

# 790 Hartley Road

+/- 6.05 Acres with Water Rights in Phoenix



790 Hartley Road  
Phoenix, Jackson County, Oregon

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**MARTIN**  
OUTDOOR PROPERTY GROUP

## Remarks

This prime agricultural property totals 6.05 acres with 5.40 acres of water rights from the Talent Irrigation District, just outside of Phoenix, Oregon. This site allows for very efficient farming, with its rectangular shape, level topography, and quality soils. The property is entirely Class II soils, with +/-4.60 acres being Gregory silty clay loam and +/-1.45 acres being Coleman loam. This property offers someone a great opportunity for high quality niche agricultural commodities. The location benefits from easy access to Interstate 5, as well as the Rogue Valley International Airport, and is just minutes from all the conveniences of Medford, Phoenix, and Talent. An established gravel road also provides great access along the western side of the property. Southern Oregon is known for its stunning natural beauty, a developing wine industry, four distinct seasons including a mild winter, and a long growing season - all with a rich small-town culture.

## Property Identification

The property has a physical address of 790 Hartley Road, Phoenix, Oregon 97535. It is made up of 1 parcel/1 tax lot and 1 account number.

Township	Range	Section	Tax Lot	Account #	Acres
38	1W	22B	1100	10032071	<u>6.05</u>
<b>Total</b>					<b>6.05</b>

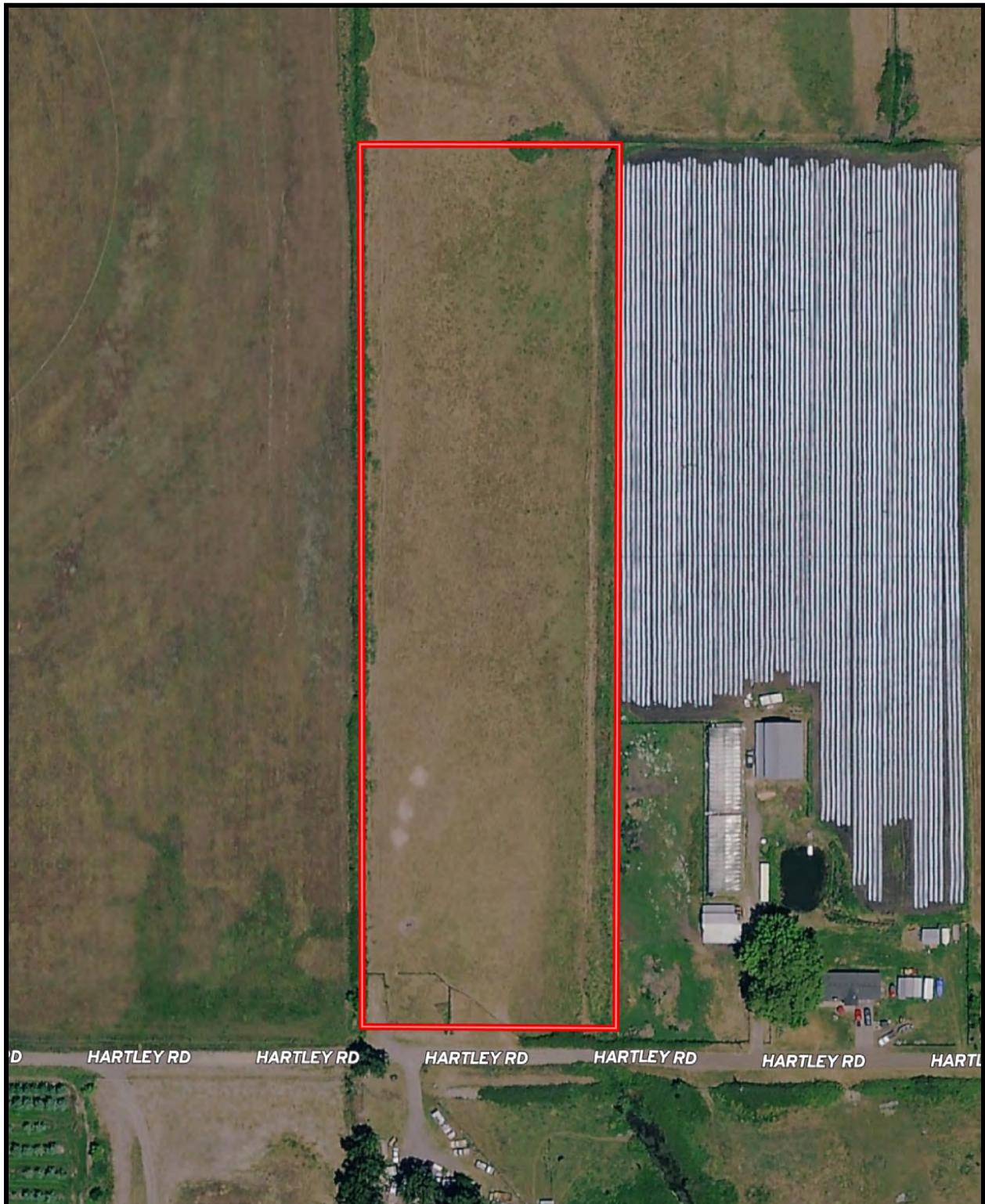
## Property Details

<b>Access:</b>	Access is via a dirt driveway off of paved Hartley Road
<b>Present Land Use:</b>	Vacant land
<b>2021-2022 Taxes:</b>	\$71.72
<b>Zoning:</b>	EFU (Exclusive Farm Use)
<b>Elevations:</b>	+/- 1,600 feet above sea level
<b>Topography:</b>	Level
<b>Soils:</b>	The property has +/- 4.6 acres of Class II silty clay loam and +/- 1.43 acres of Class II coleman loam
<b>Water Rights:</b>	5.40 acres from the Talent Irrigation District
<b>Water Costs:</b>	\$437.80
<b>Domestic Water:</b>	None at this time

**Sanitation:** None at this time

**Additional Features:** Multiple easy access points along the western boundary, very efficient shape for farming

## Aerial Exhibit



# Soils Map



 Boundary 6.03 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
76A	Gregory silty clay loam, 0 to 3 percent slopes	4.6	76.29	0	54	2w
34B	Coleman loam, 0 to 7 percent slopes	1.43	23.71	0	52	2e
TOTALS		6.03(* )	100%	-	53.53	2.0



## Notice of Disclosures

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein; all information contained herein is subject to change, errors, and omission and is subject to your independent verification. Landleader NW LLC assumes no liability for inaccuracy contained herein. The information contained in and transmitted with this communication is strictly confidential, is intended only for the use of the intended recipient, you are hereby notified that any use of the information contained in or transmitted with the communication or dissemination, distribution, or copying of this communication is strictly prohibited by law. If you have received this communication in error, please immediately return this communication to the sender and delete the original message and any copy of it in your possession.

