



25159 GRANGE HALL RD

PHILOMATH



**Oregon
Farm & Home**
★ BROKERS ★

KW MID-WILLAMETTE
KELLER WILLIAMS REALTY

FARMS • HOMES • RANCHES • LUXURY • LAND • TIMBER



Introduction

Gathering Together Farm at 25159 Grange Hall Road in Philomath presents a rare opportunity to acquire an iconic Willamette Valley agricultural operation combining productive farmland, residential living, commercial infrastructure, and a deeply rooted community presence. Spanning 33.57± acres across two tax parcels (174460 & 411682), the property is zoned EFU and features approximately 12± acres of water rights and 12± acres of tillable ground supported by productive Malabon, Conser, and Chehalem Silty Clay Loam soils. Bordering the Marys River, the setting offers both scenic appeal and long-term agricultural value in one of Oregon's most desirable farming regions. The property includes a remodeled 1938 farmhouse, studio cabin, extensive processing and farmstand facilities, multiple coolers, propagation houses, hoop houses, greenhouses, and agricultural support buildings designed for diversified organic production.

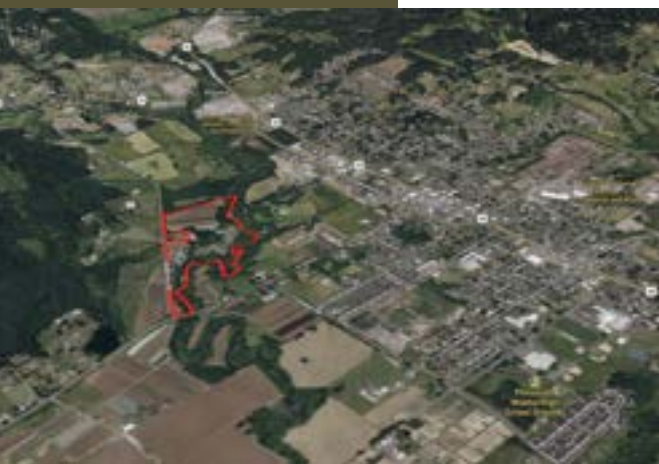
The primary residence offers 1,919± square feet with four bedrooms, two bathrooms, a formal dining room, den, granite and butcher block kitchen finishes, stainless steel appliances, wood stove, gas fireplace, covered patio, and jacuzzi. Additional living accommodations include a 612± square foot loft-style studio cabin with full kitchen, bathroom, and wood stove, ideal for guests, caretaker housing, or supplemental rental use. Commercial improvements include an 8,480± square foot farmstand and restaurant facility with produce sales areas, processing rooms, commercial kitchen, dining spaces, walk-in coolers, office space, and a wood-fired pizza oven. Additional agricultural infrastructure includes a 2,626± square foot pole barn, two large greenhouses, two heated propagation houses, and over 30,000 square feet of hoop houses supporting year-round production capabilities.



Location



Situated just outside Philomath and minutes from Corvallis, Gathering Together Farm enjoys exceptional access to the amenities and infrastructure of Oregon's central Willamette Valley. The property benefits from close proximity to Highway 20, Oregon State University, regional agricultural suppliers, and major consumer markets extending from Eugene to Portland. Philomath and nearby Corvallis are known for strong agricultural communities, vibrant farmers markets, outdoor recreation, and a thriving farm-to-table culture. The Marys River frontage enhances both the scenic setting and agricultural utility, while the surrounding region offers access to hiking, fishing, wineries, and coastal destinations within a short drive. The property also benefits from the economic stability and innovation driven by Oregon State University and the broader Benton County agricultural sector.



Opportunity

Gathering Together Farm represents far more than a traditional farmstead, it is an established agricultural brand with diversified income potential and extensive infrastructure already in place for continued growth. The combination of EFU zoning, productive soils, water rights, commercial kitchen facilities, retail farmstand operations, and established production infrastructure creates opportunities across multiple agricultural and hospitality sectors. Existing improvements support organic vegetable production, direct-to-consumer sales, CSA programs, wholesale distribution, agritourism, farm-to-table dining experiences, educational programming, and value-added food processing. The dual residential setup also creates flexibility for owner occupancy, employee housing, rental income, or multigenerational living arrangements.

The extensive agricultural infrastructure significantly reduces startup costs for future operators and positions the property for scalable production immediately upon acquisition. Multiple heated propagation houses, hoop houses, coolers, and processing facilities support season extension and year-round operational capabilities rarely found in a single offering. The established commercial improvements, destination farmstand, and restaurant spaces also provide strong potential for expanded agritourism, events, culinary experiences, and direct retail opportunities. With growing consumer demand for locally sourced organic food and increasing value placed on regenerative agriculture, Gathering Together Farm is uniquely positioned as both an operational farm and a long-term investment in Oregon's evolving agricultural economy.



Market Presence & Community Impact

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Land



ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

Land



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Land

Acres: 33.57 +/-

Parcel IDs: 174460, 411682

Zoning: EFU

Water Rights: 16.7+/- Acres

Irrigation: Hand Lines

Tillable Land: 12 +/- Acres

Soils: Malabon, Conser and Chehalem Silty Clay Loam

Fencing: Fenced Area for Dogs, Fenced Garden Area

Parking: RV Parking, Truck Parking and turn Around

Landscaping: Covered Pergola, Covered Pergola, Covered Bench Areas, Stone Walkways and Patio, English Style Gardens

Certified Organic by Oregon Department of Agriculture: One important advantage of purchasing GTF is that all the land they own and lease is certified organic and has been for the forty years they have farmed! Gathering Together has 63 acres In Organic Cultivation Including at their home base and other local farms.

Borders Mary's River!

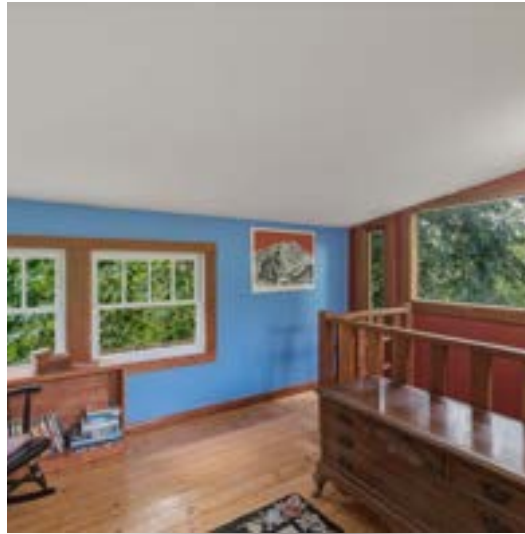


Home



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Cabin



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Home

Home

- 1919 SqFt
- 2 Story
- Built 1938, Remodeled 1997
- 4 Bedrooms
- 2 Bathrooms
- Kitchen: Granite and Butcher Block Countertops, Pantry with Built In Cabinets, Gas Fireplace, Stainless Steel Appliances
- Additional Rooms: Den, Formal Dinig Room
- Wood Stove, Mini-Split
- Covered Patio with Jacuzzi

Cabin

- 612 SqFt
- 2 Story (1 Loft Style Bedroom)
- Built 1980
- 1 Loft Bedroom
- 1 Bathroom
- Kitchen Island with Breakfast Bar
- Wood Stove, Mini-Split

