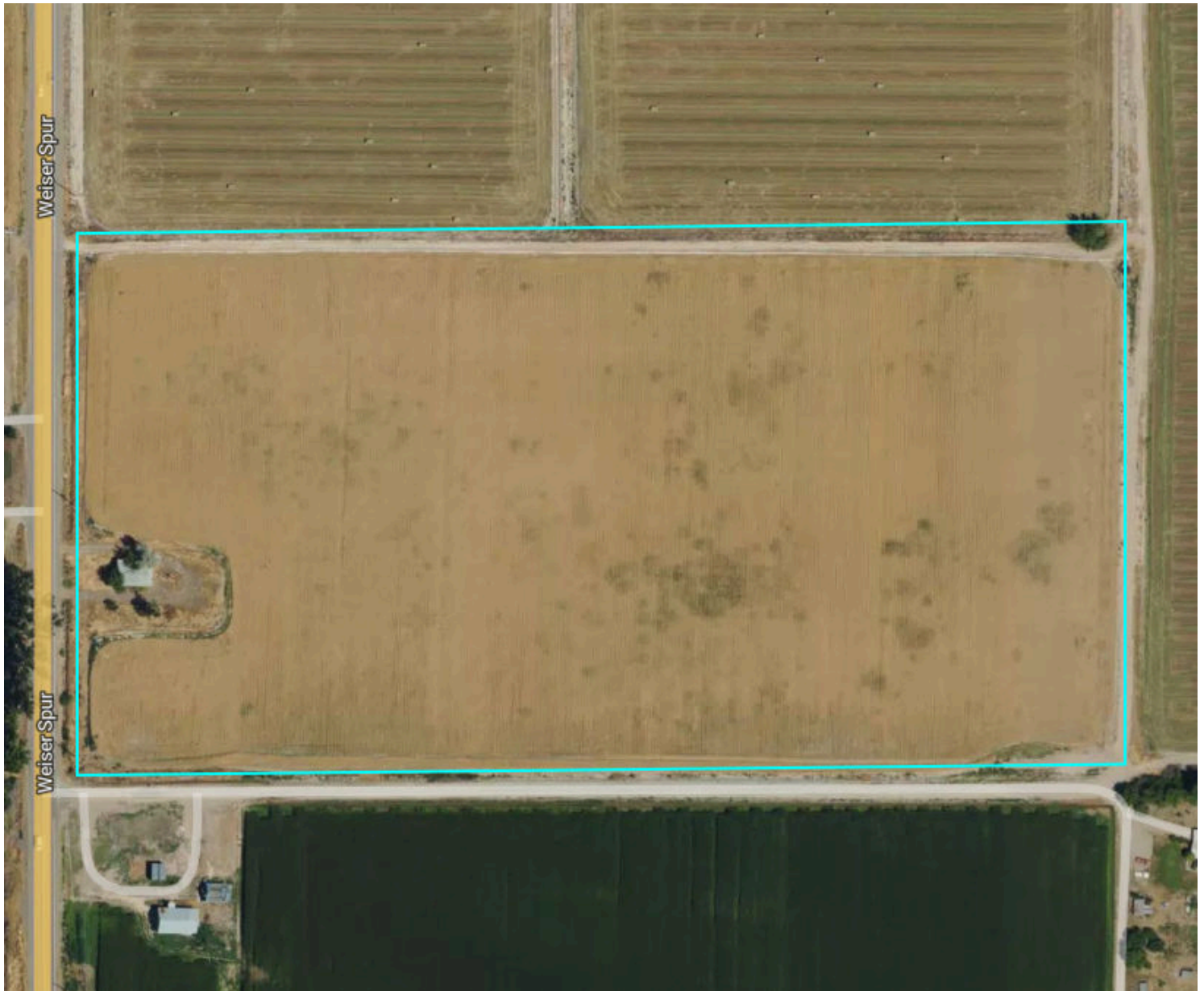


Malheur County, OR Township: 015S	Locations 33 T15S R47E	Acres 43.4	Parcel # 15018
Owner 1 WALKER PLOW LTD PARTNERSHIP	Owner 2 -	Owner Address 1652 PO BOX HIGLEY AZ 852361652	Property Address -
Total Assessed Value \$75,566	Assessed Land Value \$75,566	Assessed Improvement -	Assessed Land Year 2024
County Use Description FARM USE/ZONED/VAC		Legal Description -	

Overview

Malheur County, OR

19.4 Acres, Boundary 2 of 9



Malheur County, OR Township: 015S	Locations 33 T15S R47E	Acres 19.4	Parcel # 15022
Owner 1 WALKER PLOW LTD PARTNERSHIP	Owner 2 -	Owner Address 1652 PO BOX HIGLEY AZ 852361652	Property Address 5458 HIGHWAY SPUR 95, ONTARIO, OR 979148050
Total Assessed Value \$61,706	Assessed Land Value \$38,230	Assessed Improvement \$23,476	Assessed Land Year 2024
County Use Description FARM USE/ZONED/IMP	Legal Description -		