## Locational Attributes

**Southern Oregon Region:** Southern Oregon is strategically located midway between Portland and San Francisco on Interstate 5, with convenient connections to the Oregon coast via Highway 199 and to eastern Oregon via Highways 62 and 140. This good transportation network helps link the most populated cities in the region of Medford, Ashland, Jacksonville, and Grants Pass.

Southern Oregon is an outdoor lifestyle paradise – if there is something related to the outdoors that you love doing, you can do it here! Recreation in the area is vast and there is no shortage of hiking trails, fishing holes, or live water activities due to the abundance of rivers and lakes. The region is home to a wide array of natural amenities like Crater Lake, the Oregon Caves National Monument, and the Rogue River. The area enjoys a mild Mediterranean climate with four distinct seasons and mild winters.

Timber, pears, and cattle have historically been the leading agricultural economic drivers in Southern Oregon. In recent years the region has seen a rise in other types of agriculture including row crops (hemp) as well as permanent plantings (wine grapes). In more recent years, the area has begun to see increase in notoriety within the wine industry for the region's ability to grow many different varieties at a high quality.

## Climate

From a climate perspective, Southern Oregon offers the most diverse climate conditions in Oregon and arguably in the United States. According to Dr. Greg Jones, a local expert climatologist, the maritime air masses that originate over the Pacific are cooled by the ocean currents offshore and moderate the climate of the region. The Rogue Valley has the higher elevations and, along with their general north-south tending valleys, proximity to the ocean, and intervening topographical barriers, creates a climate transect of wetter and cooler conditions in the western parts of the region to the warmer and drier eastern areas, creating great conditions for agricultural use and an overall enjoyable climate.

Winter temperatures below freezing and summer temperatures above 90°F are common. July average maximum temperatures range from the upper 80s to the lower 90s and January average minimum temperatures range from the upper 20s to the lower 30s. The growing season, defined by the median dates of the first and last 32 degree frost, varies from 138-174 days and growing season temperatures vary with an average from the upper 50s to the lower 60s. Precipitation varies from 18-60 inches across the region, with an average of just over 21 inches for the year, with less than 15% of it coming during the growing season.

*Sources: Greg Jones, <https://www.linfield.edu/wine/greg-jones.html> and Sperling's Best Places.*

# Exhibit A

(Property Information)



**First American Title™**

**Jackson County Property Profile Information**

Parcel #: 10032071

Tax Acct#: 381W22B001100

Owner: **5012 Colver Rd LLC**

CoOwner:

Site: **Hartley Rd**

**Phoenix OR 97535**

Mail: 1271 Evergreen Rd 901

Redway CA 95560

Land Use: 550 Farm - Exclusive Farm Use (EFU) - Vacan

Std Land Use: AMSC - Agricultural Misc

Legal:

Twn/Rng/Sec: 38S / 01W / 22 / NW

**ASSESSMENT & TAX INFORMATION**

Market Total: **\$261,140.00**

Market Land: **\$261,140.00**

Market Impr:

Assessment Year: **2021**

Assessed Total: **\$5,530.00**

Exemption:

2020 Taxes: **\$69.38**

Levy Code: 0408

Levy Rate: 12.9239

**SALE & LOAN INFORMATION**

Sale Date: 01/08/2021

Sale Amount: \$675,000.00

Document #: 2478

Deed Type: Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

**PROPERTY CHARACTERISTICS**

Year Built:

Bedrooms:

Bathrooms:

Total SF:

Basement SF:

Lot Size: 6.05 Acres (263,538 SqFt)

Garage SF:

Heat Source:

Fireplace:

Lot:

Block:

Plat/Subdiv:

Zoning: County-EFU

School Dist: 4 Phoenix-Talent

Primary School: Phoenix Elementary School

Middle School: Talent Middle School

High School: Phoenix High School

Census: 1028 - 001602

Watershed: Bear Creek

Recreation:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

**STATEMENT OF TAX ACCOUNT**  
**JACKSON COUNTY TAX COLLECTOR**  
**JACKSON COUNTY COURTHOUSE**  
**MEDFORD, OR 97501**  
**(541) 774-6541**

[Click here to make a credit card or e-check payment](#)

30-Dec-2021

5012 COLVER RD LLC  
1271 EVERGREEN RD 901  
REDWAY CA 95560-9729

Tax Account #	10032071	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0408
Situs Address	790 HARTLEY RD PHOENIX/COUNTY OR	Interest To	Dec 30, 2021

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$72.36	\$71.72	\$0.64	\$0.00	\$71.72	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$69.38	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$67.57	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$65.60	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.49	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$59.88	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$57.36	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$55.06	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.32	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$49.55	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$48.26	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$47.49	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$46.38	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$44.73	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$44.02	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$44.67	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$44.35	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$45.37	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$46.64	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$44.95	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$43.53	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$39.33	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$37.39	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$38.90	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$38.31	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$33.75	Nov 15, 1996
<b>Total</b>		\$72.36	\$71.72	\$0.64	\$0.00		

RECORDING REQUESTED BY:



744 NE 7th Street  
Grants Pass, OR 97526

**GRANTOR'S NAME:**  
Jerry S. Swanson Revocable Trust U/T/D January 28, 2006 and  
Jan M. Swanson Revocable Trust U/T/D January 28, 2006

**GRANTEE'S NAME:**  
5012 Colver Rd LLC

**AFTER RECORDING RETURN TO:**

**Order No.:** 470320068506-RW  
Damon Stewart, Member  
5012 Colver Rd LLC  
1271 Evergreen Rd. #901  
Redway, CA 95560

**SEND TAX STATEMENTS TO:**

5012 Colver Rd LLC  
1271 Evergreen Rd. #901  
Redway, CA 95560

5012 Colver Road, Talent, OR 97540

Jackson County Official Records **2021-002478**

**R-WD**  
Stn=10 SHINGLJS **01/20/2021 02:50:04 PM**  
\$15.00 \$10.00 \$11.00 \$11.00 \$60.00 **\$107.00**

I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
Christine Walker - County Clerk

470320068506

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Jan M. Swanson, as trustee of the Jerry S. Swanson Revocable Trust U/T/A dated August 28, 2006, as to a one-half undivided interest, and Jan M. Swanson, as trustee of the Jan M. Swanson Revocable Trust U/T/A dated August 28, 2006, as to a one-half undivided interest, Grantor, conveys and warrants to 5012 Colver Rd LLC, an Oregon Limited Liability Company Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Jackson, State of Oregon:

SEE ATTACHED EXHIBIT "A"

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIX HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$675,000.00). (See ORS 93.030).