Greenhouses & Hoophouses



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Farmstand & Restaurant



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Storage & Processing



Outbuildings

Farm Stand

- **8,480 SqFt**
- **Rooms: Processing Area, Office, Produce Display/Sales, 2 – Dining Rooms, Commercial Kitchen**
 - **Processing Area: Washing Sinks, Half Bathroom, 19' x 20' Walk In Cooler, 8' x 16' Walk In Cooler, 2 – 14' x 12' Overhead Doors**
 - **Loft Office: Single Wall Heat Pump, Wood Laminate Flooring, Accessible via Stairs**
 - **Commercial Kitchen: 3 Solar Heat Panels on Roof, Vinyl Flooring**
 - **Produce Displays/Sales with Dining Area: Full Bathroom with Walk In Shower, Vinyl Flooring, Wood Laminate Flooring, French Doors, Clear Fiberglass Roof, Wood Fire Pizza Oven**

Multi-Purpose Building (Pole Barn)

- **2,626 SqFt**
- **Rooms: Packing/Processing Area, Barn and Lean-tos, 15' x 19' Walk In Cooler, 9' x 12' Walk In Cooler**

Two Propagation Houses: 30 x 100 and 30 x 200, Double Poly Cover, Heated

Greenhouse: (1)– 30 x 100

Greenhouse: (2)– 30 x 200 greenhouses that are unheated

Greenhouse: (5)– 20 x 100

Spanish Style Greenhouse: (2)– 20 x 150

Spanish Style Greenhouse: (3) – 20 x 50

31 hoop houses on leased land (included in lease)

Systems

Septic #1: Standard Septic System,
Shared with Primary Home and
Studio Cabin

Septic #2: Resteraunt and
FarmStand

Well #1: Primary Dwelling, Studio
Cabin, Farm Stand and 2
Greenhouse

Well #2: Packing Shed (Approx 40
GPM)



SCAN HERE
FOR
BUSINESS
WEBSITE!

Seller Preferred Terms

- Offer Response Time: 5 Business Days
- Personal property to be included at \$0 value:
range and Dishwasher
- Contingent upon Buyers agreement for
Easement to POD for Seller's replacement
property at close of escrow.
- If buyers do not want the kitchen cabinets,
sellers would like to keep those at COE.
- Information link about business below.
 - <https://sites.google.com/view/gathering-together-farm-ofhb/home>
- Equipment list to be provided upon request
- Forms: OREF Forms
- Title and Escrow with Tara Riesterer In Albany
with Fidelity
- Plants Excluded: 10 Peonies (Small Bushes), 4 Iris,
1 Fish + Hook Plant, 2 Poppy, 2 Olive Trees (Small -
2' High), 1 Rose Sharon Bush, 1 Small Hydrangea,
24 Dahlia, 1 Lilac (6' High)

Property Maps

Maps provided via LandID

- Property boundaries
- Wetlands, Floodplain, Surface Water
- Countour



SCAN HERE
FOR AN
INTERACTIVE
MAP!

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Soil Report

Soil Report provided via LandID

Majority Soil Types

- Malabon Silty Clay Loam
- Conser Silty Clay Loam
- Chelahem Silty Clay Loam

111	Malabon silty clay loam, rarely flooded, 0 to 3 percent slopes	16.88
2205A	Conser silty clay loam, 0 to 3 percent slopes	7.55
36	Chelahem silty clay loam, 0 to 3 percent slopes	4.52
159	Water	3.33
37	Chelahem silty clay loam, 3 to 12 percent slopes	1.13

Water Rights

Water Rights provided by OWRD

Water Rights summary

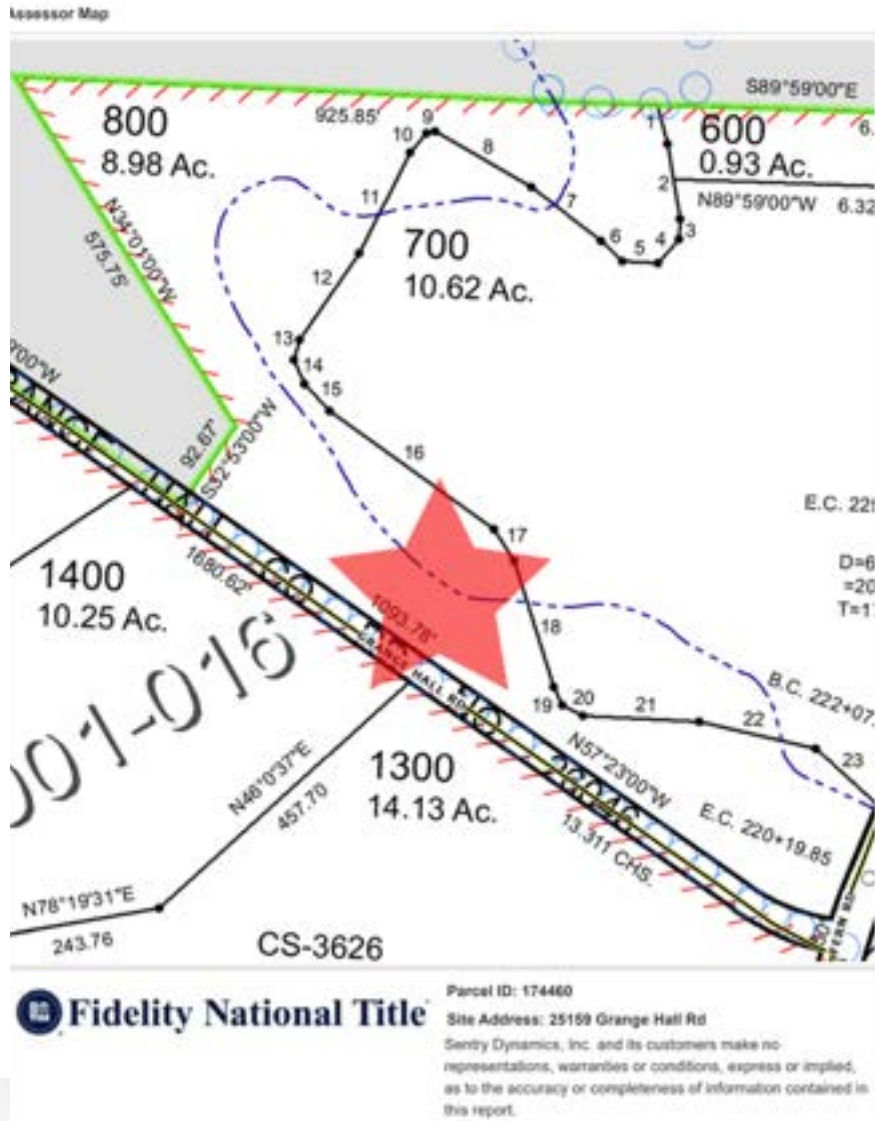
- 16.7+/- Acres of Water Rights from Mary's River, CERT 24183



County Info

List Pack provided by Fidelity National Title company

- Parcel ID 174460 | 8.98 Acres
- Parcel ID 411682 | 24.59 Acres
- Zoned EFU





Fidelity National Title

Benton County Property Profile Information

Parcel #: 174460

Owner: **Jesb LLC**

CoOwner:

Site: **25159 Grange Hall Rd**
Philomath OR 97370 - 9626

Mail: 25159 Grange Hall Rd
Philomath OR 97370 - 9626

Land Use: 551 EFU Farm/Range land Imprd

Std Land Use: 7005 - Orchard (fruit; nut)

Legal:

