



## **Welcome to the B&K Ranch!**

Cattle, Hay, and Equestrian Farm at 79385 Sears Rd, Cottage Grove, OR

83 acre historic Farm & Equestrian Facility with all the necessary components including exceptional soils for hay production, livestock grazing, and potential for Hazelnut production all with 1968 irrigation rights from Row River which is a tributary of the Coast Fork of the Willamette River. Well kept, modest home, & plenty of outbuildings for storing hay & equipment. 10 stall horse barn with potential to add more stalls if desired, currently in use as a boarding facility, and 120'x60' covered arena. Bring your cattle, horses, sheep, and goats because there's room for everything here.

**Location:** This property, at the base of a beautiful mountain range on the east side of the freeway, offers quick and easy access to Interstate-5 at the Saginaw exit between Creswell and Cottage Grove. Cottage Grove, with a population around 10,000, is just 4.5 miles away and offers most all of the services you need including a nice hospital, golf course, small airport, and plenty of shopping and dining. It's just 18 miles to the University of Oregon at Eugene, 75 miles to the Oregon Coast at Winchester Bay, and 85 miles to the coast at Florence. Conveniently it's just 30 miles to the Eugene Airport which normally offers flights to Portland, San Francisco, Phoenix, Denver, Salt Lake City and more.

**Acreage Description:** Very gently sloping and level, all useable in a lot shape that's easily farmable and producing dense feed. Plenty of solar on this piece and it's perimeter and cross fenced with a fantastic gate system for moving equipment and/or livestock. Poplar trees frame some of the pastures and offer brilliant colors in the fall. Seller has not applied herbicides or pesticides on the farmable ground in 12 years.

### **Soils and Production:**

Primarily Class 1 and Class 2 soils, this farm ground has undergone some extensive rehabilitation under the stewardship of these owners. Good seeding practices, fertilizing, hay harvesting, irrigation, and stock rotation has increased yields and longevity on this property substantially. USDA maps show an average of 15 AUM's per acre under irrigation and perfect management and the majority of the property consists of Tier 1 and 2 soils found to be conducive to Hazelnut, grapes, blueberries and Christmas tree production. Seller has not sprayed herbicides or pesticides on the farmable ground over the last 12 years. The current pastures offer vetch, clover, rye grass, & fescue.

**Irrigation:** The farm holds 1968 surface water irrigation rights for approximately 35 acres. However, there is mainline set up to serve approximately 75. It's our understanding from the area Watermaster that they're not allowing for any new surface water rights. Seller estimates a little over a mile and a half in 8" buried mainline from the river over neighboring properties and on the property itself. The point of diversion is on a different property about a ¼ mile south and water is delivered by a 30hp pump that was rebuilt in 2019. There is 3-phase power at the pump-site. Seller has a great set up for irrigation using big guns and K-Line. K-line is a great alternative to the cumbersome handline as you can hook up to it on one end with your UTV and drag to the next location. Plenty of videos on You Tube.

**Fencing:** Perimeter and cross fencing is in great shape. Most is high tensile electric with a powerful, far reaching, Stafix charger. Sellers have installed an awesome system of gates for easy moving of equipment and livestock.

**Home:** The home sits way back off of Sears Rd and is accessed by way of easement on the South adjacent property. The home is modest but tidy and features 4 bedrooms and 2.5 baths. Some of the upgrading to the home includes ductless heat pump units for heating and cooling, and granite and tile work in the bathrooms, and a new roof in 2017. The home offers a lot of storage space and the kitchen has hickory cabinets and a view of the pastures. A cozy, certified, Hearthstone woodstove in the dining room is the hub of the home and there's a woodstove insert in the living room. Attic fans also aid in keeping the home cool in the summer months. The freestanding hot tub in the gazebo out back will stay with the property sale and the basement, which was the base of the original homestead, would make a great cannery or wine cellar. Near the home is a 60'x60' garden area with drip irrigation, spigots, and fencing and fruit producers on the property include apple & pear trees and 2 varieties of grapes.

## **EQUESTRIAN FACILITIES:**

**10 Stall Barn.** With an extra wide breezeway, this barn measures 60'x60'. 5 stalls measure 12'x15' and the 5 stalls on the opposite side are 12'x12 and offer exterior runs with beach sand footing. All of the stalls offer custom stall fronts and Nelson automatic waterers. In addition to the barn area is a heated tack room and there's round pen for warming up right outside. These panels will stay with the sale. 9 large, grassy turn out pastures are also handy to the barn. This barn has some built in income with 6 boarders that would like to continue to keep their horses there but that's up to the new owners. The current set up is self-care at \$200 per month with the arrangement that horse owners provide hay & grain, barn owner feeds, and provides shavings.

**Covered Arena:** Measuring 60'x120' this structure features lights and beach sand footing.

**Hay Barn:** This structure to the left of the horse barn measures 68'x22' and has a concrete floor. Sellers have store 50+ tons of hay in this barn.

**5 Bay Shavings & Equipment Shed:** This structure is also handy to the horse barn and offers covered space for shavings. Several of the bays are 28' deep.

There's plenty of concrete parking area for the Equestrian area and within that space is an old in-ground container previously used for the dairy. This concrete container is now used for rain water control off the buildings. The tank fills and the Seller is able to pump the water to another location.

## **CATTLE & LIVESTOCK FACILITIES:**

**Loft Barn** measures 76'x57' and likely dates back 100 years with it's hand hewn beams and wooden dowels found in some areas. This structure was re-built after our very rare snowstorm of 2018. It's got a new roof and a new lean-to on the east side of the barn that is used as the goat parlor. The barn offers 5 bays for storage and a studio at the north end.

**4 Bay Hay/Equipment Shed** measures 28'x48' and is attached to a 33'x28' loafing shed.

There are livestock alleys and cattle working pens and the squeeze chute will stay with the sal

**Additional Structures:** Much of the wiring has been updated in the outbuildings and other useful structures include a 19'x25' Chicken coop, 43'x18' tool shed, a woodshed built to hold 12 to 15 cords of wood, and a structure in the field for livestock shelter.

**Farm Equipment:** Cattle pens, squeeze chute, irrigation pump, K-line irrigation, and sprinkler guns will stay with the property sale with an acceptable offer. Please inquire for a list of additional farm equipment and livestock that may be available OUTSIDE of escrow.

**Utilities:** Electricity is provided by EPUD and there are 3 separate meters – 1 for the house & other structures, 1 for the irrigation pump, and 1 for horse barn to keep that business separate. Internet Service is provided by Century Link.

**Domestic Water:** There is 1 domestic well which has adequately served this property and is located in the well house to the east of the home. In case of power outage, which happens very infrequently, there's a generator set up in the pump house. The generator does not stay with the sale. We have a 2007 (4) hour well flow test showing 20gpm and a water quality test showing great water quality.

**Septic:** There are 2 septic systems for this property. The tank for the home is located on the North side of the home and the drain field heads west. And the tank for the studio is located to the NE and the drain field heads north.

This special property and all it has to offer, currently and potentially, shouldn't be overlooked. It's truly a legacy farm and Sellers are ready to pass it on to the next good steward of the land.