

Hobby and Lifestyle Properties in the Willamette Valley

May 26, 2022-9:30-5pm

Mt. Hood Community College

26000 SE Stark Street, Gresham, OR.

9:30 Sydni Nicolici introduction to the program and discussion regarding hobby/lifestyle properties.

9:30: Rita Wolff (Introduction)

Owner and Principal broker of Keller Williams Ralty Portland Premiere – Oregon Wine County Properties. Rita's specialty is representing buyers that are looking to purchase vineyard and lifestyle properties in the upper Willamette Valley.

Some Community College from Portland Community College

(503) 504-5258 Office

(503) 504-5258 Mobile

Experience



Real Estate Broker

Keller Williams Realty, Inc.

Nov 2017 - Present · 4 yrs 6 mos

Portland, Oregon Area



Real Estate Broker

Oregon Wine Country Properties and M Realty

Mar 2012 - Present · 10 yrs 2 mos



Real Estate Broker

KELLER WILLIAMS

2004 - 2013 · 8 yrs

9:40: Anne Batt Breault (Introduction)

Broker for Thoroughbred Real Estate Group – specializing in equestrian properties throughout Willamette Valley.

ADU Specialist – Certified 2020

Earth Advantage Broker – Certified 2020

Experience



Licensed Realtor

Thoroughbred Realty Group - Full-time

Jun 2017 - Present - 4 yrs 11 mos

Portland, Oregon Area

<https://annebreault.com/>

<https://thoroughbredregroup.com/anne-batt-breault/>



200 HR RYT Yoga Instructor

Independent Contractor

2012 - Present - 10 yrs 4 mos

Vinyasa Yoga

Shred Yoga

...see more



Property Manager

THGM Holdings, LLC

2010 - Present - 12 yrs 4 mos

Tenant selection, coordinate maintenance & repairs, A/R & A/P, collections



Yoga Instructor

The Bay Club Company

Feb 2015 - Jun 2020 - 5 yrs 5 mos

Tigard, OR

Yoga 1, Yoga Flow, Yin/Restorative, Yoga Strength



Flight Attendant

Southwest Airlines

Apr 2016 - Jun 2017 - 1 yr 3 mos

9:45: Ryann Reinhofer Anne Batt Breault (Introduction)

Principal and Broker for Thoroughbred Real Estate Group – specializing in equestrian properties throughout Willamette Valley.

Experience



Principal Broker/Owner

Thoroughbred Real Estate Group, Inc.

Jan 2019 - Present · 3 yrs 4 mos

Pacific Northwest

Thoroughbred Real Estate Group is comprised of licensed Realtors with a thorough understanding and appreciation of Equestrian property owners, buyers and those who simply enjoy the country lifestyle ...see more



Principal Real Estate Broker

Keller Williams Realty Portland Premiere

Nov 2016 - Dec 2018 · 2 yrs 2 mos

Portland Metro

Thoroughbred Real Estate Group is comprised of licensed Realtors with a thorough understanding and appreciation of Equestrian property owners, buyers and those who simply enjoy the country lifestyle ...see more



Principal Broker

Cascade Sothebys International Realty

Feb 2016 - Nov 2016 · 10 mos

Lake Oswego

Happenstance from an early age led to my obsession with all things Equestrian! I'm extremely grateful for the lessons learned from horses over the years. Equestrians do speak a different language and certain ...see more



Real Estate Broker

Paragon Equity Partners

Jan 2010 - Feb 2016 · 6 yrs 2 mos

Portland Metro Area



Real Estate Broker

Prudential Northwest Properties

Mar 2004 - Aug 2010 · 6 yrs 6 mos

My job is to guide clients through the home buying and selling process and my goal is to have fun along the way!

10:00 Stuart Butsch, Farm Loan Manager: Salem (Introduction)

Bachelors from Pacific University

He works as the Farm Loan manager for the Salem office which is newly consolidated.