TwN/Rng/Sec: 12S / 06W / 13

ASSESSMENT & TAX INFORMATION

Market Total: **\$788,780.00**

Market Land: **\$375,770.00**

Market Impr: **\$413,010.00**

Assessment Year: **2025**

Assessed Total: **\$226,305.00**

Exemption:

Taxes: **\$3,412.65**

Levy Code: 1704

Levy Rate: 15.5239

SALE & LOAN INFORMATION

Sale Date: 07/11/2019

Sale Amount:

Document #: 2019-583669

Deed Type: Special Warranty Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

PROPERTY CHARACTERISTICS

Lot Size Ac: 8.98 Acres

Lot Size SF: 391,169 SqFt

Pool:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

Zoning: County-EFU

School Dist: 17J Philomath

Primary School: 17J Philomath Elementary School

Middle School: 17J Philomath Middle School

High School: 17J Philomath High School

Census: 3045 - 010800

Watershed: Marys River

Latitude: 44.530518

Longitude: -123.370959

Recreation:

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IMPROVEMENT: Dwelling

Improvement Use:

% Complete:

Total SqFt: 612

Finished SqFt: 612

Unfinished SqFt:

1st Floor SqFt: 360

2nd Floor SqFt:

3rd Floor SqFt:

4th Floor SqFt:

Improvement Desc: DWELL

Condition: F

Bedrooms: 1

Bath Full:

Bath 1/2:

Basement Fin SqFt:

Basement Unfin

SqFt:

Attic Fin SqFt:

Attic Unin SqFt: 252

PARCEL ID: 174460

Year Built: 1980

Eff Year Built:

Roof Type:

Roof Mat:

Garage SqFt:

Carport SqFt:

Patio:

Fireplace:

Heat Type: No heat-wood
stove/insert

IMPROVEMENT: Dwelling**PARCEL ID: 174460**

Improvement Use:	Improvement Desc: DWELL	Year Built: 1938
% Complete:	Condition: AV	Eff Year Built:
Total SqFt: 1,550	Bedrooms: 4	Roof Type:
Finished SqFt: 1,550	Bath Full: 2	Roof Mat:
Unfinished SqFt:	Bath 1/2:	Garage SqFt:
1st Floor SqFt: 1,154	Basement Fin SqFt:	Carport SqFt:
2nd Floor SqFt:	Basement Unfin SqFt:	Patio:
3rd Floor SqFt:	Attic Fin SqFt:	Fireplace:
4th Floor SqFt:	Attic Unin SqFt: 396	Heat Type: No heat-wood stove/insert

IMPROVEMENT: RES Feature**PARCEL ID: 174460**

Improvement Use:	Improvement Desc: ATTGAR	Year Built: 1938
% Complete:	Condition: AV	Eff Year Built:
Total SqFt: 396	Bedrooms:	Roof Type:
Finished SqFt:	Bath Full:	Roof Mat:
Unfinished SqFt: 396	Bath 1/2:	Garage SqFt:
1st Floor SqFt:	Basement Fin SqFt:	Carport SqFt:
2nd Floor SqFt:	Basement Unfin SqFt:	Patio:
3rd Floor SqFt:	Attic Fin SqFt:	Fireplace:
4th Floor SqFt:	Attic Unin SqFt:	Heat Type: UNKNOWN

IMPROVEMENT: Outbuilding**PARCEL ID: 174460**

Improvement Use:	Improvement Desc: MACHINE	Year Built: 1938
% Complete:	Condition: AV	Eff Year Built:
Total SqFt: 884	Bedrooms:	Roof Type:
Finished SqFt:	Bath Full:	Roof Mat:
Unfinished SqFt: 884	Bath 1/2:	Garage SqFt:
1st Floor SqFt:	Basement Fin SqFt:	Carport SqFt:
2nd Floor SqFt:	Basement Unfin SqFt:	Patio:
3rd Floor SqFt:	Attic Fin SqFt:	Fireplace:
4th Floor SqFt:	Attic Unin SqFt:	Heat Type: UNKNOWN

IMPROVEMENT: Outbuilding**PARCEL ID: 174460**

Improvement Use:	Improvement Desc: FLATBARN	Year Built: 1938
% Complete:	Condition: AV	Eff Year Built:
Total SqFt: 768	Bedrooms:	Roof Type:
Finished SqFt:	Bath Full:	Roof Mat:
Unfinished SqFt: 768	Bath 1/2:	Garage SqFt:
1st Floor SqFt:	Basement Fin SqFt:	Carport SqFt:
2nd Floor SqFt:	Basement Unfin SqFt:	Patio:
3rd Floor SqFt:	Attic Fin SqFt:	Fireplace:
4th Floor SqFt:	Attic Unin SqFt:	Heat Type: UNKNOWN

IMPROVEMENT: Outbuilding**PARCEL ID: 174460**

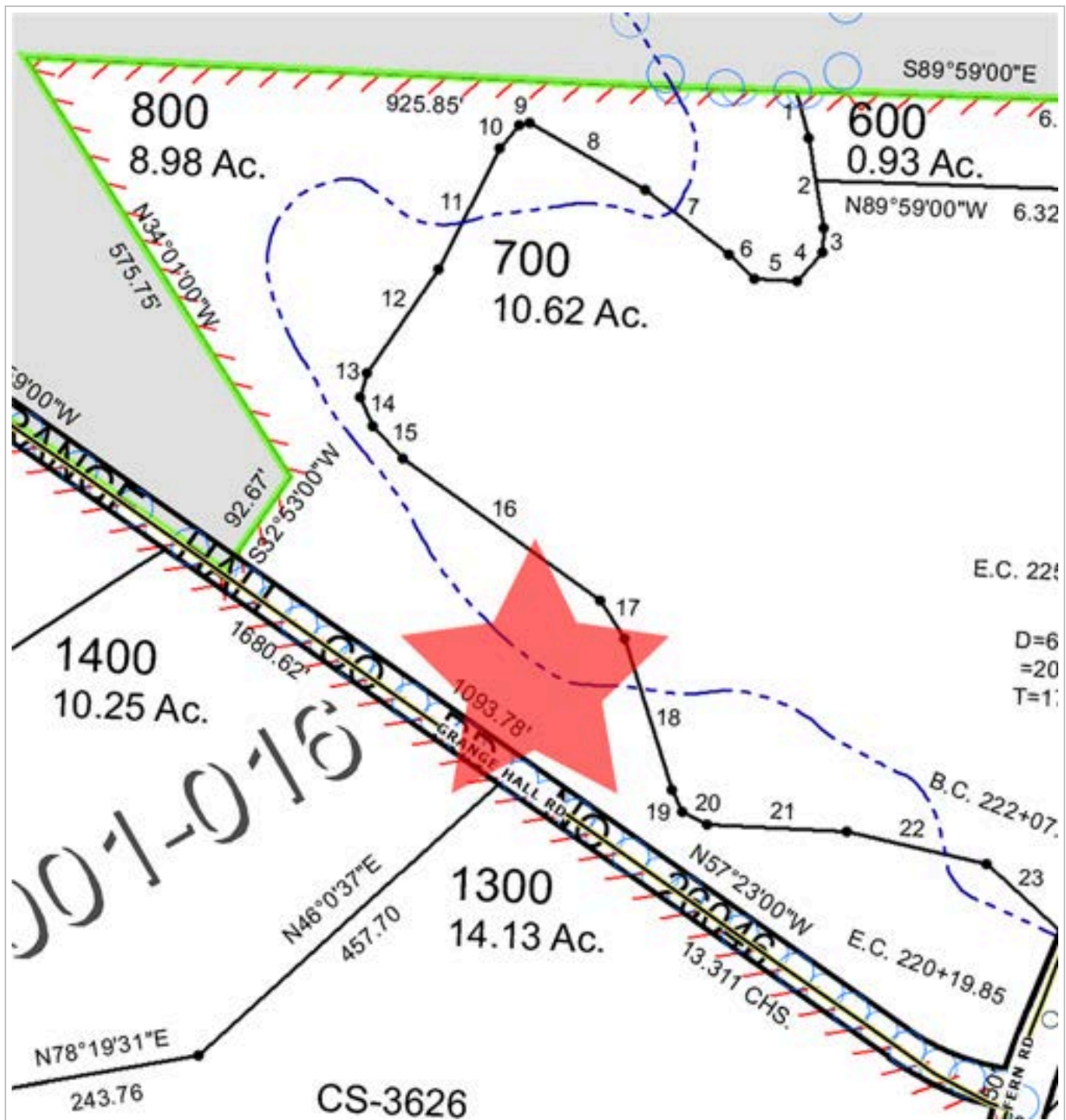
Improvement Use:	Improvement Desc: HAYCOVER	Year Built: 2003
% Complete:	Condition: AV	Eff Year Built:
Total SqFt: 1,920	Bedrooms:	Roof Type:
Finished SqFt:	Bath Full:	Roof Mat:
Unfinished SqFt: 1,920	Bath 1/2:	Garage SqFt:
1st Floor SqFt:	Basement Fin SqFt:	Carport SqFt:
2nd Floor SqFt:	Basement Unfin SqFt:	Patio:
3rd Floor SqFt:	Attic Fin SqFt:	Fireplace:
4th Floor SqFt:	Attic Unin SqFt:	Heat Type: UNKNOWN