Overview

Malheur County, OR

2.2 Acres, Boundary 3 of 9



Malheur County, OR Township: 015S	Locations 33 T15S R47E	Acres 2.16	Parcel # 15019
Owner 1 WALKER PLOW LTD PARTNERSHIP	Owner 2 -	Owner Address 1652 PO BOX HIGLEY AZ 852361652	Property Address -
Total Assessed Value \$3,320	Assessed Land Value \$3,320	Assessed Improvement -	Assessed Land Year 2024
County Use Description FARM USE/ZONED/VAC		Legal Description -	

Overview

Malheur County, OR

47.6 Acres, Boundary 4 of 9



Malheur County, OR Township: 015S	Locations 28 T15S R47E	Acres 47.57	Parcel # 14923
Owner 1 WALKER PLOW LTD PARTNERSHIP	Owner 2 -	Owner Address 1652 PO BOX HIGLEY AZ 852361652	Property Address -
Total Assessed Value \$94,674	Assessed Land Value \$94,674	Assessed Improvement -	Assessed Land Year 2024
County Use Description FARM USE/ZONED/VAC	Legal Description -		

Overview

Malheur County, OR

9.1 Acres, Boundary 5 of 9



Malheur County, OR Township: 015S	Locations 29 T15S R47E	Acres 9.11	Parcel # 14934
Owner 1 WALKER PLOW LTD PARTNERSHIP	Owner 2 -	Owner Address 1652 PO BOX HIGLEY AZ 852361652	Property Address -
Total Assessed Value \$18,205	Assessed Land Value \$18,205	Assessed Improvement -	Assessed Land Year 2024
County Use Description FARM USE/ZONED/VAC	Legal Description -		