**Subject to:**

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

STATUTORY WARRANTY DEED  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1-8-21

Jerry S. Swanson Revocable Trust

BY: Jan M Swanson, Trustee  
Jan M. Swanson, Trustee

Jan M. Swanson Revocable Trust

BY: Jan M Swanson, Trustee  
Jan M. Swanson, Trustee

State of OREGON  
County of JOSEPHINE

This instrument was acknowledged before me on 1/8/2021 by Jan M. Swanson as Trustee of the  
Jerry S. Swanson Revocable Trust u/v/a August 28, 2006.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 1/21/2022



State of OREGON  
County of JOSEPHINE

This instrument was acknowledged before me on 1/8/2021 by Jan M. Swanson as Trustee as  
Trustee of the Jan M. Swanson Revocable Trust u/v/a August 28, 2006.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 1/21/2022



## EXHIBIT "A"

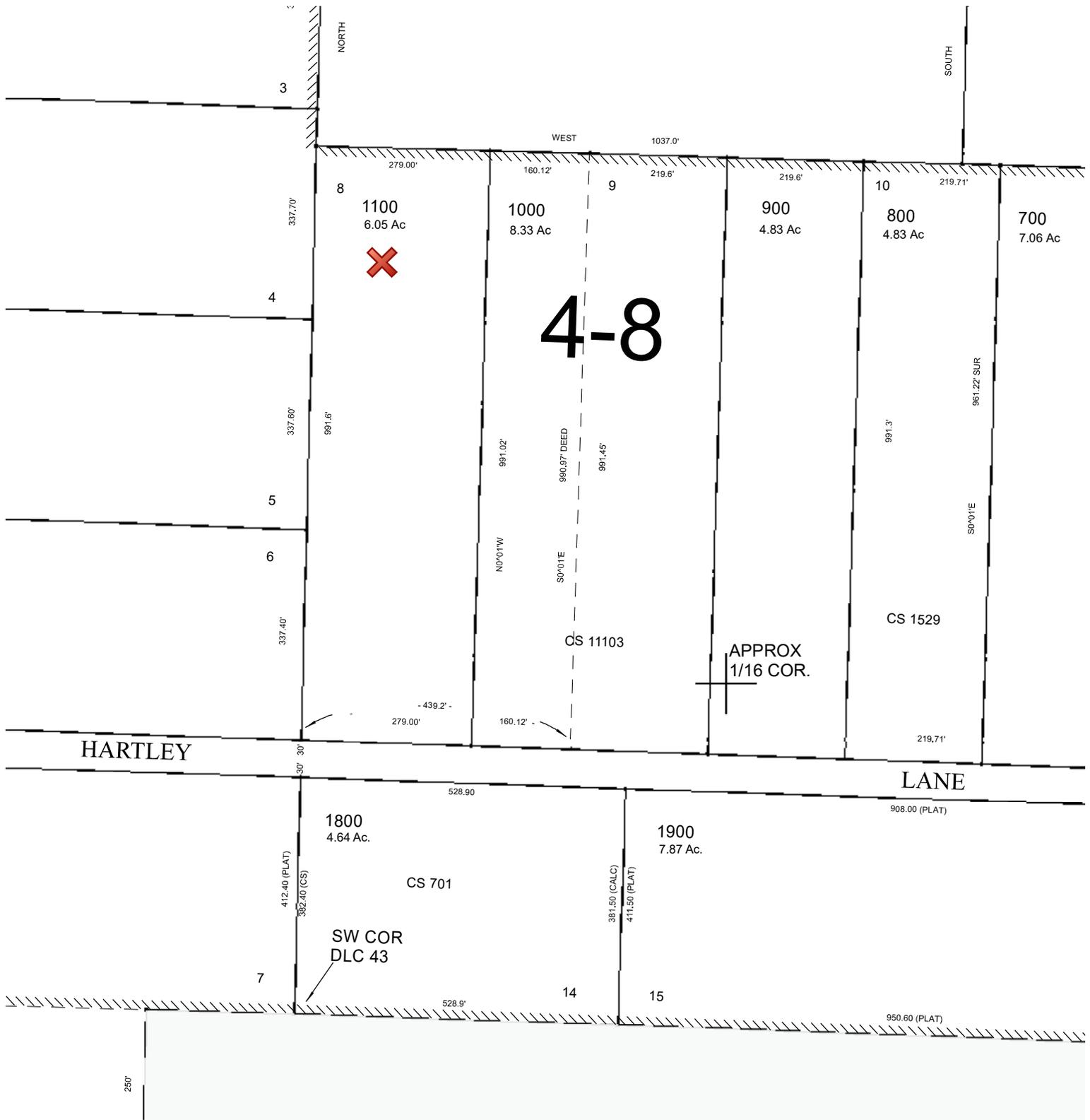
### Legal Description

TRACT A: That portion of the following described property lying westerly of the right of way of the Central Oregon and Pacific Railroad: Beginning at a point on the west line of Donation Land Claim No. 43 in Township 38 South, of Range 1 West of the Willamette Meridian in Jackson County, Oregon, from which point the northwest corner of said Claim bears North 2828.0 feet distant; thence East 3645.0 feet to the center of the County Road; thence South 33°15' East along the center of said road, 348.5 feet; thence South 36°30' East continuing along said road, 274.0 feet; thence West 3990.0 feet to the west line of said Claim; thence North 504.0 feet to the point of beginning. EXCEPTING THEREFROM land conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded in Volume 214, page 342 of the Deed Records of Jackson County, Oregon. ALSO, EXCEPTING THEREFROM the following: Commencing at a point on the west line of Donation Land Claim No. 43 in Township 38 South Range 1 West of the Willamette Meridian in Jackson County, Oregon, from which point the northwest corner of said Claim bears North 2828.0 feet; thence East 3520.97 feet, more or less, to a point on the southwesterly line of tract described in Volume 214, page 342 of the Deed Records of Jackson County, Oregon; thence West 216.5 feet to a iron bolt, the true point of beginning; thence West 222.0 feet to an iron pipe; thence South 175.0 feet to a 2" axle; thence North 79°47' East 222.0 feet to a post and pipe; thence North 1°29' East 135.0 feet to the true point of beginning.