IMPROVEMENT: Outbuilding**PARCEL ID: 174460**

Improvement Use:	Improvement Desc: LEANTO	Year Built: 2003
% Complete:	Condition: AV	Eff Year Built:
Total SqFt: 1,600	Bedrooms:	Roof Type:
Finished SqFt:	Bath Full:	Roof Mat:
Unfinished SqFt: 1,600	Bath 1/2:	Garage SqFt:
1st Floor SqFt:	Basement Fin SqFt:	Carport SqFt:
2nd Floor SqFt:	Basement Unfin SqFt:	Patio:
3rd Floor SqFt:	Attic Fin SqFt:	Fireplace:
4th Floor SqFt:	Attic Unin SqFt:	Heat Type: UNKNOWN

IMPROVEMENT: Outbuilding**PARCEL ID: 174460**

Improvement Use:	Improvement Desc: POLEBLDG	Year Built: 2003
% Complete:	Condition: AV	Eff Year Built:
Total SqFt: 1,600	Bedrooms:	Roof Type:
Finished SqFt:	Bath Full:	Roof Mat:
Unfinished SqFt: 1,600	Bath 1/2:	Garage SqFt:
1st Floor SqFt:	Basement Fin SqFt:	Carport SqFt:
2nd Floor SqFt:	Basement Unfin SqFt:	Patio:
3rd Floor SqFt:	Attic Fin SqFt:	Fireplace:
4th Floor SqFt:	Attic Unin SqFt:	Heat Type: UNKNOWN



