

24564 Ferguson Rd
Junction City, OR 97448

This 30 acre piece has been in the family for almost 100 years. It features a breathtaking country location with beautiful views of pastures, mountains, trees, and vineyard. The 1950's home is in need of renovation or replacement but otherwise the property is complete with an 60' x 110' fully enclose-able indoor arena barn, a livestock barn with 2 stalls and hay loft, well maintained and producing hay fields, a large pond, springs, and plenty of fencing in place.

Location: It's a beautiful country drive just 10 miles west from the super convenient little town of Junction City. The University of Oregon - 29.1 miles, Eugene Airport – 20 miles, Oregon State University – 27.5 miles, and the Oregon Coast at Florence – 65.5 miles This property is adjacent to corporate timber ground with permission there may be a potential to ride for miles right off the property.

Acreage Description: This is a tiered parcel with plenty of flat, useable ground and Western Oregonians with livestock will tell you this is the best topography combination for animals in winter and summer. The homesite is slightly elevated and faces north with the hillside behind it and a view like an amphitheater to the north. There are some level areas on the hill and lots of trees but open enough for feed to grow.

There are beautiful springs on the property, a year-round pond, and drainage is controlled naturally down towards the road. The bottom ground is in hay crop and nicely managed by a farmer currently renting the fields. The property is divided by Grimes Rd. with hay fields on both sides and plenty of access gates.

Home: As mentioned, this 1950's home is in need of renovation or replacement. The setting is incredible and it would be a great opportunity to turn it into something of your own or start from scratch. The loan officer we work with at NW Farm Credit Services has looked through photos and says she could do a land only or construction loan for the property. Let us know if you need contact information. The original home was where the woodshed is now. It was under the big tree that's just a trunk within the wood shed.

Livestock Barn: The red barn that sits on the middle tier of the property has 2 stalls, a hay loft, a tack room, and there is water and electricity to the structure. Fenced paddocks and an old squeeze chute that will stay with the property.

Arena Barn: We measured this barn at 60' x 110'. It's equipped with 220 power, lights, and water. Natural footing and a big slider on the front and back. This structure has most recently been used for storing tractors and equipment.

Rental & Lease Agreements: Hay production fields have been leased to farmer for \$700 per season. No long-term contract, gentleman's agreement at this time but we'll work on getting the lease in writing.

Farm Equipment: An estate sale will happen once the State considers it safe to do so. There will be farm equipment available outside the sale of the property. Please inquire if you see something of interest during your visit at the property.

Soils and Production: Class 3 Linslaw, McBee, and Bellpine on this property. The current farmer has averaged 2300 50lb bales of grass hay, dependent upon winter months, fertilizer inputs, etc. These aren't cultivated fields, just native grasses cut for hay but in good shape.

Fencing: The majority of the property is fenced and cross fenced. As with all new properties, a Buyer really has to walk the fence-lines to confirm stability before ever turning any livestock out.

Utilities: Electricity is provided by Blachly Lane with 2 separate meters for the home and the arena barn. In the past, owners had subscribed to Dish Network and we believe they offer internet. We're looking in to other potential options. My Verizon cell service does work well from the property.

Domestic Water: The private well located in the red pump house across the driveway from the home. We have an Oregon Well Log #6755 on file that looks to be associated with this property. The well has a newer pump, installed by Alpine Pump in the last few years, and we're working on Seller required well quality tests now.

Irrigation: There are currently no water rights for irrigation on file with the State for this property.

Septic: Standard Septic System. The tank is located on the south side of the home.

Ranch Roads and Driveways: Good gravel driveways and arena barn lot has sufficient parking for trailers, etc. Grimes Rd. is paved and splits this property. Several access gates make it easy to cross and both Ferguson and Grimes are low traffic at this location.

Trees and Timber: Seller doesn't believe there's really any marketable timber on the property. Other trees on the property are pretty magnificent and include magnolia, cherry, plums, apples, and walnut trees to name a few.

Wildlife: Wildlife seen on this property over the years are deer, elk, bear, cougar, raccoons, mink, geese, and wild turkeys. The State Department of Wildlife started turkey flocks out there in the 1960's and the Seller says sometimes you'll see upwards of 100 turkeys roaming the property. Domestically there are peacocks that roam the property and plan to stick around with the new owners in hopes they'll continue feeding them.

History: The history is part of the beauty of this one. The family tells me it was homesteaded by the Grandfather of the current owner. He was working outside Pendleton for a man by the name of Bud Able in the Civilian Conservation Corps (CCC Camp) in the 1930's. He bought a horse from Bud and rode to the Willamette Valley. The family isn't sure if he rode straight here or did other things along the way. He settled on the property and built the original house where the woodshed is now, under the big tree that is now just a trunk. He built the current house in the 1950's himself including making the windows. He raised nutria for the fur trade, the upper barn served as his dairy, and he also raised ponies. Sometimes you'll still hear someone refer to this place as "The Pony Farm". The property has been passed down to the current owner, Doug, who had many happy years growing up there and, I'm sure, has hundreds of great memories to share. One of the neighbors called and told me about classrooms of kids visiting this farm on field trips, about camping up in the woods in the summertime, and Grandma Kellogg sharing boxes of canned fruit that she used to keep in a springhouse they'd built over the natural spring to keep things cool. This is the good stuff and how it all began.

If you're looking for your own little farm, would like to slow life down a little, grow some food, have some animals, teach some young people how to work, and would like to use your imagination on your home, this just might be the perfect place for you.