

RE5 Recreation & Hay Farm

26009 Ferguson Rd, Junction City, OR



Absolutely stunning 320+/- acre farm located on the west side of Oregon's highly productive Willamette Valley, along the foothills of the Coastal Range Mountains. Currently producing income as a hay farm but this property offers many possibilities for other crops, recreation, hunting, and livestock. 75+ acres in timber, a modest farmhouse, & potential for 2nd home-site.

Location: The property sits 8 miles west of the convenient little farm town of Junction City with a population of about 6,000 residents and offering schools, churches, groceries, fuel, dining, and most other services.

It's approximately 25 miles to Oregon State University at Corvallis, and 27 miles to the University of Oregon in Eugene. Both cities are busy with university town activities and riverside enjoyment and Eugene offers an excellent airport just 18 miles from the farm. In the past this airport, Mahlon Sweet, has offered direct flights to Seattle, Denver, Phoenix, Salt Lake City, San Francisco, and more. Please check for current flight availability.

The beautiful coastal towns of Newport and Florence are each less than 70 miles away and it's a gorgeous drive to both of them. The nearby Cascade Mountain Range offers endless options for hiking, biking, horseback riding, and more, and Bend is 136 miles away. Portland is 106.

Acreage Description: This is a clean, south facing, efficient, and interesting property measuring approximately 1 mile long (north to south) and 1/2 mile wide (east to west). Simply rectangular but with a lot of personality. A gentle slope from the northern most property line towards the south features a well constructed drainage system complete with culverts for easy stream crossing and natural farmland divisions.

200+ acres are currently being managed as a no-till Orchard Grass and Orchard Grass Mix, high quality, haylage and small bale operation. Two cuttings are typical for hay production with NO irrigating required. Yields have ranged from 800 to 1000 tons per year and product is sold out each season. RE5 has developed a great customer base (see RE5 Hay Farm Facebook page). This property has potential for additional production including grass seed, berries, wine grapes, hazelnuts, hemp, livestock, or use an equestrian facility with great onsite horseback riding. If farming isn't your goal, it can be a great place to live while you lease out some, or all, of the farm ground.

Home: This traditional farmhouse was built around the turn of the century. This home is neat and tidy and features 1 bedroom on the main level and 3 bedrooms upstairs. A full bath on both levels is handy and the classic kitchen has a breakfast nook area. Rarely does the front door on an old farmhouse get used and the breezeway entrance on this charming little house is very welcoming and enters in at the kitchen. Sellers have added ductless heat pump units for heating and cooling. Many of the windows have been replaced but some remain original. The back patio fashioned perfectly for a fire pit with farm and sunset views adds to your enjoyment of this modest home.

Garden Area is nicely fenced and measures approximately 48' x 88' and features a beautiful garden shed. Fruit trees in the garden area include apples, peaches, almond, fig, and cherry.

Hay & Equipment Barn: - 95' x 80' Clear-span storage. The barn floor and parking area were well constructed with road fabric (vapor barrier), road base, and gravel for clean storage and year round access. The style of this barn is light and bright and allows for great ventilation.

Storage/Livestock Barn: Originally a 4-stall barn, this structure near the home has been converted to small equipment storage. The stall fronts are there in storage and will stay with the sale of the property.

Detached garage: Connected to the home by a breezeway, this structure has a concrete floor, plenty of storage, a workbench, and space for vehicle parking.

4 Bay Machine/Vehicle Shed: Gravel floor and a great space for more covered storage close the home, detached garage, and livestock barn.

Potential Second Homesite: Lane County identifies 2 addresses for this property. The main house address is 26009 and the potential home site is 26005 Ferguson Rd. Water, septic and underground electric are in place at the potential 2nd home site. Buyers are to verify requirements with Lane County to build on this site.

Potential Airstrip: Lane County has confirmed that the zoning for this property would allow for a personal use airstrip under a Special Use Permit. However, there are restrictions and requirements and Buyers should inquire about the process with Seth at the Oregon Department of Aviation for further information. 503-507-6965.