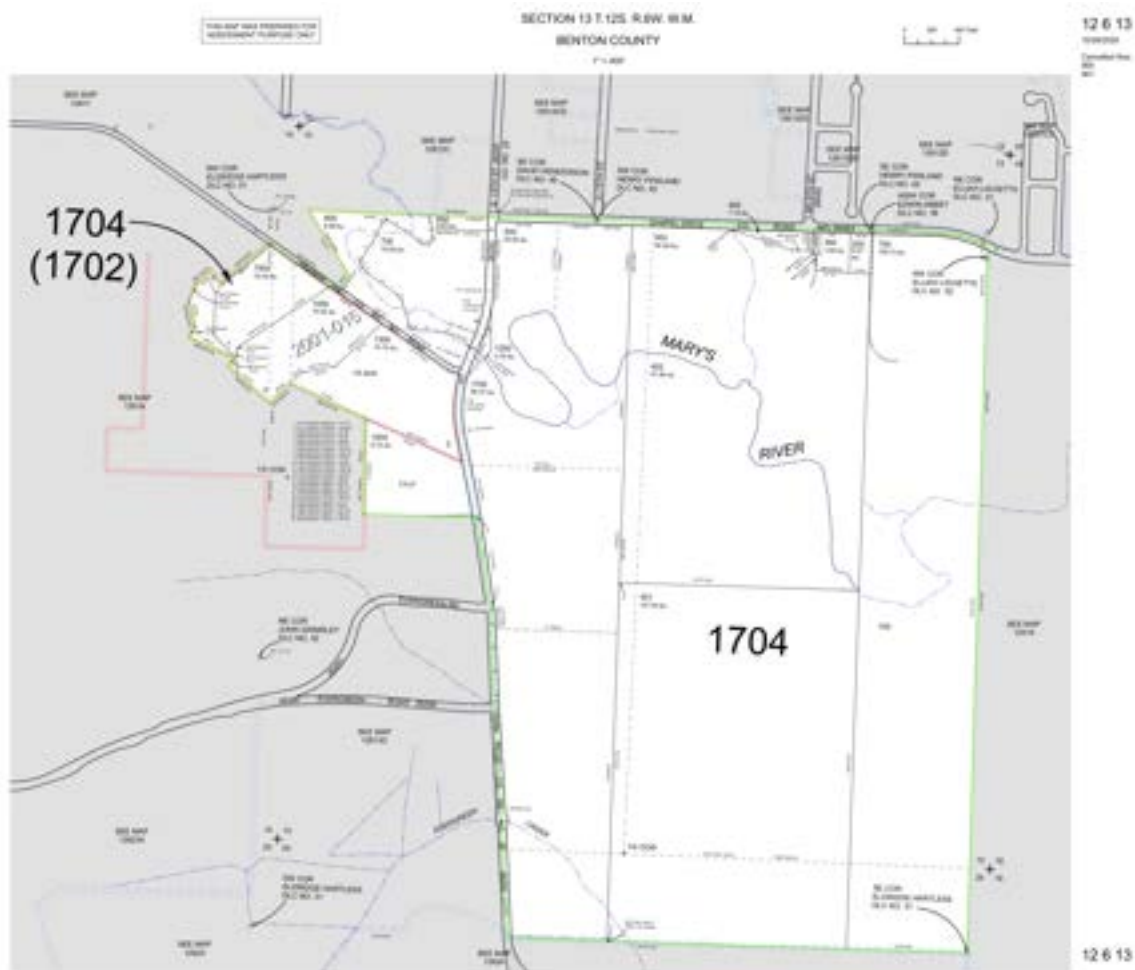
Fidelity National Title

Parcel ID: 174460

Site Address: 25159 Grange Hall Rd

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Full Assessor Map

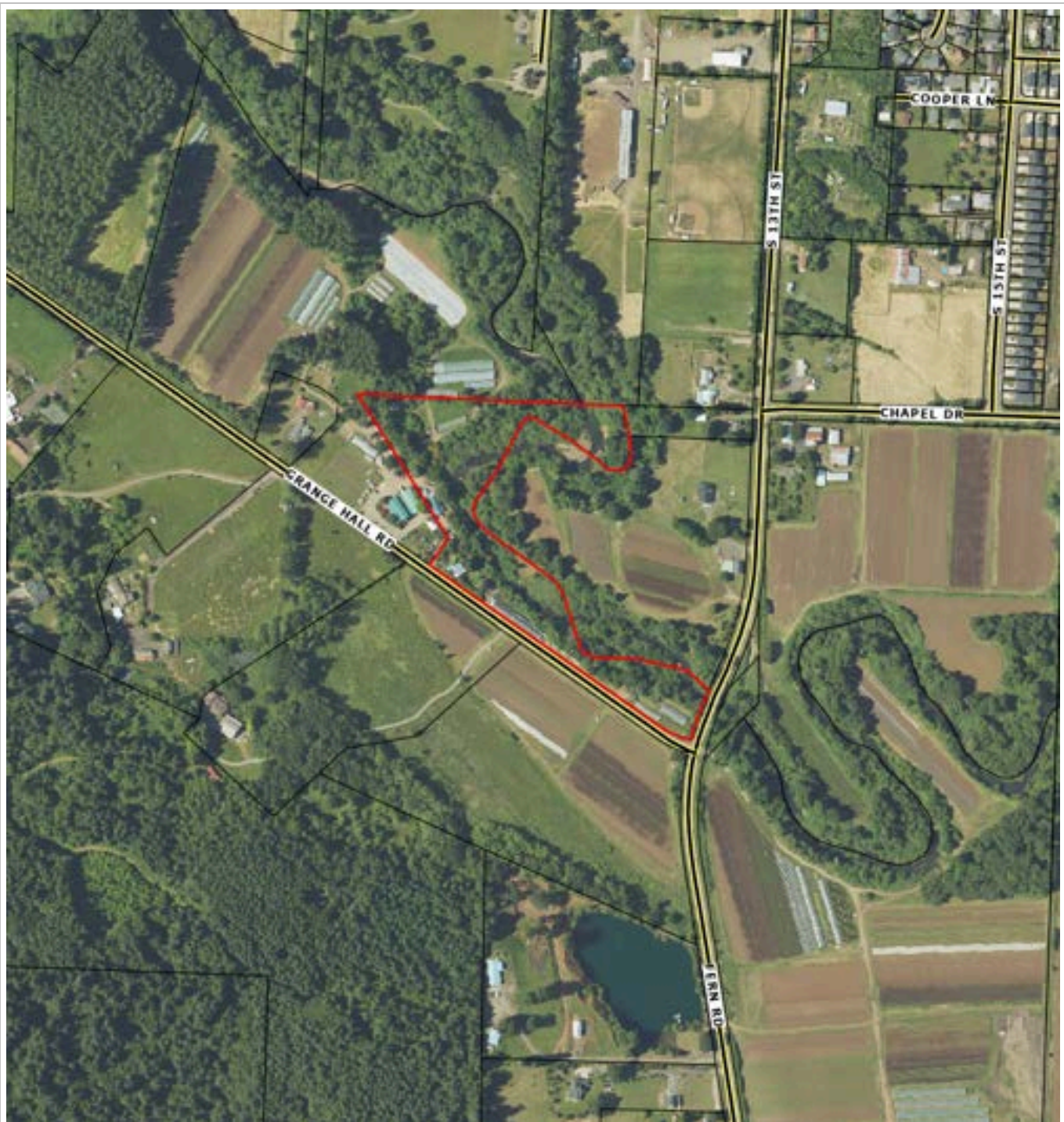


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Aerial Map

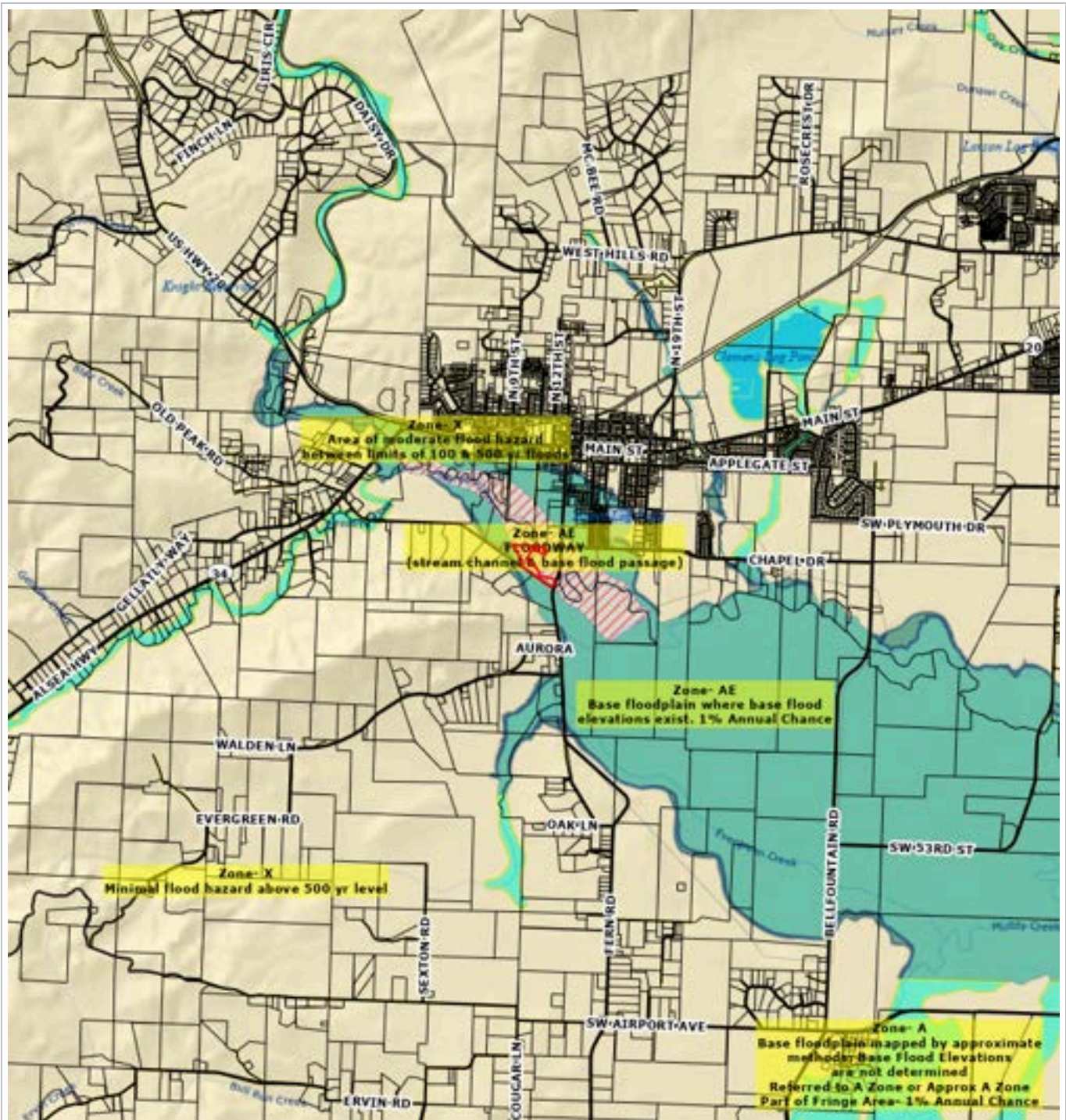


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Flood Map



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Zoning Map



Fidelity National Title

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PROPERTY SUMMARY

Account Information

Account #:	174460
Map Taxlot:	126130000800
Acreage:	8.98
Property Class:	551
Tax Code Area:	1704
Situs Address:	
	25159 GRANGE HALL RD
	PHILOMATH, OR 97370