Overview

Malheur County, OR

9.6 Acres, Boundary 6 of 9

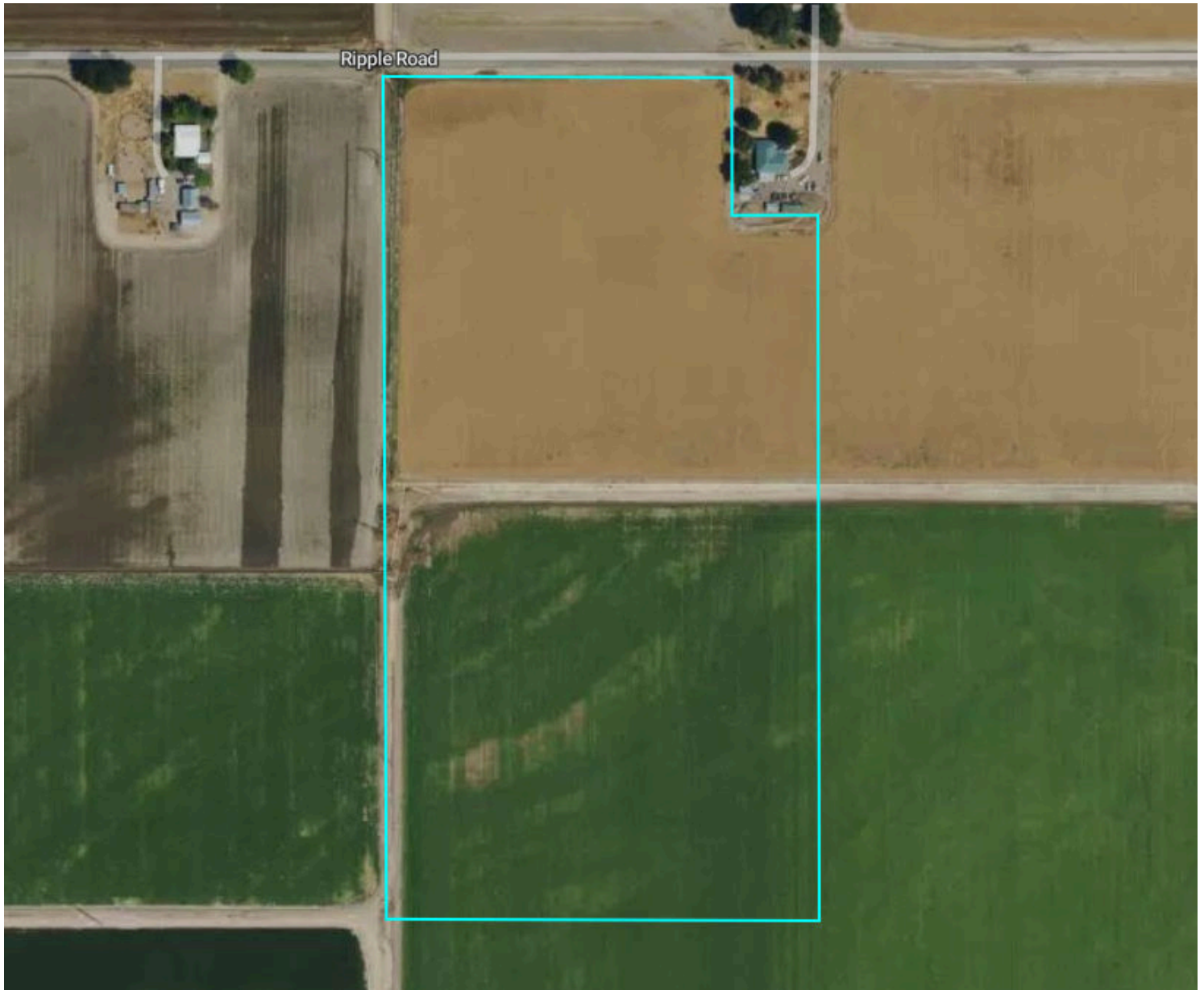


Malheur County, OR Township: 015S	Locations 29 T15S R47E	Acres 9.55	Parcel # 14937
Owner 1 WALKER PLOW LTD PARTNERSHIP	Owner 2 -	Owner Address 1652 PO BOX HIGLEY AZ 852361652	Property Address -
Total Assessed Value \$19,084	Assessed Land Value \$19,084	Assessed Improvement -	Assessed Land Year 2024
County Use Description FARM USE/ZONED/VAC	Legal Description -		

Overview

Malheur County, OR

18.9 Acres, Boundary 7 of 9



Malheur County, OR Township: 015S	Locations 29 T15S R47E	Acres 18.91	Parcel # 14935
Owner 1 WALKER PLOW LTD PARTNERSHIP	Owner 2 -	Owner Address 1652 PO BOX HIGLEY AZ 852361652	Property Address -
Total Assessed Value \$37,789	Assessed Land Value \$37,789	Assessed Improvement -	Assessed Land Year 2024
County Use Description FARM USE/ZONED/VAC	Legal Description -		

