



78655 Territorial Hwy, Lorane, OR 97451

105+/- acre hay, haylage, & cattle ranch with approximately 82 acres in irrigation rights out of the South Fork of the Siuslaw River which runs through the property. Hay fields consist of primarily Class 2 McAlpin soils, considered Tier 1 for Hazelnut production. Beautiful location, sweeping valley views, ponds, and a great mix of topography. Structures will need work and include a 1,932 sf farm house built in 1934, a 2 level shop structure, and a 120x70 hay/feeder barn.

**Location:** This property is 10 miles west of the very convenient city of Cottage Grove and 2.9 miles south of the cute little “town” of Lorane which offers a post office, store, and fueling station. The incredible King Estate Winery is just up the road and is a local and visitor destination favorite. It’s 26 miles to the University of Oregon at Eugene, 28 miles to the Eugene Airport, and just under 70 miles to the Oregon Coast at Winchester Bay or Florence.

**Acreage Description:** The property is 1 tax lot separated by the old railroad strip of land that runs east and west just north of the ponds. This strip of land is now owned by Weyerhaeuser and they’re not currently utilizing it for anything. Property is perimeter and cross fenced for cattle but fence-lines should always be checked before turning out. Seller keeps approximately 85 acres in hay production. Perennial grass varieties include fescue, fawn fescue, and red clover and Seller has maintained annual fertilization and usually sees an average yield of 3 tons per acre. Several acres in hillside trees may offer some timber value. Buried irrigation mainline is placed in handy to use locations. Soils include approximately 60 acres in Class 2 McAlpin and the balance in a combination of Bellpine, Waldo, and Willakenzie. The year round South Fork of the Siuslaw River runs about midway through the northern section of the property. There are 2 ponds on the property; one is spring fed and has Bass in it.

**Irrigation:** We have 2 surface Water Rights Certificates associated with this property. # 23776 grants rights for 25.7 acres and dates back to January of 1953. # 68817 grants rights for 56.5 acres and dates of priority is August of 1986. We will continue to verify point of diversion information. Mainline irrigation is well placed for maximum use and the pipes and pump will stay with the property. There is 3 phase electrical at the diversion points.

**Home:** Built 1934, this 1,932sf, 2 story home with an unfinished partial basement is in need of renovation but still features some of the amazing character of homes of this era like built in corner display cabinets, high ceilings, and formal living and dining rooms. There is an updated full bathroom off the kitchen, 2 un-certified woodstoves, some original flooring, and the original single pane windows. Exterior has a detached carport and old pump house both in need of replacement.

**Livestock Barns:** Hay/feeder barn measures approximately 120’x70’ with hay storage in the middle and 14 ft feeder sheds on both sides. A large part of the middle section of roof caved in during the unprecedented snow storm of 2019, so the roof needs replaced in most of main section. This barn is wired for 220.

**Shop:** Approximately 22'x40', this 2 story shop has wood plank floor & loading dock on the top level. Lower level is ground level, concrete and has several high ceiling bays. The shop is also wired for 220.

**Farm Equipment:** Seller will put a list of farm equipment together that may be available for purchase outside of escrow.

**Utilities:** Electricity is provided by EPUD. There's no propane on the property and internet service would likely come from a satellite service.

**Domestic Water:** The domestic water comes from a well that is shared with the north adjacent neighbor and Seller believes there is an easement for this use and access. Water samples have been gathered for Seller required well tests so please inquire for the results. There is an old well head in a pump house on the south side of the home that the previous owners disconnected as the shared well has better quality water. We don't have any additional information on the old well and we were unable to located any well logs for either well on the state website.

**Septic:** The standard system septic tank is located approximately 40' away from the back of the home and Seller believes the tank was pumped about 12 years ago.

**Wildlife & Hunting:** Seller has seen Elk, Deer, and plenty of turkeys on the property. This property is of the size that normally qualifies for Land Owner Preference Hunting Tags. 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](http://www.dfw.state.or.us/resources/hunting/big_game/controlled_hunts/landowner.asp)

*Lisa Johnson, Principal Broker with 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.*