OWNER INFORMATION

For the most current owner information please visit [Property Search Online](#)

TAXES

Click the link for most current tax information including amount due:

[2025 Tax Information](#)

PROPERTY IMPROVEMENTS

Residential Dwellings	
Built	1980
# Rooms	3
# Beds	1
# Baths	0.00
Heating	No heat-wood stove/insert
Cooling	UNKNOWN
Sq. Ft. Calc.	
Total Sq. Ft.	612
Main Lvl	360
2nd Lvl	0
Upper Lvl	0
Basement	0
Basement Finish	0
Attic Finish	252
Total Finish	612
Built	1938
# Rooms	8
# Beds	4
# Baths	2.00
Heating	No heat-wood stove/insert
Cooling	UNKNOWN
Sq. Ft. Calc.	
Total Sq. Ft.	1550
Main Lvl	1154
2nd Lvl	0
Upper Lvl	0
Basement	0
Basement Finish	0
Attic Finish	396

FOR ASSESSMENT AND TAX PURPOSES ONLY

2025 Certified Values

Market Land:	\$375,770.00
Market Structure:	\$413,010.00
Total Real	\$788,780.00
Market:	
Special Assessed Taxable Land:	\$17,313.00
Assessed:	\$226,305.00
Exemption:	\$0.00
Net Taxable:	\$226,305.00

[Property Valuation History](#)



Total Finish 1550

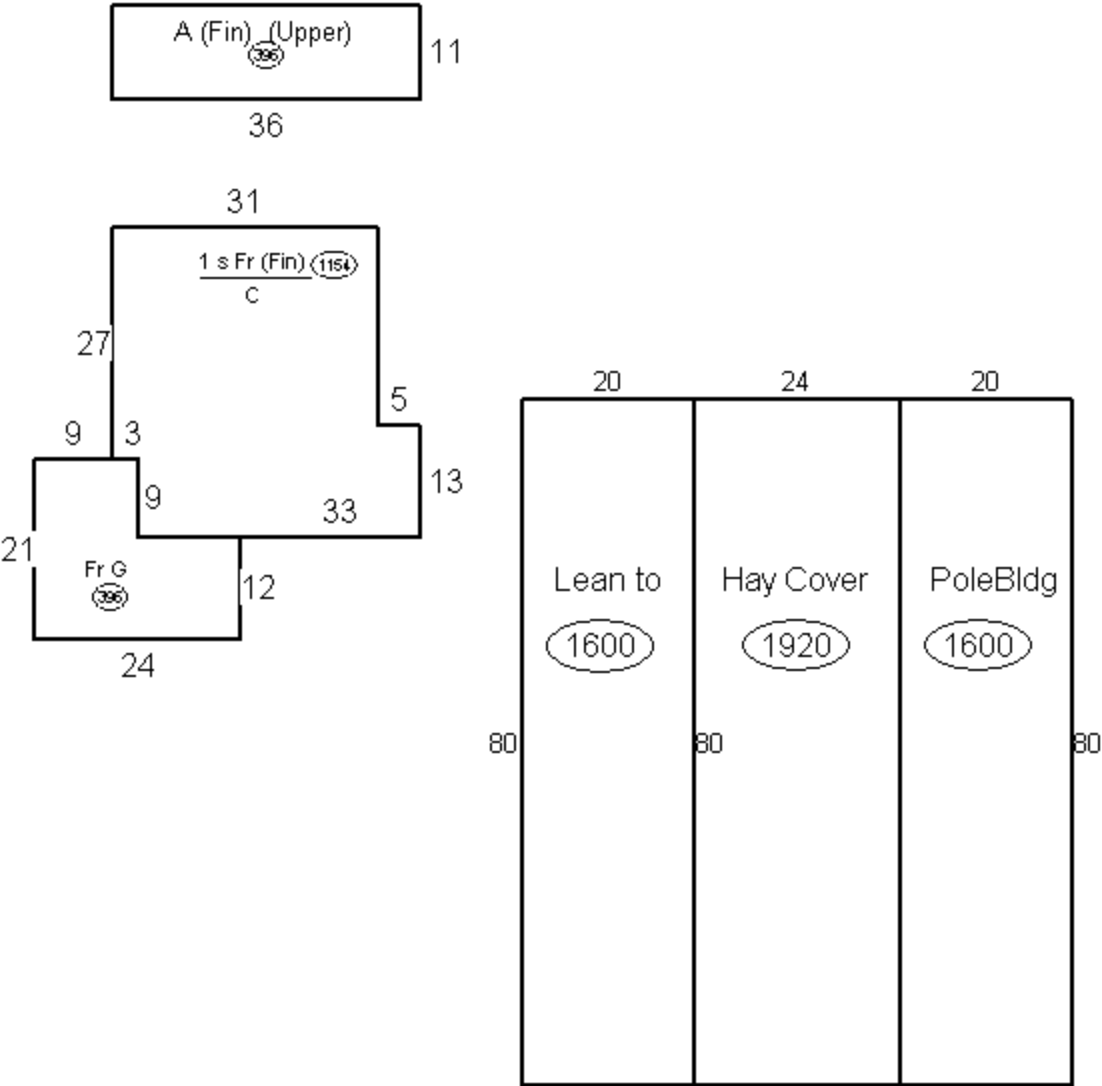
SALES HISTORY

Sales Date	Deed Ref.	Sale Price
07/11/2019	2019-583669	\$0.00
04/03/2008	M435491-08	\$0.00

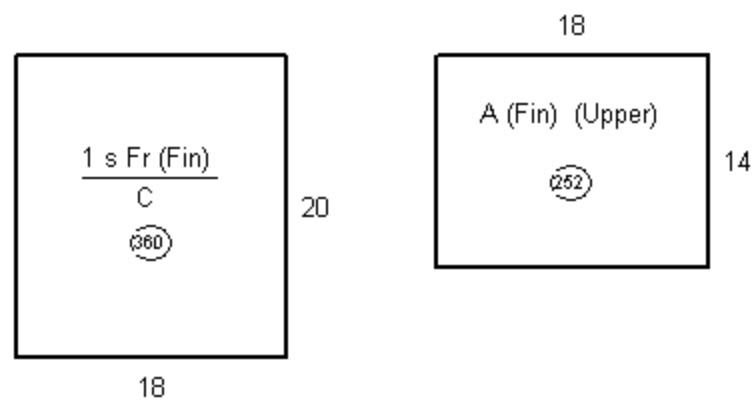
For sales after June 30th, 2025, please go to [Property Search Online](#)

PROPERTY SKETCHES

0003



[View Larger](#)



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STATEMENT OF TAX ACCOUNT
BENTON COUNTY TAX COLLECTOR
4500 SW RESEARCH WAY
CORVALLIS, OR 97333
(541) 766-6808