TRACT B: Beginning at a point on the west line of Donation Land Claim No. 43 in Township 38 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, from which point the northwest corner of said Claim bears North 3332.0 feet distant; thence East 1037.0 feet to the northwest corner of tract described in Volume 89, page 613 of the Deed Records of Jackson County, Oregon; thence South 462.0 feet along the west line of said tract, to the north line of Midway Tract, according to the official plat thereof, now of record; thence West 1037.0 feet along said north line, to the west line of said Claim; thence North 462.0 feet to the point of beginning.

TRACT C: Beginning at a stone with "+" monumenting the northwest corner of Lot 8, MIDWAY TRACT Jackson County, Oregon, according to the official plat thereof, now of record; thence along the north line of said Lot, South 89°51' East 279.00 feet; thence South 0°01' East 991.02 feet to the south line of said Lot; thence along said south line, North 89°51' West 279.00 feet to the west line of said Lot; thence along said west line, North 0°01' West 991.10 feet (plat record 991.60 feet), to the point of beginning. EXCEPTING THEREFROM that portion lying within the County Road.

TRACT D: Lots Two (2), Three (3), Four (4), Five (5) and Six (6) of MIDWAY TRACT Jackson County, Oregon, according to the official plat thereof, now of record. EXCEPTING THEREFROM, that portion described in the instrument recorded January 29, 1945 in Volume 256, page 403 of the Deed Records of Jackson County, Oregon.



NORTH

SOUTH

WEST

8

1100  
6.05 Ac



1000  
8.33 Ac

9

900  
4.83 Ac

10

800  
4.83 Ac

700  
7.06 Ac

4-8

HARTLEY

LANE

1800  
4.64 Ac.

CS 701

SW COR  
DLC 43

1900  
7.87 Ac.

14

15

250'