10:10 Panel Discussion

Sydni Nicolici lead panel discussion regarding lifestyle properties, what it means to the speakers, how values are determined, how they are underwritten, types of buyers

10:40 End Panel Discussion and tank participants

10:45 Sydni Nicolici

Presentation on lifestyle, trophy and hobby farms

11:00 Present conclusions from AFMRA national Class

11:15: Provide case studies and discussions

12:00 break for lunch

1:15: Meet/Gather at East Multnomah Soil & Water Conservation District

28600 SE Orient Dr., Gresham 97080

1:30: Rowan Steele (Site Visit)

East Multnomah Soil & Water Conservation District

Rowan came to the District in 2012 with a background in community food planning, stewardship, and small-scale agriculture. Rowan has an undergraduate degree in Geography from Humboldt State University and a master's degree in Urban and Regional Planning from Portland State University. He works directly with incubator farmers, program partners, and the surrounding community to leverage the resources at Headwaters Farm for District constituents. He is your primary contact for all questions related to the incubator program, Headwaters Farm, and new farm development.

Rowan accredits his own success as a farmer to his two years at the Arcata Educational Farm—a farm incubator program in northern California—as well as his past farm business growing mixed vegetables for direct market sales. Rowan's passion for agriculture is now focused on regenerative practices which he views as a primary tool for addressing major environmental, social, and economic challenges.

1:45 begin tour of farm and program

Rowan will be discussing the farm itself and how they use it to assist the development of new farmers. "The program involves leasing out sections of EMSWCD's Headwaters Farm to motivated, experienced individuals who will use it as a launching pad for their own farming endeavors." The walk-through will be about an hour and we will discuss what the program is about, how many farmers are supported and the other items listed on the website. I can help create the outline. Just let me know.

2:45: Drive to other site visit

3:00 Michelle Liepold Krummenacker

Liepold Farms

14480 SE Richey Rd, Boring, OR 97009

Michelle Liepold Krummenacker Bio

503-740-7075

Education:

Masters – Social Work, Portland State University, 1997-1999

Bachelors – Psychology, Lewis and Clark College, 1990-1994

Member and manager of the Liepold family farm, which was founded in 1952. The farm is a agri-tourism property which includes a store, and fall festival for a self-guided pumpkin patch and family fun center. The farm is GlobalGAP certified and includes H2H housing. Michelle helps manage all of these aspects of the farm.

Schedule:

3:00 meeting at general store on property,

14050 SE Richey Rd.

Boring, OR 97009

Meeting Michelle and her introduction about herself and family members running/operating the farm.

3:15 – Tour of the building facilities, discussing design and layout for agri-tourism

- Discussion of how they set-up the fall festival
- How much sales/income is generated from the activity
- Benefits and drawbacks due to having it
- Discuss commodities they grow and own personal

4:00 – Presentation of Global GAP policies

- Global GAP is a response to domestic biological terrorism – Oregon is only state with this in its history
- Requirements of membership
- Policies and procedures on how it relates to the farm

4:30 – Presentation on H2H homes

- Understanding the application process
- What it provides to a farm
- Placement on a farm relative to larger holdings

5:00 end of presentation

Profile

Sydni Nicolici is a Director at BBG in the Portland, Oregon office and holds three state appraisal licenses. She specializes in agricultural properties to include cropland, permanent plantings, ranches, and agri-industrial facilities. Her past work includes blueberries, hazelnuts, vineyards, seed cleaning facilities, grazing land, and cold storage facilities. Her other work includes right of way, tax appeals, and testimony.

Her appraisal career began in January 2012 as an intern for the San Luis Obispo County Assessor's Office as a Residential Tax Assessment Intern. In March 2013 she began her appraisal trainee path and obtained state licensing in March 2017. She is currently an Appraisal Institute Candidate for Designation. Her career includes working as an Associate Appraiser with Michael Burger and Associates, now Valbridge | Central California, where she specialized in appraising office and retail properties throughout California's Central Valley and Coast. During her time here she also appraised a variety of specialized agricultural facilities and an FBO complex.

Professional Affiliations

Appraisal Institute

Candidate for Designation

CREW

Awards Committee

ASFMRA

Oregon and Washington Chapter Member

Certified General Appraiser

State of Oregon (License No. C001356)

State of Washington (License No. 1102531)

State of California (License No. 3004402)

Education

Masters of Business Administration, California State University, Bakersfield-Master in Business Administration (2013)

Bachelor of Liberal Arts, California Polytechnic State University, San Luis Obispo-Liberal Arts and Engineering,

Concentration: City and Regional Planning, Environmental Engineering, Business Law (2012)

ASFMRA Introduction to Valuation of Permanent Plantings, Appraisal of Water Rights

Certified General and MAI courses through the Appraisal Institute

IRWA Easement Valuation C-403