Overview

Malheur County, OR

9.6 Acres, Boundary 8 of 9

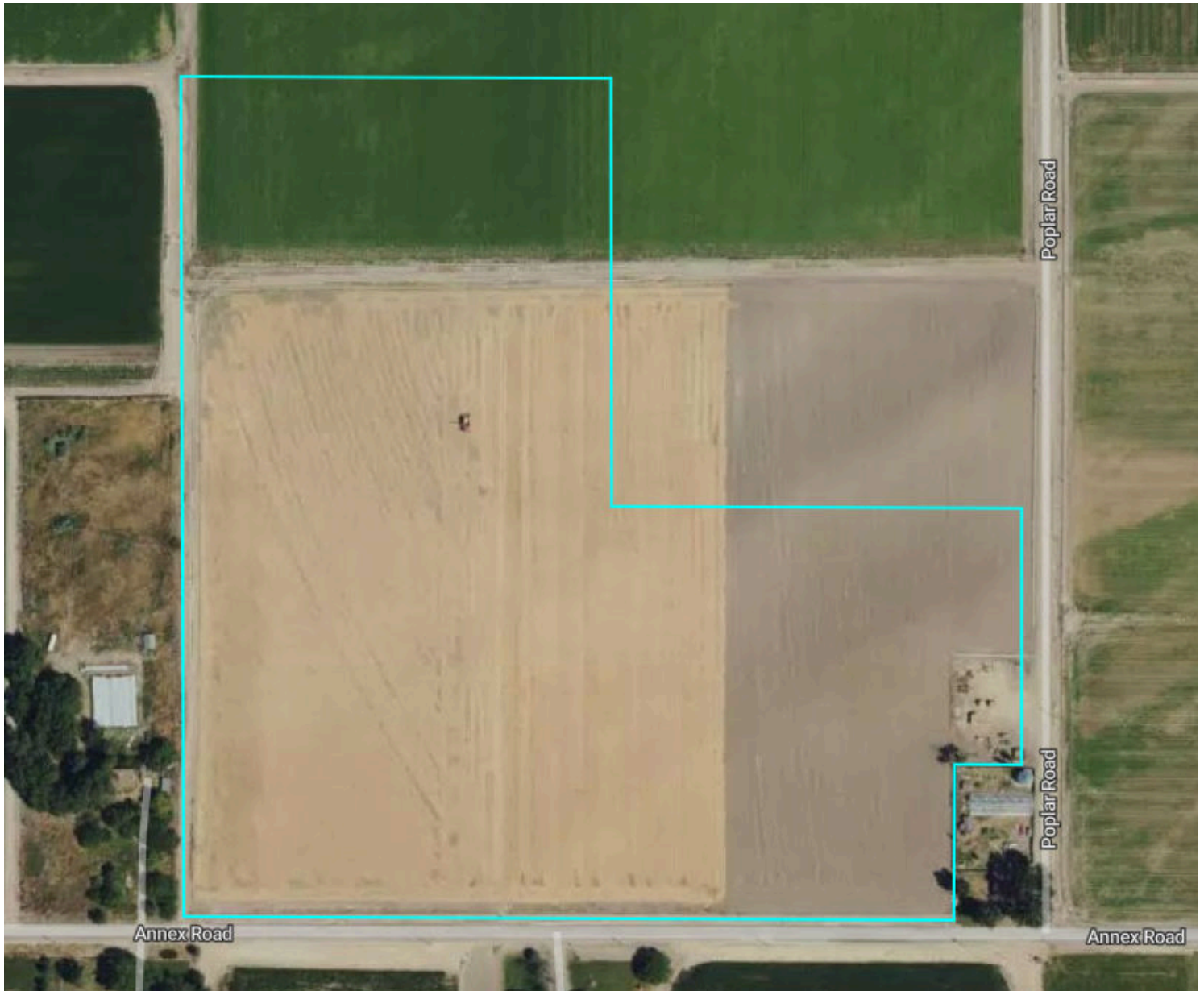


Malheur County, OR Township: 015S	Locations 29 T15S R47E	Acres 9.55	Parcel # 14938
Owner 1 WALKER PLOW LTD PARTNERSHIP	Owner 2 -	Owner Address 1652 PO BOX HIGLEY AZ 852361652	Property Address -
Total Assessed Value \$19,084	Assessed Land Value \$19,084	Assessed Improvement -	Assessed Land Year 2024
County Use Description FARM USE/ZONED/VAC	Legal Description -		

Overview

