

**SUMMARY OF SALIENT FACTS AND CONCLUSIONS**

**RIGHTS APPRAISED:** Fee Simple Interest

**SUBJECT PROPERTY:** 140.06 acres of irrigated farmland,  
southeast corner of Ott Road and  
Highland Road, Hermiston, Umatilla  
County, Oregon.

**OWNER OF RECORD:** J&M Walchli Land LLC, 79937 South  
Edwards Road, Hermiston, Oregon 97838-  
7943.

**SIZE OF SUBJECT:** Land: 140.06 Acres, with irrigation  
improvements.

**LEGAL DESCRIPTION:** Map 4N2918-00 Tax Lot 500

**ZONING:** EFU-40, Umatilla County.

**DATE OF VALUATION:** March 10, 2025

**DATE OF REPORT:** March 17 2025

**FINAL VALUE ESTIMATE:** \$ 2,100,000