



## **Big Creek For Sale Online Info Session with EMSWCD Staff**

**September 5, 2024**

### **Questions and Answers from online discussion**

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**Question:** Who are the members of the Land Legacy Committee (the committee that will initially review the purchase offers).

**Answer:** The Land Legacy Committee is a full committee of the EMSWCD Board of Directors. They will have the opportunity to review all offers.

**Question:** Was the cabbage farmed (in the photo) previously conventional or organic?

**Answer:** Conventional.

**Question:** Has any soil testing been done recently?

**Answer:** We tested for pesticides and metals in 2021 and will share those results upon request to our Broker Chris Kelly.

**Question:** What does it mean that no more than one residence may be constructed and the buyer requires securing planning approval?

**Answer:** There is currently no residence on site. Multnomah County Planning has to approve any residence on the site and EMSWCD makes no guarantee that a residence will be approved, and the buyer would be entirely responsible for pursuing such approvals.

If a residence is approved, per the terms of the working farmland easement with EMSWCD, the residence would be limited to 1750 Sq. Feet.

**Question:** What is allowed with impermanent structures on the property for temporary farmhand dwelling?

**Answer:** Temporary farm labor housing (e.g. mobile housing) would be permitted on certain areas of the property, and potentially permitted on other areas of the property. The easement term sheet available from the Broker provides more details.

**Question:** Are there viewings of the property?



**Answer:** Yes, contact the brokers if you'd like to schedule a time to see the property. Direct any inquiries to Chris Kelly & Jamey Nedelisky, Berkshire Hathaway HomeServices NW Real Estate, (503) 666-4616.

**Questions about the water right/water service:**

**Answer:** The water right is a surface water right drawn from Big Creek with a priority date of 1957. To our knowledge, it has always provided adequate irrigation for crops cultivated on the property. A small portion of the property (northern tax lot) is not covered by the surface water right; Corbett water service is available to irrigate this portion of the property.

**Question:** Can you explain no farming operation that results in substantial soil removal?

**Answer:** Examples of such farm practices are sod farms, evergreen tree cultivation or ball and burlap nursery operations.

**Question:** Can we have livestock on the farm or only vegetables?

**Answer:** Yes, livestock are certainly allowed.

**Question:** Do you do owner financing?

**Answer:** We've not done owner financing to date.

**Question:** How do we submit the offer?

**Answer:** Through the broker. Reminder that all prospective buyers must review and agree to the easement terms and learn about the assessment criteria before submitting an offer.

**Question:** Can we offer below the listed price?

**Answer:** Yes. We will weigh all the criteria along with the purchase price offer.

**Question:** Can you say more about future restricted price for resale?

**Answer:** EMSWCD would look more favorably on offers that limited future resale to agricultural value. This is an amount reflective of farmer-to-farmer sale prices. More details are available in the working farmland easement documents the Broker can make available to prospective buyers.



**Question:** Can multiple buyers be owners? Can the lot be divided?

**Answer:** The lot can NOT be divided per state land use rules but there may be other creative ways to share ownership.