Malheur County, OR

28.3 Acres, Boundary 9 of 9

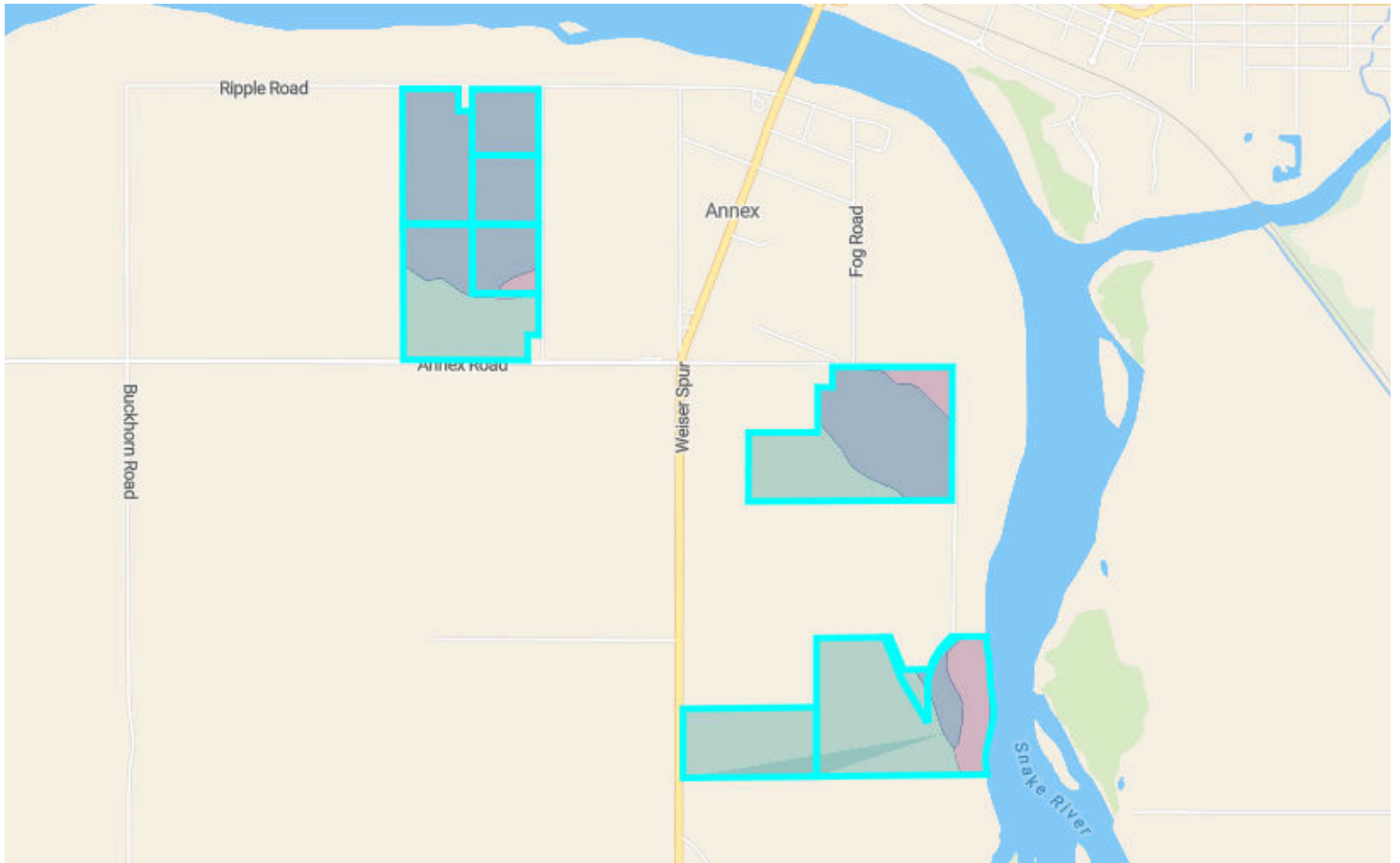


Malheur County, OR Township: 015S	Locations 29 T15S R47E	Acres 28.27	Parcel # 14939
Owner 1 WALKER PLOW LTD PARTNERSHIP	Owner 2 -	Owner Address 1652 PO BOX HIGLEY AZ 852361652	Property Address 5555 POPLAR RD, ONTARIO, OR 979148063
Total Assessed Value \$65,836	Assessed Land Value \$65,836	Assessed Improvement -	Assessed Land Year 2024
County Use Description FARM USE/ZONED/VAC		Legal Description -	