17-Feb-2026

JESB LLC
ATTN: JOHN EVELAND & SALLY BREWER, MANA
25159 GRANGE HALL RD
PHILOMATH OR 97370

Tax Account #	174460	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1704
Situs Address	25159 GRANGE HALL RD PHILOMATH OR 97370	Interest To	Feb 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,470.21	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,412.65	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,343.49	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,248.16	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,100.52	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,931.20	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,756.37	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,662.70	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,567.70	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,399.89	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,374.98	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,427.65	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,380.82	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,291.33	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,237.30	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,184.18	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,090.61	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,102.01	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,933.96	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,897.49	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,859.68	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,806.46	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,168.52	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,151.59	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,240.85	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,053.28	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,021.44	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$832.38	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$802.88	Nov 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$773.48	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$63,523.78	



Fidelity National Title

BENTON COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **700865**

Tax Lot:

Owner: Gathering Together Farm Inc

CoOwner:

Site: 25159 Grange Hall Rd

Philomath OR 97370

Mail: 25159 Grange Hall Rd

Philomath OR 97370

Zoning:

Std Land

Use:

Legal:

Twn/Rng/Sec: T: R: S: Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$34,225.00**

Market Land:

Market Impr:

Assessment Year: **2025**

Assessed Total: **\$34,225.00**

Exemption:

Taxes: **\$469.55**

Levy Code: 1704

Levy Rate: 15.5239

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: ()

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist:

Census:

Recreation:

SALE & LOAN INFORMATION

Sale Date:

Sale Amount:

Document #:

Deed Type:

Loan

Amount:

Lender:

Loan Type:

Interest

Type:

Title Co:

PROPERTY SUMMARY

Account Information

Account #: 700865
Map Taxlot:
Acreage: 0
Property Class:
Tax Code Area: 1704
Situs Address:
[25159 GRANGE HALL RD](#)
[PHILOMATH, OR 97370](#)

OWNER INFORMATION

For the most current owner information please visit
[Property Search Online](#)
.

TAXES

Click the link for most current tax information including
amount due:
[2025 Tax Information](#)

PROPERTY IMPROVEMENTS

SALES HISTORY

Sales Date	Deed Ref.	Sale Price
No Sales History Found		
For sales after June 30th, 2025, please go to Property Search Online		

PROPERTY SKETCHES

FOR ASSESSMENT AND TAX PURPOSES ONLY

2025 Certified Values

Market Land:	\$0.00
Market Structure:	\$0.00
Total Real	\$34,225.00
Market:	
Special Assessed Taxable Land:	\$0.00
Assessed:	\$34,225.00
Exemption:	\$0.00
Net Taxable:	\$34,225.00
Property Valuation History	
	

STATEMENT OF TAX ACCOUNT
BENTON COUNTY TAX COLLECTOR
4500 SW RESEARCH WAY
CORVALLIS, OR 97333
(541) 766-6808

17-Feb-2026

GATHERING TOGETHER FARM INC
25159 GRANGE HALL RD
PHILOMATH OR 97370

Tax Account #	700865	Lender Name	
Account Status	A	Loan Number	
Roll Type	Personal	Property ID	1704
Situs Address	25159 GRANGE HALL RD PHILOMATH OR 97370	Interest To	Feb 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$477.15	\$472.95	\$4.20	\$0.00	\$472.95	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$469.55	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$511.35	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$420.05	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$447.95	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$454.79	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$396.28	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$354.93	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$340.23	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$353.80	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$338.22	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$342.78	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$339.50	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$296.29	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$297.92	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$304.22	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$286.37	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$941.31	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$374.18	Nov 15, 2007
Total		\$477.15	\$472.95	\$4.20	\$0.00	\$7,742.67	



Fidelity National Title

BENTON COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **702888**

Tax Lot:

Owner: Efunds Corporation

CoOwner:

Site: 25159 Grange Hall Rd

Philomath OR 97370

Mail: 347 Riverside Ave

Jacksonville FL 32202

Zoning:

Std Land

Use:

Legal:

Twn/Rng/Sec: T: R: S: Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$146.00**

Market Land:

Market Impr:

Assessment Year: **2025**

Assessed Total: **\$146.00**

Exemption:

Taxes:

Levy Code: 1704

Levy Rate: 15.5239

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: ()

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist:

Census:

Recreation:

SALE & LOAN INFORMATION

Sale Date:

Sale Amount:

Document #:

Deed Type:

Loan

Amount:

Lender:

Loan Type:

Interest

Type:

Title Co:

PROPERTY SUMMARY

Account Information

Account #: 702888
Map Taxlot:
Acreage: 0
Property Class:
Tax Code Area: 1704
Situs Address:
[25159 GRANGE HALL RD](#)
[PHILOMATH, OR 97370](#)

OWNER INFORMATION

For the most current owner information please visit
[Property Search Online](#)
.

TAXES

Click the link for most current tax information including
amount due:

[2025 Tax Information](#)

PROPERTY IMPROVEMENTS

SALES HISTORY

Sales Date	Deed Ref.	Sale Price
No Sales History Found		
For sales after June 30th, 2025, please go to Property Search Online		

PROPERTY SKETCHES

FOR ASSESSMENT AND TAX PURPOSES ONLY

2025 Certified Values

Market Land:	\$0.00
Market Structure:	\$0.00
Total Real	\$146.00
Market:	
Special Assessed Taxable Land:	\$0.00
Assessed:	\$146.00
Exemption:	\$0.00
Net Taxable:	\$146.00

[Property Valuation History](#)



STATEMENT OF TAX ACCOUNT
BENTON COUNTY TAX COLLECTOR
4500 SW RESEARCH WAY
CORVALLIS, OR 97333
(541) 766-6808

17-Feb-2026

EFUNDS CORPORATION
ATTN TAX DEPT 8TH FLOOR
347 RIVERSIDE AVE
JACKSONVILLE FL 32202

Tax Account #	702888	Lender Name	
Account Status	A	Loan Number	
Roll Type	Personal	Property ID	1704
Situs Address		Interest To	Feb 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	



Fidelity National Title

Benton County Property Profile Information

Parcel #: 411682

Owner: **Jesb LLC**

CoOwner:

Site: **Philomath OR 97370**

Mail: 25159 Grange Hall Rd

Philomath OR 97370 - 9626

Land Use: 550 EFU Farm/Range land

Std Land Use: 7001 - Farm land

Legal: FARMING LOTS - PHILOMATH LOT 1

Twn/Rng/Sec: 12S / 06W / 14

ASSESSMENT & TAX INFORMATION

Market Total: **\$135,245.00**

Market Land: **\$135,245.00**

Market Impr:

Assessment Year: **2025**

Assessed Total: **\$19,710.00**

Exemption:

Taxes: **\$297.14**

Levy Code: 1704

Levy Rate: 15.5239

SALE & LOAN INFORMATION

Sale Date: 07/11/2019

Sale Amount:

Document #: 2019-583669

Deed Type: Special Warranty Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

PROPERTY CHARACTERISTICS

Lot Size Ac: 24.59 Acres

Lot Size SF: 1,071,140 SqFt

Pool:

Neighborhood:

Lot: 1

Block:

Plat/Subdiv: Farming Lots - Philomath

Zoning: County-EFU

School Dist: 17J Philomath

Primary School: 17J Philomath Elementary School

Middle School: 17J Philomath Middle School

High School: 17J Philomath High School

Census: 3045 - 010800

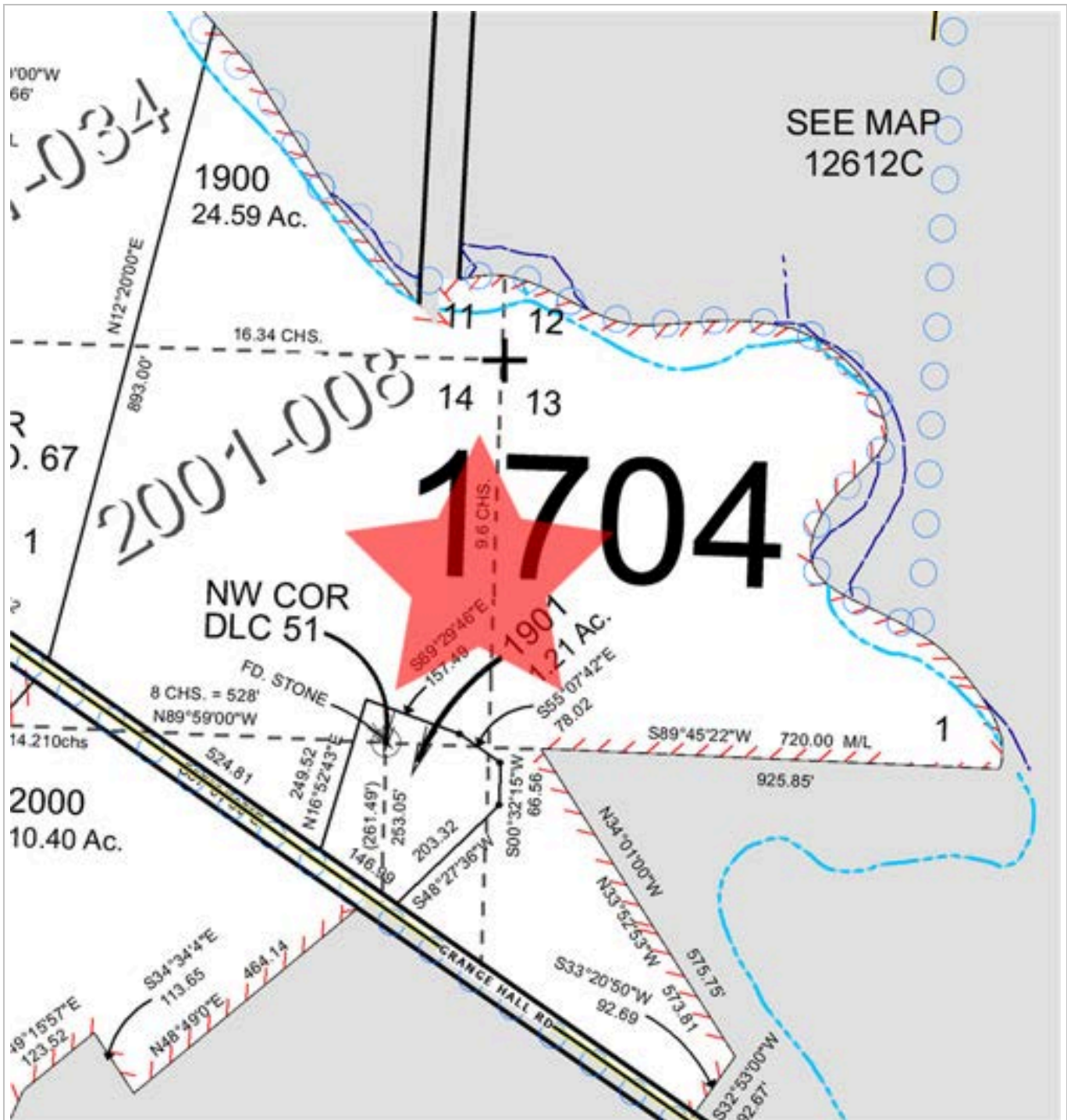
Watershed: Marys River

Latitude: 44.533166

Longitude: -123.373745

Recreation: Parkview Marys River Park

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.



Fidelity National Title

Parcel ID: 411682

Site Address:

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.



Site Address:

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.

Aerial Map



Fidelity National Title

Parcel ID: 411682

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.

Zone-X
Minimal flood hazard above 500 yr level

Zone-AE Floodway
(stream channel & base flood passage)

Zone-X
Area of moderate flood hazard between limits of 100 & 500 yr floods

Zone-AE
Base floodplain where base flood elevations exist. 1% Annual Chance

Zone-A
Base floodplain mapped by approximate methods: Base Flood Elevations are not determined. Referred to as Zone or Approx A Zone. Part of Fringe Area- 1% Annual Chance



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.

Zoning Map



Fidelity National Title

Parcel ID: 411682

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.

PROPERTY SUMMARY

Account Information

Account #: 411682
Map Taxlot: [126140001900](#)
Acreage: 24.59
Property Class: 550
Tax Code Area: 1704
Situs Address:
[UNASSIGNED](#)
[PHILOMATH, OR 97370](#)

OWNER INFORMATION

For the most current owner information please visit
[Property Search Online](#)
.

TAXES

Click the link for most current tax information including
amount due:

[2025 Tax Information](#)

PROPERTY IMPROVEMENTS

SALES HISTORY

Sales Date	Deed Ref.	Sale Price
07/11/2019	2019-583669	\$0.00
04/03/2008	M435491-08	\$0.00
03/29/2001	296278-01	\$250,000.00

For sales after June 30th, 2025, please go to
[Property Search Online](#)

PROPERTY SKETCHES

FOR ASSESSMENT AND TAX PURPOSES ONLY

2025 Certified Values

Market Land:	\$135,245.00
Market Structure:	\$0.00
Total Real	\$135,245.00
Market:	
Special Assessed Taxable Land:	\$19,710.00
Assessed:	\$19,710.00
Exemption:	\$0.00
Net Taxable:	\$19,710.00

[Property Valuation History](#)



STATEMENT OF TAX ACCOUNT
BENTON COUNTY TAX COLLECTOR
4500 SW RESEARCH WAY
CORVALLIS, OR 97333
(541) 766-6808

17-Feb-2026

JESB LLC
ATTN: JOHN EVELAND & SALLY BREWER, MANA
25159 GRANGE HALL RD
PHILOMATH OR 97370

Tax Account #	411682	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1704
Situs Address	UNASSIGNED PHILOMATH OR 97370	Interest To	Feb 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$302.25	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$297.14	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$290.96	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$282.43	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$274.71	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$268.53	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$255.76	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$250.19	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$244.87	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$233.83	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$219.32	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$217.27	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$212.29	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$160.04	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$153.57	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$149.92	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$143.10	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$144.40	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$131.83	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$129.40	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$126.87	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$123.12	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$124.27	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$243.79	Nov 15, 2002
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$4,979.86	

PAUL TERJESON

PTERJY@KW.COM | 503-999-6777

Paul Terjeson is the Principal Broker/Owner of Oregon Farm Brokers, the Willamette Valley's leading farm, ranch, and land real estate specialists. With over 25 years of experience, Paul and his team represent buyers and sellers in farm ground, ranch land, development property, luxury estates, acreage, residential, and multifamily properties.

Paul's background as a fifth-generation farmer, nursery and dairy manager, land developer, and economist gives him deep expertise in zoning, water rights, soils, and land development, helping clients navigate complex transactions and build strong real estate portfolios.



SCAN TO LEARN MORE ABOUT THE TEAM





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Farm & Home**
★ BROKERS ★

kw MID-WILLAMETTE
KELLERWILLIAMS REALTY

DRIVEN BY TRUST & VALUE



(541) 740-7752 | oregonfarmandhomebrokers.com

Licensed Oregon Brokers & Land Specialists. Each office is independently owned and operated.

