



**PUBLISHED RESERVE:** \$495,000  
**LAST ASKING:** First Time Offered  
**SIZE:** 75± Acres  
**ZONING:** F-1 – Exclusive Farm Use  
**PROPERTY INSPECTION:** Date

Time  
 Saturday, October 19 10 a.m. to 12 p.m.  
 Sunday, November 3 10 a.m. to 12 p.m.

**FINANCING:** None – All Cash

**DESCRIPTION:** This 75± acre dairy is located three miles southwest of Tillamook, along both Fraser Road and by the Tillamook River. Tillamook County has over a one-hundred-year history in the dairy industry, and is home to the Tillamook County Creamery Association (TCCA) which produces more than 78 million pounds of cheese yearly. There are over 100 dairy farms that are members of the TCCA. Acquisition of this dairy farm provides a new opportunity as a family dairy, re-use as a goat dairy, or secondary facility for dry cows and heifers, or for grazing and silage. There is a four bedroom, two bath home and dairy complex that has 28,800± square feet of improvements. The dairy had a mixed herd of Holsteins and Jerseys, plus dry cows, heifers, and calves. The property has not been operated as a dairy farm for several years.

There are 71± acres of pasture that is fenced, and is low ground separated from the Tillamook River by Fraser Road which forms a dike above-grade from the property. Three tide gates, and canals, channel water run-off. The property has the benefit of not being subject to any drainage cost special assessment from a drainage district. Annual assessments in Tillamook are \$25 per acre.

The residence and dairy complex are located toward the northern portion of the property on 2± acres that are the highest elevation portion of the property, which has its entry drive from Fraser Road. There is excellent hunting and fishing on the property.