



93551 Smyth Rd., Junction City, OR 97448

67.9 +/- acre cattle ranch with nice valley views and a 2 bedroom bunk house in a super location just west of the convenient little town of Junction City, Oregon. Level with a little slope, perimeter and cross fenced, year round Owens Creek, and hay & livestock barns to store 450 tons of hay and work your cattle under cover. Approx 33 acres in Class 2, Veneta Loam soil. Approx 40 acres in Tier 1 and 2 soils for Hazelnut production and the lower section offers some natural sub-irrigation.

Location: A wonderful spot that offers privacy and great views. It's approximately 7 miles west of Junction City, 15.6 miles to the Eugene Airport, 28 miles to Oregon State University at Corvallis, 23 miles to University of Oregon at Eugene, and 58.7 miles to the Oregon Coast at Florence.

Acreage Description: Level and sloped with some natural sub irrigation in the lower field. The acreage is separated into hay fields and pastures, one of which includes a permanent frost free water trough and there's water piped to every other pasture as well. Owens Creek normally runs year round and is fenced off to be protected from livestock. A rocked creek crossing is a great addition for the ability to move cattle and equipment across to the other side to access another 4 or 5 acres of land.

Soils & Production: Sellers yield about 3 tons per acre from the 7.5 acre hay field just south of the house. This field was reseeded previously, drill seeded again in 2018, and is fertilized each year, about 150lbs per acre. In the past, Sellers have taken good quality hay off the bottom field but have since just used it for summer pasture to take advantage of the natural sub-irrigations. With the hay and separate pastures, it seems this property could carry a 25 to 30 cow/calf operation on it's own.

Home: This cute little house would serve great as a bunkhouse. 2 bedrooms, 1 full bath, pellet stove in living room, kitchen, dining area, and laundry room. There are wall heater units for heat, laminate flooring, and the roof structure was built in 2020 and finished up in 2021.

60' x 86' Hay Barn (approximate measurements 5,160sf) The middle section of this barn measures approximately 60' x 50' and Sellers say the existing permit should allow for an extension of the building. This barn could potentially be converted into a covered or enclosed arena barn. The lean to on the north side adds another 36' x 60'.

Livestock Barn measures approximately 60' x 50' (3000 sf) and is a good building for additional hay & equipment storage, and covered working pen area.

Feeder Shed Row – Approximately 168' x 12' this shed row includes a great cattle feeder system with concrete barricades.

Domestic Water: The well head is located north of the home under and insulated barrel and the pumphouse sits near the home. We have a well log on file L8449 that may be associated with the domestic well on this property. Seller required well testing has been completed and came out great. Newer pressure tank and submersible pump and in ground shutoffs.

Ranch Roads & Driveways: Smyth Rd is a paved road off of High Pass Rd and the gravel driveways into this property are well maintained. There are easements in place that run east and west over tax lot 100 (which is the north adjacent properties flag shaped lot), and another going north and south over west adjacent tax lot 400. Tax lot 100 does not have an easement for access to subject property over tax lot 400.

Owens Creek: This creek is part of the Long Tom Watershed and once a year they offer labor and support towards the health of the creek banks.

Utilities: Electricity is provided by Blachly Lane
Garbage Service - Republic
Internet Service – LTE internet from Verizon
Television currently provided by – Good ol' Fashion Rabbit Ears
Phone service – Landline – Century Link

Septic: The septic tank is located at the SW corner of the home and the drain field heads south. Seller replaced the old pipe line from the house to the tank.

Wildlife: Sellers have seen deer, elk, raccoons, bald eagles, and many other types of wildlife on the property.

This would be a great piece of land for someone wanting to have cattle or horses, or grow hazelnuts and enjoy the view from a new home overlooking the Cheshire valley. Big trees, great location, and lots of history here make this one a winner in our book!

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.