

Willow Creek Ranch

Legal description; tax parcels, property use:

The subject property is a contiguous farm comprised of sixteen tax lots located in northwestern Morrow County and northeastern Gilliam County. It is located in Sections 6, 7, 8, 16, 17, 18, 19, 20 and 21 in Township 2 North Range 23 East of the Willamette Meridian in Morrow County and Sections 13 and 24 in Township 2 North Range 22 East of the Willamette Meridian in Gilliam County. The farm is located on the along Willow Creek south of Interstate-84, southeast of the Highway 74 interchange. It is approximately twelve miles southeast of the interchange. The subject is surrounded on all sides by neighbor farms.

Identified by the following Assessor's Maps and tax lots:

Morrow County		
Map & Tax Lot	Reference	Acres
2N23/800	5223	44.37
2N23/1201	8220	168.06
2N23/1300	5229	500.79
2N23/1401	8218	407.27
2N23/1600	5231	37.41
2N23/1602	8215	885.93
2N23/1603	8666	1.38
2N23/1604	8667	3.00
2N23/1605	8730	4.59
2N23/2100	5232	219.74
2N23/2101	8659	286.24
2N23/2200	5233	77.00
2N23/2201	8642	77.00
2N23/2400	5236	80.00
2N23/1600	62239	Mnf Hm
2N23/1602	62468	Mnf Hm
Total		2,792.78

Gilliam County

Map & Tax Lot	Reference	Acres
2N22/1200	1383	640.00
2N22/1900	1390	80.00
Total		720.00

Total Both Counties 3,512.78

Site Description:

SIZE: The total farm size is 3,512.78 acres according to the county assessors' plat maps. For the purposes of this appraisal the size was rounded to 3,513 acres.

The original report had a total farm size is 3,519.32 acres according to the county assessors' plat maps. For the purposes of original appraisal the size was rounded to 3,519 acres. These figures included a tax lot that was the abandoned railroad right-of-way. This 33.03-acre tax lot was being purchased from Morrow County at the time of the original appraisal. It had not closed as of the original date of inspection. This parcel was included since it had already been integrated in the farming operation. The county has since redrawn the plat map and consolidated the tax lot representing the abandoned right-of-way into the adjoining tax lots.

These figures exclude county and state roadways. The acreage is categorized as follows:

Circle Irrigated -	718 acres
Other Irrigated -	85.6 acres
Tillable (CRP) -	511.4 acres
Other Tillable -	627 acres
Range Land -	1,466.6 acres
Waste -	94.2 acres
Farmsteads -	10 acres
Total -	3,512.8 acres

Willow Creek Ranch Soils description:

2/07

The NRCS lists the farm's soil types as Esquatzel Silt Loam, Kimberly Fine Sandy Loam, Sagehill Fine Sandy Loam, Warden Very Fine Sandy Loam and Warden Sandy Loam. *The surface layer varies from 15" to 18" thick with substratum extending to 60"; or more.* Available water capacity varies from 5 to 12 inches. Runoff is slow and erosion hazard is slight. The hazard of soil blowing is moderate. Soils are rated I to IIe, under irrigation. *When irrigated, the soils are capable of growing all crops common to the area.* The slope or topography of the property is considered to be nearly level along the creek and undulating to steep in the foothills west of the bottomland. *Elevation ranges from 500-330 feet along Willow Creek to a high of 816 feet in the southwest corner of the property.* The rainfall for the area is 9-11 inches and the growing season is 180-200 days.

Soil types:

Esquatzei Silt Loam This is a very deep well drained soil that has a representative surface layer of about 17 inches and the subsoil is 8 inches thick. The substratum extends to a depth of 60 inches or more. The permeability of this soil is moderate and the effective rooting depth is 60 inches or more. Available water capacity is 7.5 to 12 inches. Water supplying capacity is 5 to 9 inches. Runoff is slow and the hazard of erosion is slight. Flooding is rare. As irrigated, this soil has a class one rating.

Kimberly Fine Sandy Loam This is a very deep well drained soils that has a surface layer of 15 inches and a subsoil of 18 inches. The substratum extends to a depth of 60 inches or more. Permeability of this soil is rapid and effective rooting depth is 40 inches to more than 60 inches. Available water capacity is 8 to 9 inches and water supply capacity is 8 to 11 inches. Runoff is slow and the hazard of erosion is slight. This soil is subject to rare flooding. This soil has a class one rating under irrigation.

Sagehill Fine Sandy Loam This is a very deep well drained soil with a surface layer of 5 inches and a subsoil of 16 inches. The substratum extends to 60 inches or more. Permeability of this soil is rapid and effective rooting depth is restricted by semi-consolidated, water laden silt of a depth of 20-40 inches. Available water capacity is 9 to 10.5 inches and water supply capacity is 5 to 9 inches. Runoff is slow and the erosion hazard is slight. The hazard of soil blowing is moderate. This soil has a Ie capability rating as irrigated.

Warden Very Fine Sandy Loam This is a very deep well drained soil with a surface layer of 5 inches and a subsoil about 15 inches thick. The substratum is calcareous and extends to a depth of 80 inches or more. Permeability of this soil is moderate and available water capacity is 11 to 12 inches with a water supply capacity of 6.5 to 9

inches. Effective rooting depth is more than 60 inches. Runoff is slow and the hazard of water erosion is slight. The hazard of soil blowing is moderate. This soil has a capability rating as irrigated.

Warden Silt Loam This soil is basically the same as above except the texture is more silt than sand. This soil has a class one capability rating as irrigated. The other soil on subject property is the Rock Out Crop Complex. This soil is very well named for the type of soil and more particularly Rock Out Crops.

The slopes or topography of the subject property is considered as nearly level along the creek and undulating to steep in the foothills west of the bottomland. A topography map has been prepared and can be located in the addendum to this report.