Soils

Malheur County, OR

NaN Acres, 9 Boundaries



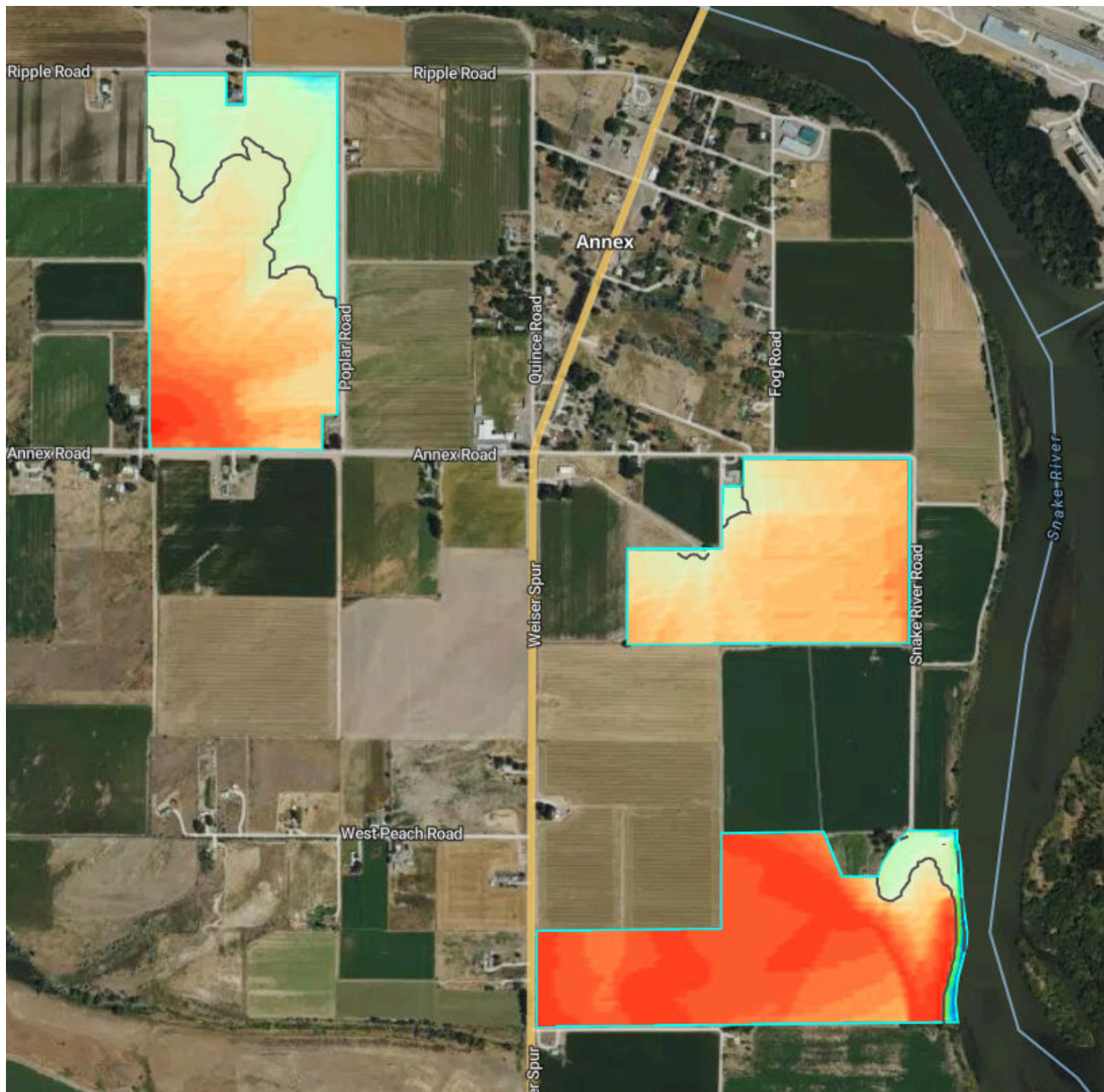
18.2/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
	34	Umapine silt loam	46.5%	88.2	4s	3w	14.1
	2	Baldock silt loam	45.4%	86.2	3w	3w	23.1
	33A	Turbyfill fine sandy loam, 0 to 2 percent slopes	8.0%	15.1	6c	1	14.8
	W	Water	0.1%	0.2	--	--	0

