

91154 River Rd, Junction City, OR

Super close in, 40 acre property with ground water irrigation rights, natural gas, & nicely updated spacious home that sits way back off the road. 30x60 shop w natural gas, & 30x60 heated auxiliary structure w/ restrooms and prep-area that holds potential for great farm stand! Beautiful easy-care landscaping, yard irrigation system, & majestic old growth trees.

Location: This property has a Junction City address but is actually just outside the urban growth boundary on the north side of Eugene. The location is outstanding for quick access to shopping, dining, and travel via the Beltline Hwy which is 2.9 miles south, and leads to Interstate-5. The University of Oregon is just 9.6 miles away, the Eugene Airport 5.5 miles, Oregon State University is 34.9 miles, and the Oregon Coast at Florence is 63.4.

Acres Description: Gated entry and paved driveway bring you into this beautiful oasis with it's sprawling lawns and huge trees. Level, usable land boasting Class 1 Malabon soil and 16 acres currently in Bricks & Barcelona Hazelnut trees. These trees are still producing and could be owner managed, leased to a farmer, or removed. Even with the orchard there's still plenty of room to add other crops or livestock facilities. There is a seasonal creek along the back edge of the property.

Home: This is a very spacious home that feels comfy and welcoming. The kitchen is open to the family room and this space offers a breakfast nook, pantry, mudroom, and wood fireplace insert that was once fueled by gas and could be retrofitted for that again. The master is on the main level and has it's own private and beautifully upgraded bathroom and a nice big walk in closet. There's also a half bath to service the downstairs, a designated office, formal dining room, and large den area which could be used as a formal living room, a library, or music area. Upstairs you'll find a landing area, 2 large bedrooms, and a full bath.

The upstairs features a natural gas furnace and heat pump which were both replaced in 2018. The downstairs furnace is the original unit and fueled by natural gas. Sellers explain that although the downstairs system doesn't include a heat pump, the temperature does stay cool and comfortable during the summer.

Landscaping: The yards around the home are absolutely gorgeous and Sellers have created an easy to use, underground irrigation system with several stations that allow for green grass throughout the summer months.

Shop: The shop measures 30x60 and has a concrete floor, 220 power, and insulation. There is a heating unit in the shop that is fueled by natural gas but the Seller hasn't used this unit in over 10 years so isn't sure if it's functionality.

Auxiliary Structure: This building was used in the past as a wedding reception hall with restrooms and prep area. The location of this property along River Rd could be very beneficial for someone with the desire to run a farm stand or some type business. Buyers are to verify with Lane County what the allowable uses would be for this structure.

Soils and Production: The property consists mostly of Class 1 Malabon soil which is highly sought after in the valley. The seller plans to retain the 2020 Hazelnut crop but he's happy to pass it along to the new owners if they'd like to make arrangements for harvest.

The Seller has slowed down in his management of the orchard and has been harvesting approximately 5 acres. If being a farmer isn't your goal, you can inquire with us about other farmers that may like to lease the farm ground, and/or removing the remaining trees. Sellers recently had 10 acres of trees

removed at a cost of approximately \$1200 per acre after credit received for wood chips. We have several options for tree removal services that we can share.

The Seller has used no restricted use chemicals on the ag land.

Farm Equipment: Please inquire for equipment list that may be available outside of escrow.

Utilities: Electricity is provided by: EPUD – 2 active meters - one for shop/garage runs approx. \$50 per month, the other for house runs approx. \$130 per month. Prev. year was \$155 per month. There is one inactive meter. Internet is available through: Xfinity, CenturyLink, HughesNet. Garbage Service is provided by Lane Apex.

Wells: We see that 5 wells are identified with the state on this property. One of them serves the home and outbuildings and is located NE of the home. We have a January 2020 well quality test showing great water quality.

The well for irrigation is located NW of the auxiliary structure and is the well to be used in accordance with the water rights permit. The Sellers relayed that the other 3 wells are not functional at this time.

Irrigation Rights: The permit was approved in June 26, 2019. There are some additional requirements to “perfect” these irrigation rights and we can connect potential Buyers with the Watermaster for our area. The irrigation well has a pump in it but there is no other irrigation equipment that will transfer with the property.

Septic Systems: There are 2 septic systems for the property. The Septic tank for the home is located on the SE corner of the home and the drain field heads south. The septic tank for the auxiliary structure is located on the west side of the front door and the drain field heads west. Both septic systems were looked over by Best Septic in January of 2020 but no reports were issued. Both septic tanks were pumped approximately 3 years ago.

In summary, this is a beautiful, private estate property, close to town, with so much potential just waiting to offer new experiences to the next owner.