Rental & Lease Agreements: Currently this farm is owner operated, however, there is an abundance of farmers in the area that are always looking to lease additional farm ground. So, if farming isn't your goal, let us know and we'll connect you with some potential options. Farm ground normally leases in our area from \$150 per acre per year, and higher depending on crop and soil productivity.

Farm Equipment: Please inquire for separate equipment list that may be negotiable **outside** a property sale.

Soils and Production: Primarily consisting of Class 2 & 3 soils including Bellpine, Hazelair, Linslaw, McAlpin, Nekia, and Veneta slit loam. Please inquire for USDA soil map. The soils are top quality. Not only is this area a world leader in grass seed production, but we are also situated in Willamette Wine Country with Pfeiffer, High Pass, Walnut Ridge, Brigadoon and Benton Lane Wineries all within 3 miles. This area is awaiting approval as the Lower Long Tom AVA.

Utilities: Electricity is provided by Blachly Lane Electric Co. Land line telephone service is available through Monroe Telephone. This is the current source for underground fiber optic internet service as well. Sellers currently use Republic Services for garbage service. There is currently no natural gas or propane on the property.

Domestic Water: There are 2 domestic wells on this property. The well currently servicing the home and barns is located in the pump house next to the potential 2nd homesite. We have a 1996 well log #L50662 on file for this 90' well and a flow test completed in 2014 showed 14.5 gallons per minute. Sellers relay that this well has performed without issue at all times of the year, including for landscape and domestic use. They've had the well mechanics serviced and a new pressure tank installed inside the pump house.

The second domestic well is located on the east side of the home. In 2014 this well flow tested at 6.5 gallons per minute, the quality was good, and Sellers also had this one serviced in 2015. This well is not currently in use but would make a great secondary source for landscape watering.

Creeks & Drainages: Winter drainage on the property offers brooks and streams for several months out of the year. North Fork Ferguson Creek runs through the property seasonally.

Septic: There are 2 septic systems for the property. The main house septic tank and drain-field are located west of the home. A 2014 septic evaluation shows it to be a 750 gallon concrete tank that will need replacement at some point. Sellers had the tank pumped and evaluated again in 2015 and it showed to be working well. Sellers felt this good performance would allow the tank replacement to take place later down the road should any significant remodeling of the farmhouse be completed.

The 2nd septic system is located east of the MFH home pad at the potential 2nd homesite. It was permitted and installed in 1996 and a new 1000 gallon concrete tank was installed in 2018 to replace the original poly tank.

Ranch Roads and Driveways: This is a nicely accessible property with good gravel driveways for clean year-round access.

Trees and Timber: There are mature trees throughout the property, including various fruit trees outside of the garden area such as pear, apple, and cherry. Included in over 90 acres of trees on the property is a 75+/- acre stand of reproduction timber that is currently being enjoyed as a natural forest. These trees are estimated to be 25 to 30 years old. Additional timber can be found within small groves of trees in other areas of the farm. Notable tree species on the property include Douglas Fir and Oregon Oak, along with minor stands of Sequoia, Ponderosa Pine and Big Leaf Maple. There are two very grand Sequoia trees located at the farmhouse.

Wildlife & Hunting: Plenty of Elk, Deer, Turkeys, and other wildlife visit and reside on this property. Two Landowner Elk Permits (LOP) were issued to the owners for 2019. Please confirm LOP tag availability through the Oregon Department of Fish & Wildlife. Contact the ODFW Controlled Hunt office in Salem at 503-974-6101 or visit:

http://www.dfw.state.or.us/resources/hunting/big_game/controlled_hunts/landowner.asp

Summary: With this extraordinary multi-use property an owner can choose "a lifestyle that fits" including; recreation, relaxation, farming, or the pursuit of a multitude of other income producing possibilities. Quality 300-400 acre parcels like this are not readily available in the Willamette Valley and this farm is truly a rare find.

Horsepower Real Estate represents the Seller of this property. This information is derived from sources deemed reliable but not guaranteed by the Brokerage or Broker and should be verified by potential Buyers. Buyers are urged to seek independent verification, thorough professional inspections and personal review of the condition of the property and the information contained herein.