Elevation

Malheur County, OR

NaN Acres, 9 Boundaries



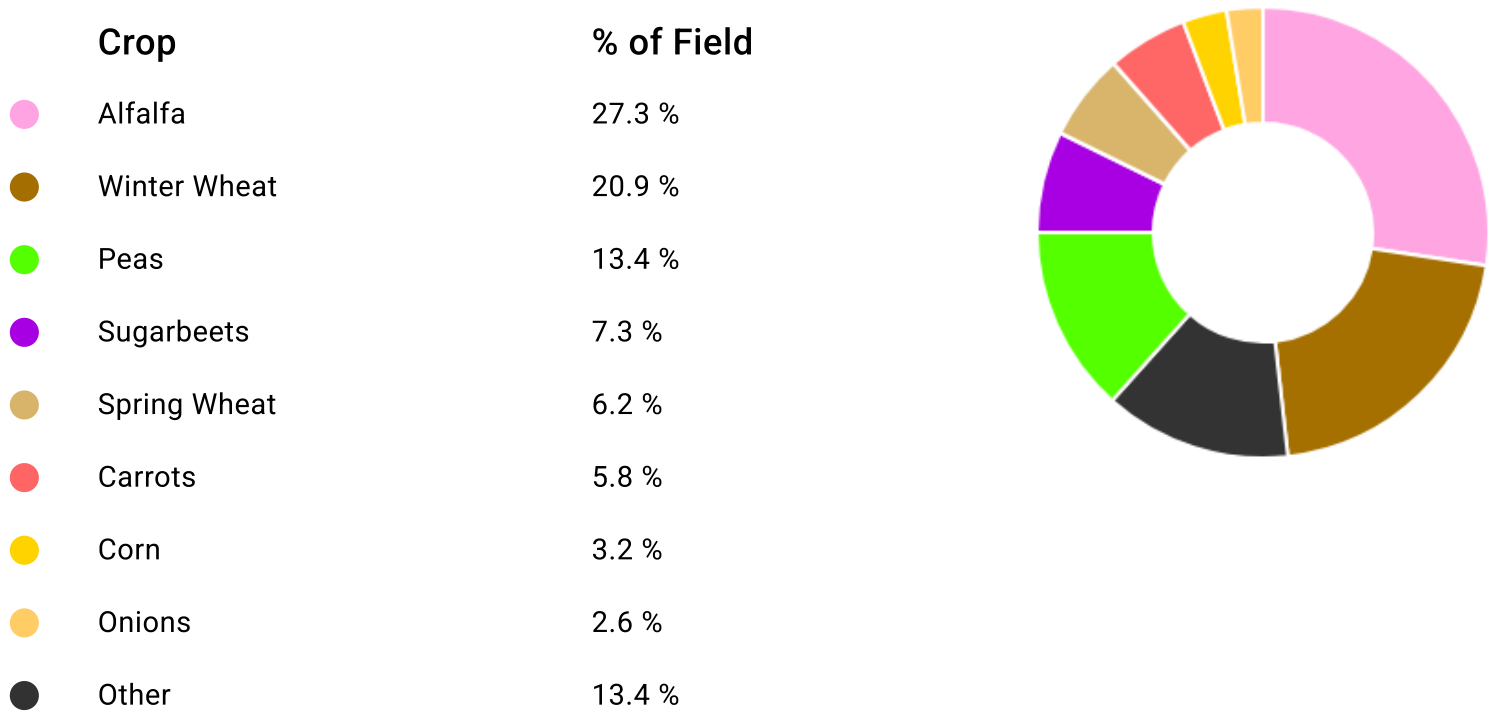
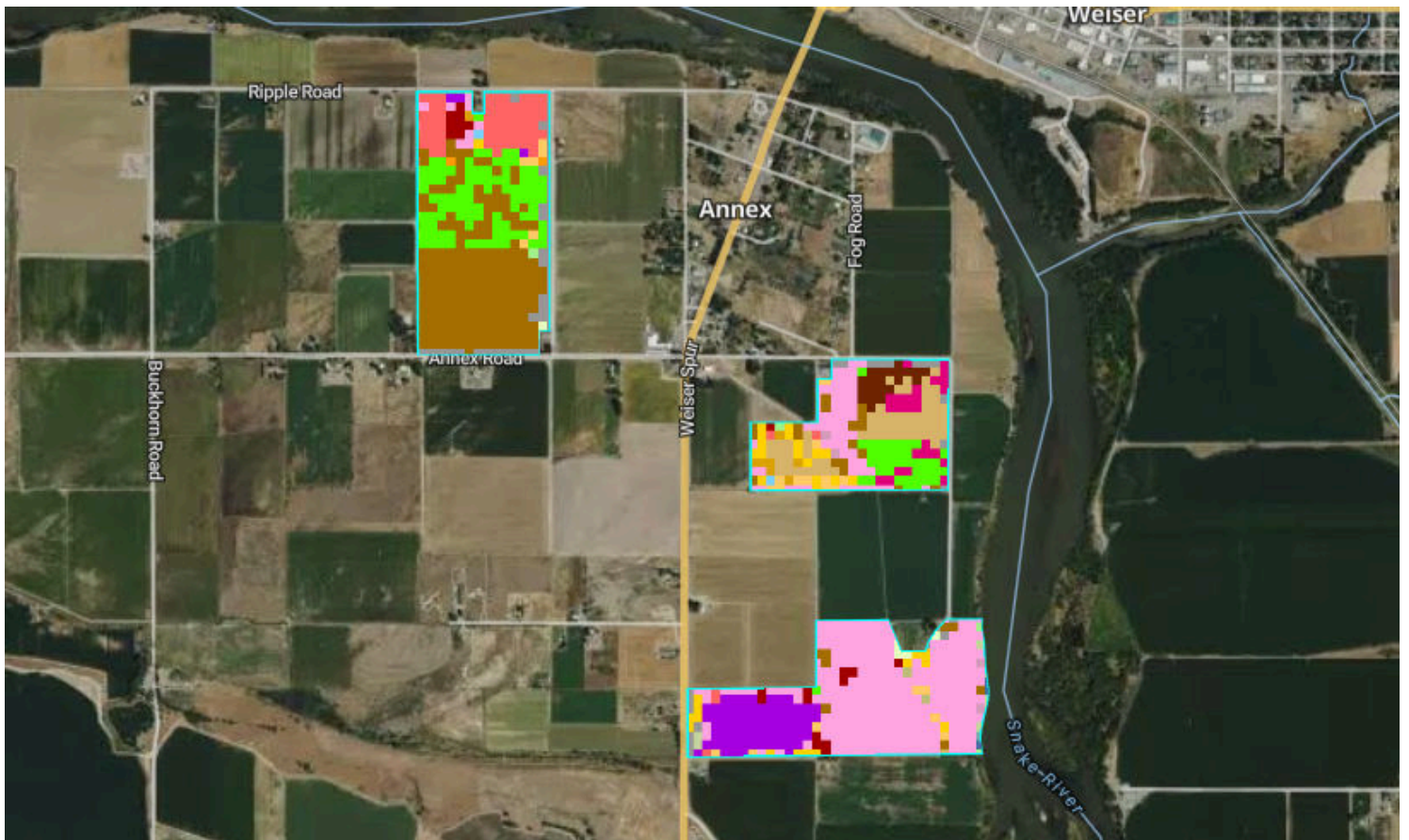
Source: USGS 3 Meter Dem Interval: 10 feet Range: 13.7 feet Min: 2095.4 feet Max: 2109 feet
Slope: 0.4% 0 Max: 14.7%