Hartley Rd



# Taxlot



Subject



Taxlot



# Aerial



Subject



Taxlot



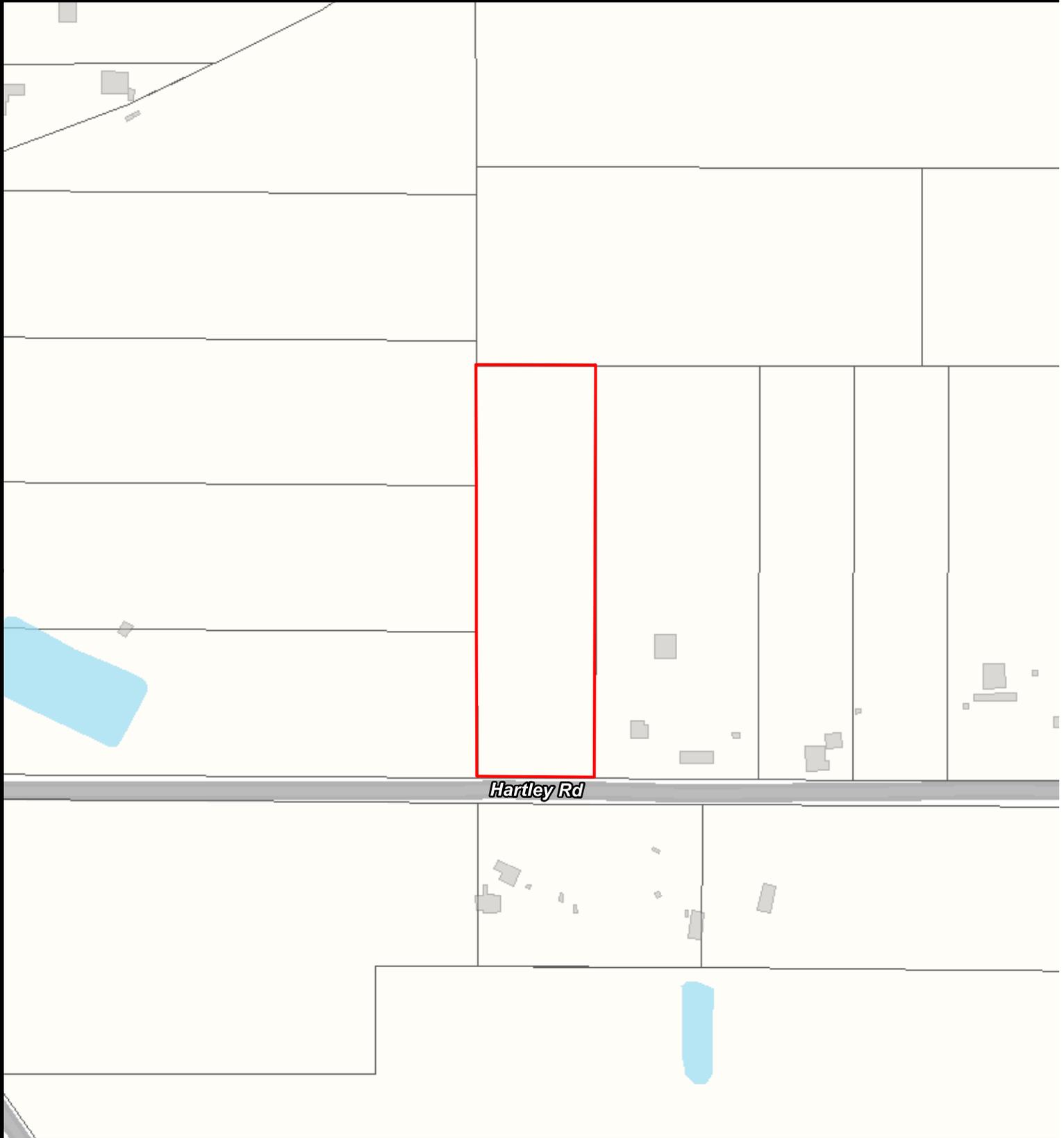
# Aerial



Subject



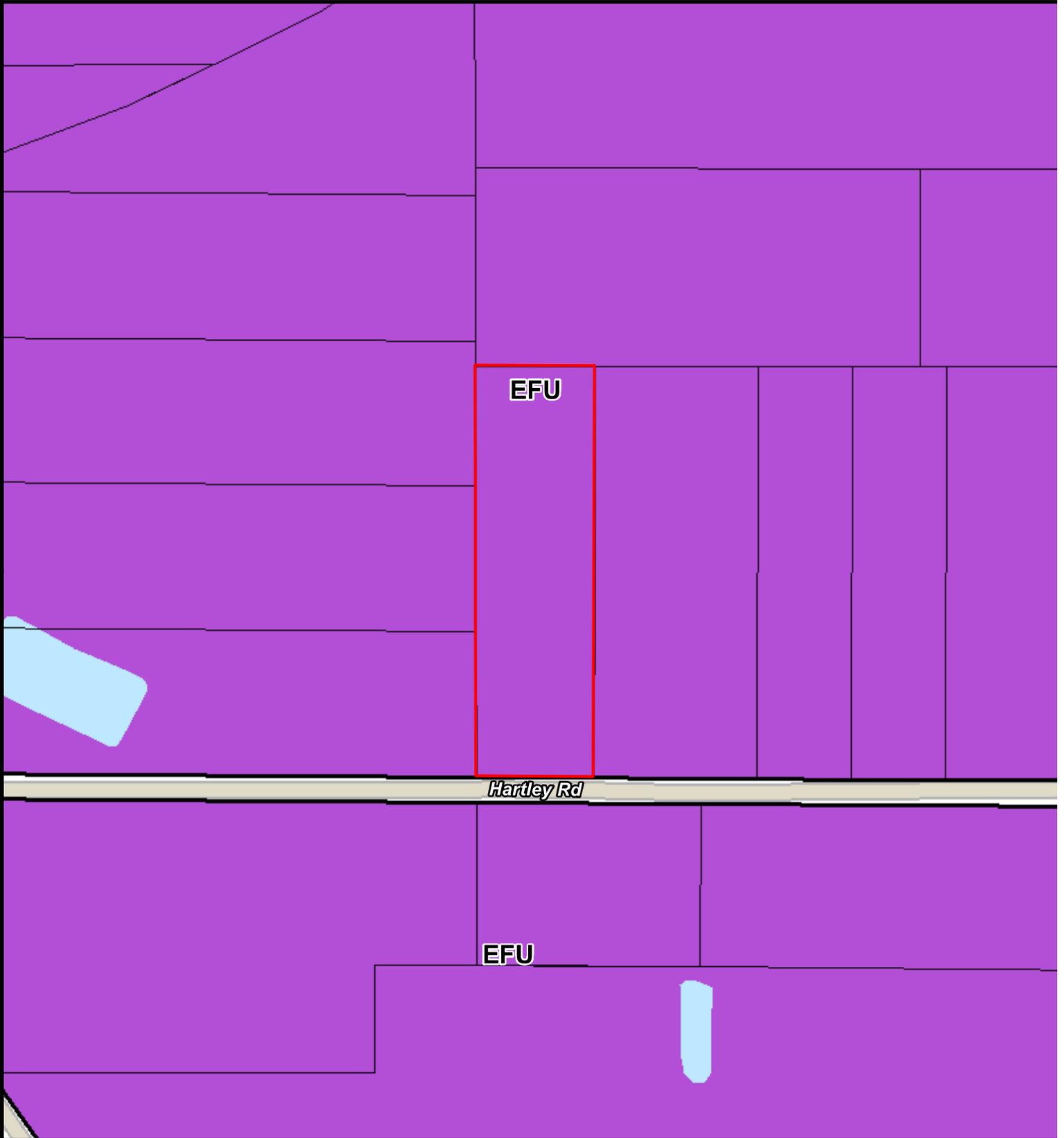
Taxlot



Hartley Rd

### Community

-  High School
-  Middle School
-  Elementary School
-  Water Feature
-  Hospital
-  Fire Station
-  Library
-  City Limits
-  Parks



