



94985 Ayres Lane, Junction City, OR

Private Willamette Riverfront Farm

Previously a hemp production facility, this farm offers 34.5 acres with ground water irrigation rights and approximately 30 acres in Class 2 Newberg soils which are considered Tier 1 for Hazelnut production. 72x120 ag building, 72x72 converted breezeway barn, and (2) 30x100 green houses with roll up sides and drip line irrigation. Great infrastructure and potential for hemp production and drying, or consider downscaling some of the systems and equipment not necessary for other crops.

Location: Just 3.6 miles to the convenient little town of Junction City with most everything you need including restaurants, grocery & feed stores, schools, churches, farm supply, medical & dental, and more. 12 miles to the Eugene Airport. 16 miles to the University of Oregon, plenty of shopping, and hospitals in Eugene, and 28 miles to Oregon State University at Corvallis. It's just 65 miles to the Oregon Coast at Florence or 72 miles to Newport.

Acreage Description: This property sets back nicely from the road and the southern property line runs along an active railroad bridge. The driveway into the property is allowed via recorded easement across the west adjacent property. The land is in the flood plain and Seller is unable to find an elevation certificate that he thinks was done during placement of the manufactured home. Approximately 50' of Willamette riverfront could be accessible with some clearing. This is an impressive location on the river that includes islands, several slough inlets, and active railroad bridges.

Soils and Production: USDA soil map shows approximately 30 acres in Class 2 Newberg soils and 6.5 acres in Camas gravelly sandy loam. The gravelly loam section was dug out and used for road base and this area was replaced with soil from the slightly higher topography locations of the farm. This project was permitted through Lane County.

Farm Structures:

Converted Breezeway Barn: 72x72 Previously a horse barn with multiple stalls, this barn has been converted to offer cement floors and several different sections for wash stations, drying and cloning. There's a new septic tank in place to add lavatory facilities in this barn.

Ag building: 72x120 and 24 feet to the eaves, and features road base and gravel floor, and is ready for cement and power.

2 Greenhouses: 30x100 and 18' at their peaks, these structures are permanently placed concrete. Roll up sides, lights, cooling fans, and automatic drip line system set up for water and fertilizer.

Additional structures that will stay with the property include a heated conex container, and a chicken coop.

Home: 1997 built, 3 bedroom, 2 full bath, 1,512 sq ft Palm Harbor manufactured home with high ceilings, reinforced metal snow roof with transferrable warranty. Seller upgraded this home to have 6" walls and extra insulation and insulated windows. Home features opening skylights in the kitchen and in the master bath. The home is heated by forced air with a Geothermal heat pump system that was rebuilt and updated with new lines approximately 5 years ago. This Geothermal system also heats the hot water heater. The home was placed and anchored to a full cement slab and has cinder block skirting all around.

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

Utilities: Electricity is provided by EPUD and the current average bill for the home is \$145 per month. EPUD installed 2 ground transformers to offer high voltage power to the greenhouses and barns adequate for germination, growing, and drying. EPUD has notified Seller that they're in process of upgrading powerlines to the property. There are multiple meters on the property. 1 for each irrigation well, 2 that serve the breezeway barn & greenhouses, and one for the house.

Propane – 100 gallon tank is owned by the Seller and he fills the tank in Junction City. Usually once a year as it serves only the kitchen range.

Internet - Currently the Seller uses a mobile hot spot and Hughes.net for internet. There are several satellite options in the area and it appears that fiber optics may be coming to Ayres Ln.

Irrigation: There are 2 irrigation wells on the property. We have a Water Rights Certificate #50827 with a priority date of March 8, 1972, for 33.8 acres and 1 point of diversion. We are working to locate well logs and/or past records for both wells. The pump at the certified point of diversion in the center of the property features a VFD system (Variable Frequency Drive) that is set up to inject fertilizer and is plumbed for drip irrigation. This pump site offers upgraded power for 3 phase pumps.

The tillable areas of the property are plumbed for K-line irrigation and/or drip irrigation. Drip irrigation is set up for at least 30 acres.

Septic: There are 2 septic tanks on the property that share one drain field and an additional drain field has been approved. In 2017 Seller installed a 1,500 gallon, 2 compartment tank with Orenco pump package at the NE corner of the converted Breezeway Barn. The tank for the home is located on the SE side of the home and the drain field for both tanks runs north and south. See permit for diagram.

Domestic Water: We have a well log on file #52245 showing the well was installed in 1997, is 30 ft deep and 40 gpm estimated at time of installation. Seller required well quality tests have been completed and look good. Seller uses an under the kitchen sink reverse osmosis system for iron and minerals.

RV Hookup with Septic dump is located on the SE corner of the manufactured home, close to the septic tank.

Lisa Johnson, Principal Broker at 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.