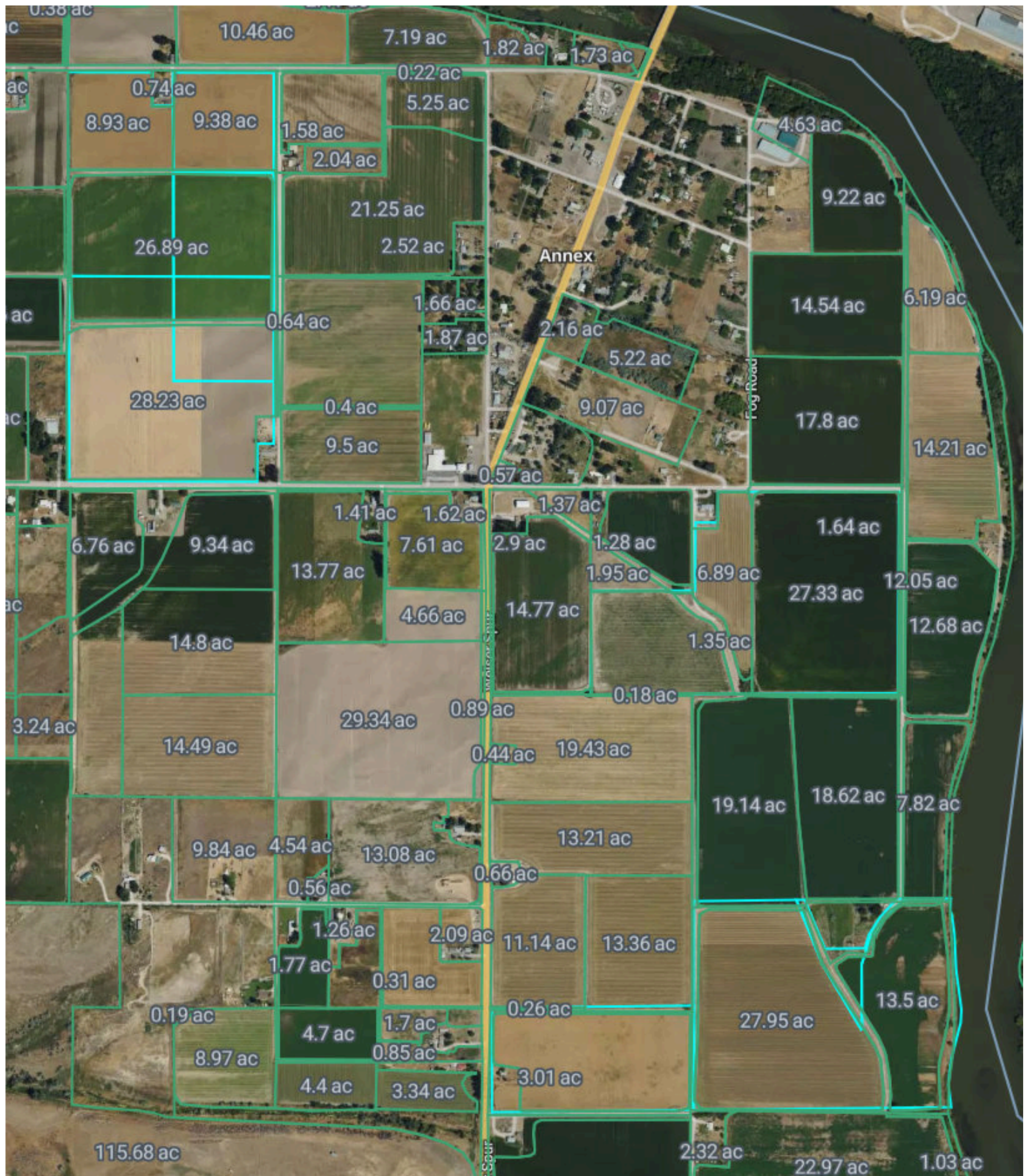
Crop History

Malheur County, OR

NaN Acres, 9 Boundaries

2023

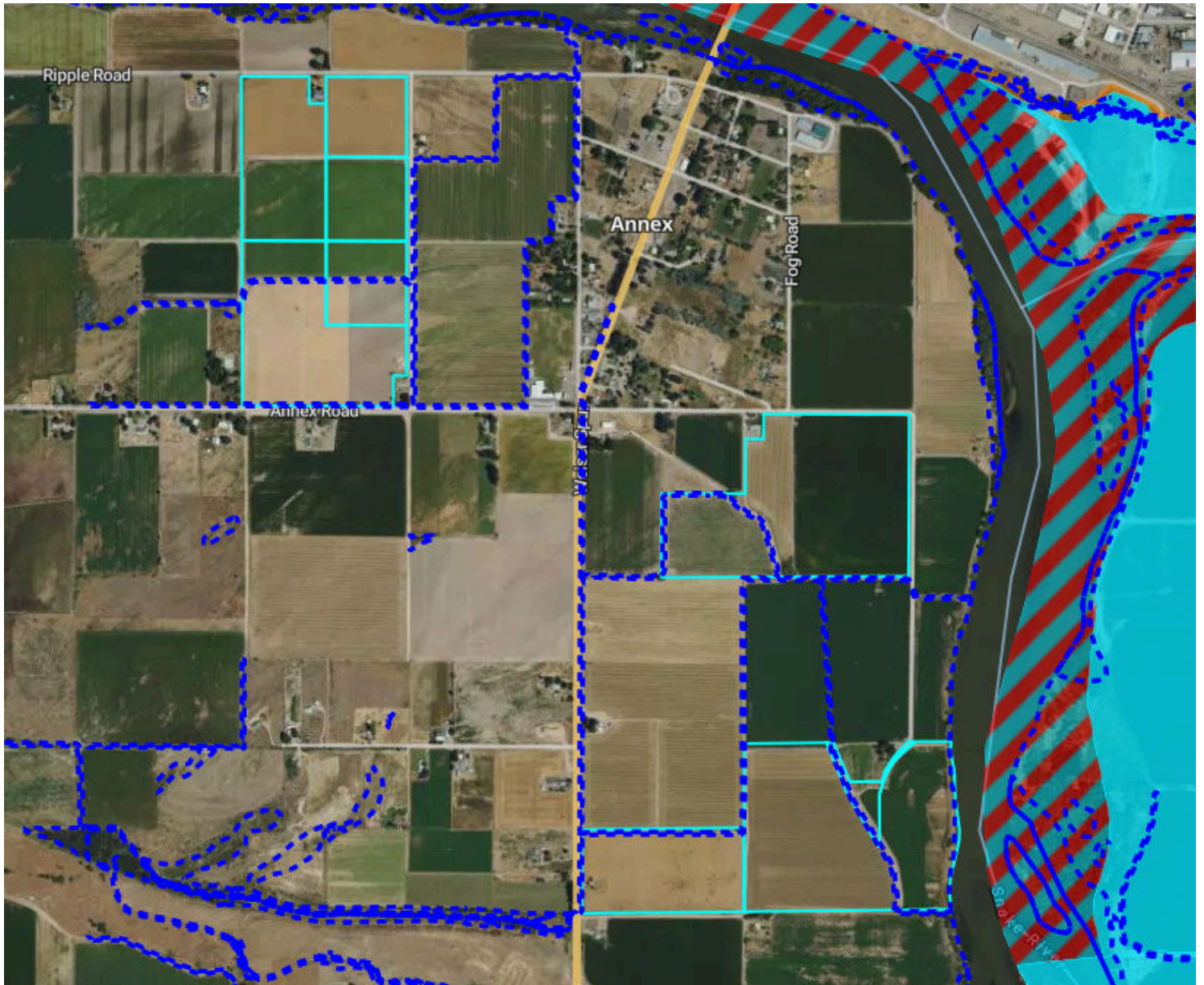




Flood (FEMA Report)

Malheur County, OR

NaN Acres, 9 Boundaries



Flood Zone Hazard

- 0.2% annual flood hazard
- 1% annual flood hazard
- Future 1% annual flood hazard
- Increased risk due to levee
- Reduced risk due to levee
- Regulatory Floodway
- Special Floodway
- Wetlands