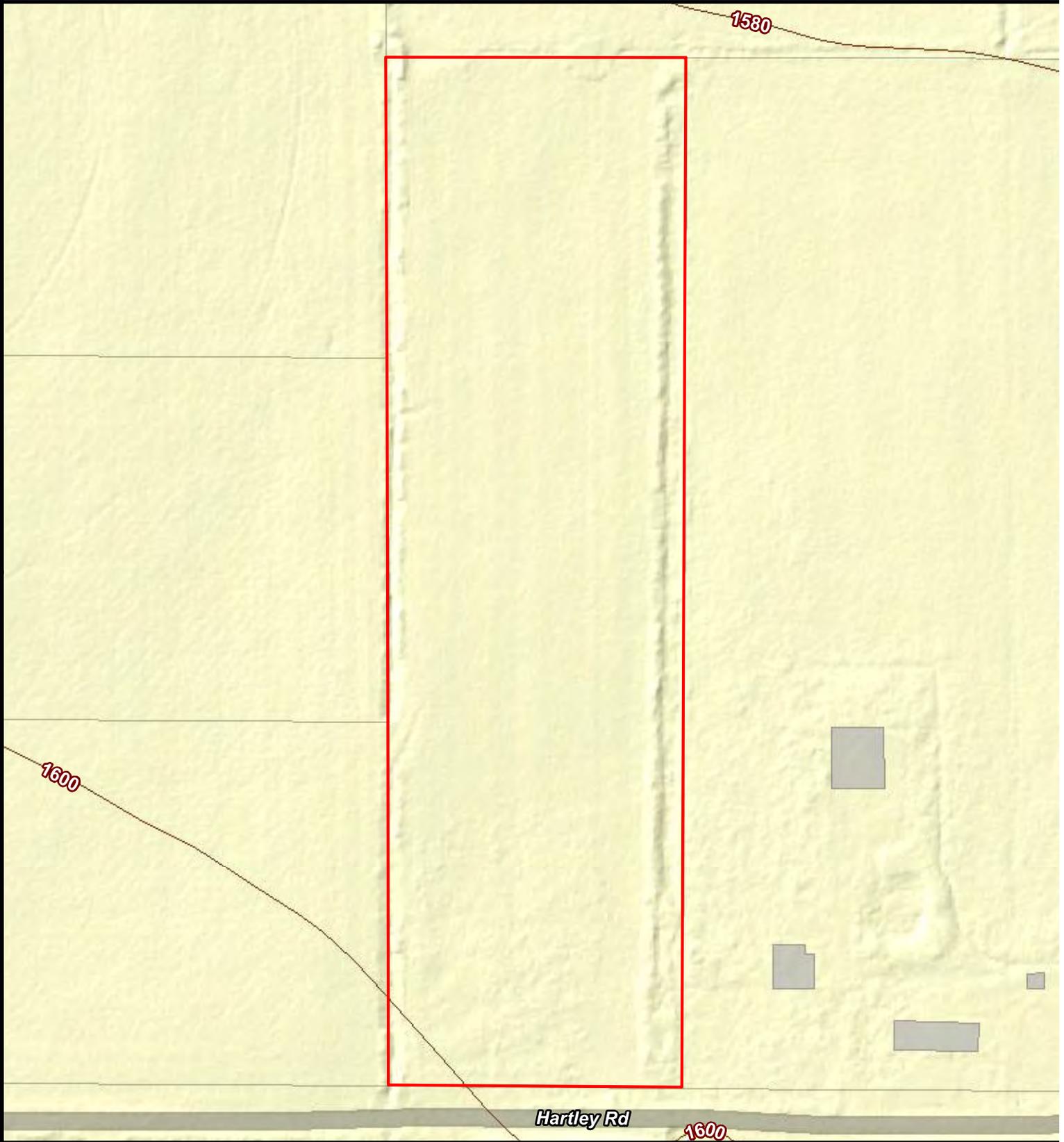
# Zoning



Subject

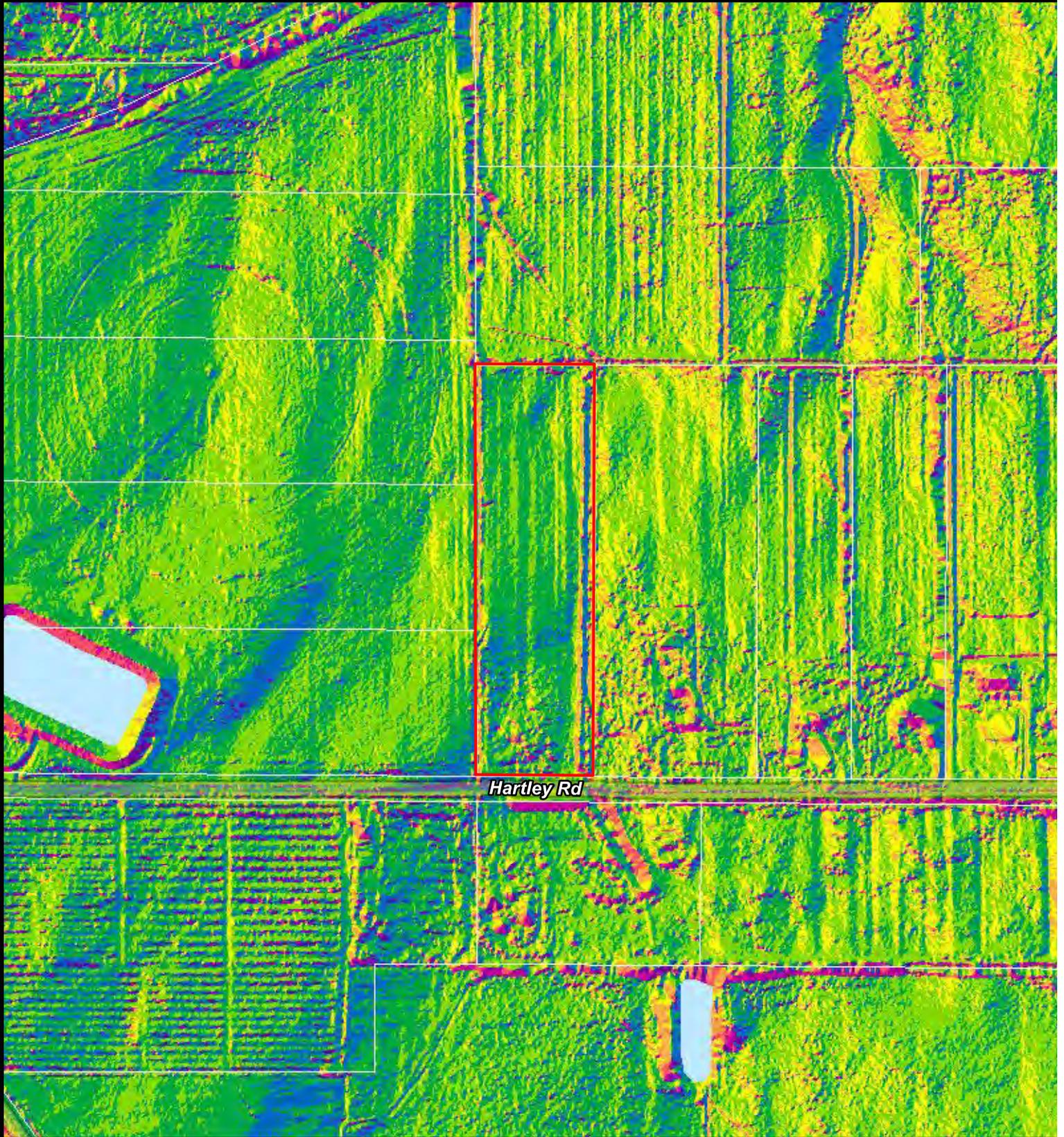


Taxlot



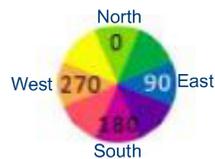
### Natural Features

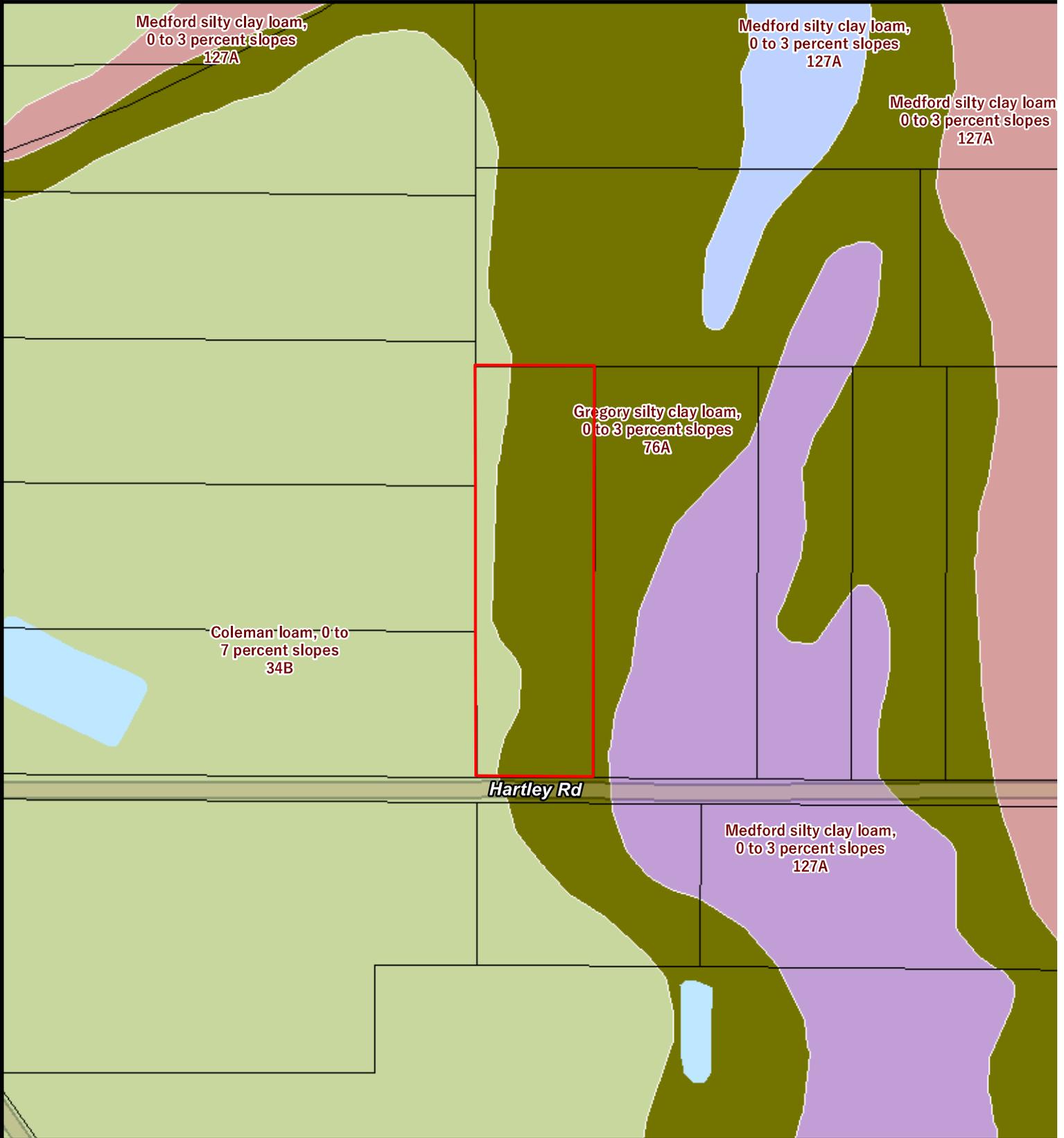
-  Contour
-  1% Annual Chance Flood
-  0.2% Annual Chance Flood
-  Special Floodway
