

IMPROVEMENTS

Residence

The 2,226± square foot, one level home has four bedrooms, two baths, living room, family room, kitchen/dining and laundry room. There is a fireplace in the living room, and a deck off both the living room and kitchen. The family room ceiling is vaulted, and has exposed beams, made of tongue and groove knotty cedar. A two-car garage is attached to the home. Heating is electric baseboard units. The home was remodeled in 1984, and is in need of some repair. An on-site septic services the home. Water is supplied by Twin Hills Water District.



Horse Shed

This 680± square foot pole building, with four skylights, is located near the home and is recently constructed. There are two 10 foot openings and four stalls with outside access.

Dairy Complex

There are over 28,800± square feet of improvements that include: milking parlor, loft barn, connector barn, free-stall barn, lean-tos, machine shed, calf shed and heifer barn.

Milking Parlor: Concrete block construction 25' x 34' with herringbone double-five. There is a 2,000 gallon Mueller brand high-perform tank with refrigeration control and cleaning system, filters, pumps and agitator. There is an Alfa Lavai Agri Series 3000 Auto Wash mounted on the wall.



Loft Barn: Wood frame on concrete foundation, 34' x 90'. A rank of 18 free stalls run down both sides, with open central bay. Lean-tos are attached to both sides of the loft barn.

Connector Barn: This 20' x 96' structure, with scored concrete floor, extends between loft barn and its lean-to, and is a newer free-stall barn

Free-Stall Barn: Pole frame structure 54' x 96' with concrete floor and curbs. It houses a double rank of loop pipe stalls down the middle, and single ranks on both sides. There are 84 stalls designed for 1,400 – 1,600 pound cows.

Lean-Tos: They flank the east and west sides of the complex, with pole construction and metal roof, and total 9,454± square feet. The concrete floor is scored, and locking head stanchions extend the full length. Concrete aprons on the outside support the feed wagon.

Machine Shed: The 24' x 48' structure has a shed roof with metal sides and the floor is concrete slab. It is wired, and has a wash room.

Calf Shed: The 20' x 60' structure has a concrete floor with catch basin.

Heifer Barn: The barn was constructed for multi-purpose use, and is 72' x 84' with 18' lean-to. The central bay is 32' wide, and combined feeding areas are along both outboard sides and a feed storage area in the center. Clear height is 16'. The lean-to sides offer heifer-sized free stalls in banks along both outboard walls.

Manure Storage: Manure tanks consist of four in-ground tanks and one above-ground tank. The in-ground tanks consist of a 30,000 gallon tank and a 40,000 gallon tank in the cow barns, and two 30,000 gallon tanks in the heifer barn. The above-ground tank can hold 625,000 gallons. The Seller has cleaned out all five tanks. **Equipment:** All equipment is being sold with the property. Please see Supplemental Information Package for details.

LOCATION: 130 Fraser Road, Tillamook, Oregon. Township 1 South, Range 10 West, Section 35, Tax Lot 700 and Township 2 South, Range 10 West, Section 2 A, Tax Lot 202

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, NOVEMBER 20, 2013