-  Wetlands
-  Area of Undetermined Flood
-  Regulatory Floodway
-  Area with Reduced Risk Due to Levee
-  Future Conditions 1% Annual Chance Flood Hazard



Hartley Rd

### Aspect





# Soil



Subject



Taxlot

# Exhibit B

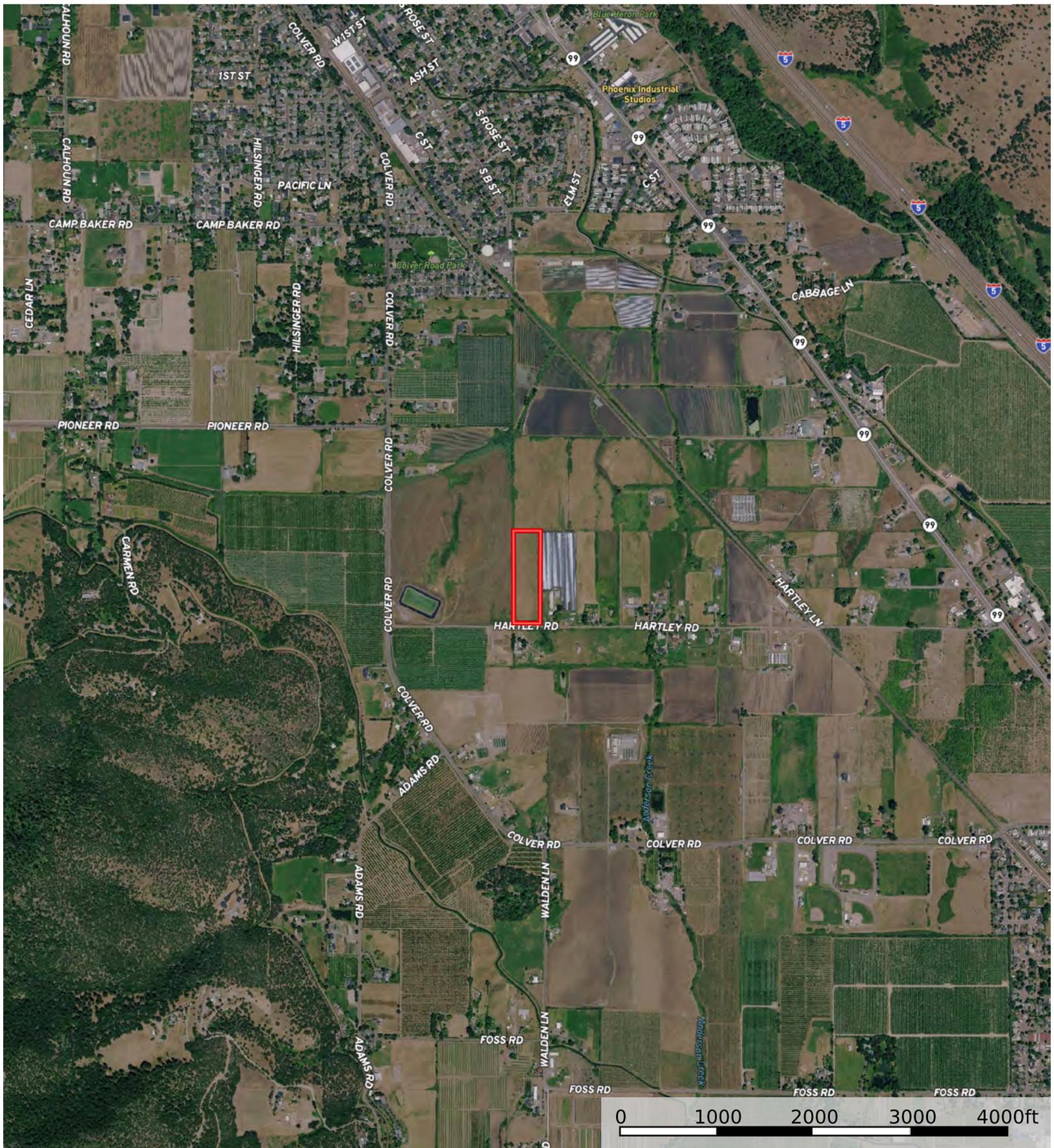
(Property Maps)

790 Hartley Road  
Oregon, AC +/-



 Boundary

# 790 Hartley Road Oregon, AC +/-



 Boundary

790 Hartley Road  
Oregon, AC +/-



 Boundary

790 Hartley Road  
Oregon, AC +/-



0 100 200 300 400ft

 Boundary

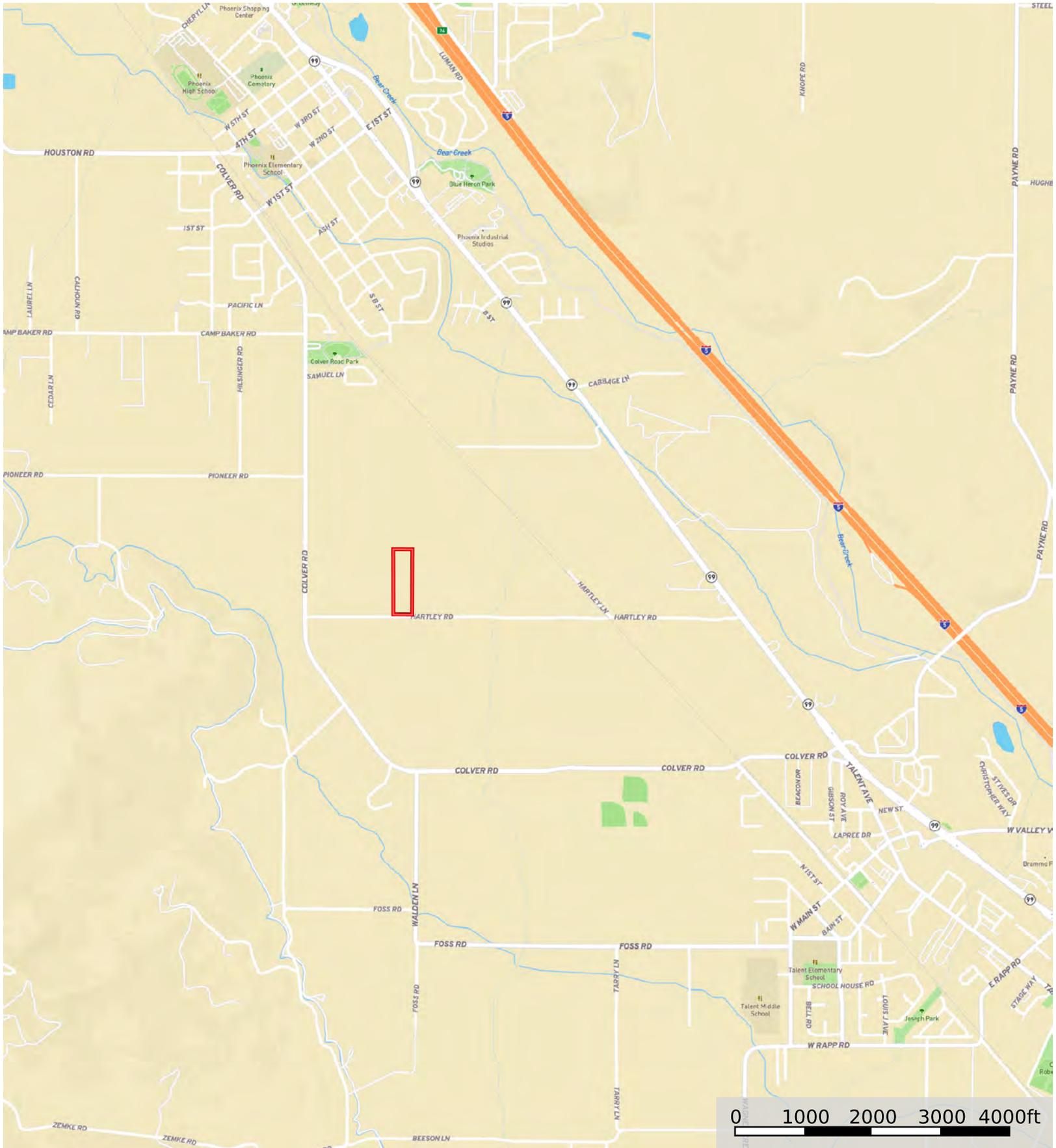
|  Boundary 6.03 ac

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34B	Coleman loam, 0 to 7 percent slopes	1.43	23.71	0	52	2e
TOTALS		6.03(*)	100%	-	53.53	2.0

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



# 790 Hartley Road Oregon, AC +/-



 Boundary