



77596 & 77550 Land Ln, Cottage Grove, OR

The Mosby Ranch – est. in 1940 this is a breathtaking Pacific Northwest CATTLE RANCH with beautiful mature timber that has been stewarded under a forest care conservation plan that allows for maintenance logging. Private, secluded, and within 4 miles of Cottage Grove, Oregon, this incredible 223+/- acre property consists of 2 tax lots and 2 potential home sites, as per Lane County. It features expansive perimeter and cross-fencing, improved hay and pasture-land, 2 domestic wells, springs, fish-bearing creeks, year-round pond stocked with bass, & approximately 2000' of frontage on Mosby Creek. This property was held in a single family for nearly 80 years and was operated as part of an Oregon Donation Land claim established in 1853.

Location: A very peaceful and private location that offers the serenity of a rural environment, currently surrounded and buffered by timber but still very close to shopping and other services just 3.6 miles away in Cottage Grove. The ranch conveniently lies 22.6 miles from the University of Oregon at Eugene, 34 miles to the Eugene Airport, 68 miles from Oregon State University at Corvallis, and 78 miles from the Oregon Coast at Winchester Bay.

Acreage Description: Consisting of 2 separate tax lots; Lot 1600 is 4.74+/- acres zoned RR5 and nicely situated at the entrance to the ranch. There is no current dwelling on this parcel, but documents suggest there was one in the past and Lane County has said that this should be a buildable parcel. Seller has no knowledge of the functionality of any previous water lines or septic system. Address that is associated with this parcel is 77550 Land Ln, Cottage Grove, OR 97424.

Lot 100 - 219.23+/- acres zoned E40. This tax lot includes 2 cattle barns, a stock/fish pond, 2 domestic wells, and a 1963 single wide trailer installed in the early 1980's. The trailer is of little to no value but is replaceable as per Lane County. This lot features approximately 156 acres in level and rolling improved hay and pasture-land potentially suitable as grass seed ground as well as 60+ acres in forest.

This improved hay/pastureland is highly productive and has been maintained with diligent attention to weed and blackberry control. Easily accessible and park-like in nature whether you're on foot, horseback, or in a vehicle.

Home: The original homestead burned down in the 1940's. The 1963 single wide trailer was placed on the property in the early 80's according to Lane County records. It was occupied and in great shape until about 7 years ago. It is on a separate meter, has a permitted septic system, and is serviced by both of the wells in the pump house next to the pond.

Hay & Feed Barn: Approximately 60' x 60' with full concrete floor with a cattle feeder down one side and storage area on the other. Exterior working pens will stay. Barns are on a separate electric meter and water is provided by the wells in the pump house near the pond. The electric line to the barns was abandoned after the unprecedented snow storm of 2019, but electricity was restored to the wells for watering stock.

Equipment & Cattle Handling Barn: Approximately 60' x 64' with a concrete floor, has water and is set up for electricity. Squeeze chute, crowd alley, livestock scale, and interior & exterior panel working pens are available for purchase outside of the real estate transaction.

Rental & Lease Agreements: The full 223-acre property is currently leased on a month-to-month basis by a cattleman at a rate of \$1,450 per month. This rancher is responsible for weed abatement in the grazing areas and cattle containment fence maintenance. The rancher carries liability insurance in the amount of \$2,000,000 and would like to continue renting the property if possible.

Soils and Production: We have a USDA soil map on file suggesting approximately 50 acres in soils suitable for Hazelnut production. County records show multiple classes of soil with the majority in Classes 2 through 4. Buyer should consult with an ag advisor for best uses of land and the potential for grass seed ground, vineyard, or furthering the hay/pasture production, etc. The owner previously ran a year round 60+ cow/calf operation and up to 125 head overall counting developing bulls & heifers through yearling stages. For decades, the Seller has tended this land with great attention to weed abatement.

Fencing: Perimeter and partially cross fenced with 5 large separate pasture areas. Some cross fencing needs to be replaced between the 2 north pastures and some corners and gates need to be repaired. Buyers should always check fences before turning livestock out.

Utilities: Electricity is provided by Lane Electric and this is a good cell service area.

Domestic Water: 2 domestic wells located in the pump house next to the pond and we have 2 well logs on file that may be associated with these wells; Buyer is to confirm. Well log #1 has no well ID number and was drilled in 1974. L-86915 was drilled in 2006. Both wells serve the red trailer and the livestock barns, and water troughs throughout the farm.

Creeks, Pond, Springs: Mosby Creek -A headwater tributary to the Coast Fork Willamette River and borders the west side of the property for nearly a half a mile. [https://en.wikipedia.org/wiki/Mosby_Creek_\(Oregon\)](https://en.wikipedia.org/wiki/Mosby_Creek_(Oregon))

According to the Coast Fork Willamette Watershed Council, fish species found in Mosby Creek include spring Chinook salmon, large-scale suckers, cutthroat trout, rainbow trout, sculpin, dace, whitefish, redbelly darters, and brook and Pacific lamprey.

Although the creek is currently inaccessible due to the perimeter fenced grazing areas on the property, there appears to be various locations for private access to this beautiful stretch of water.

“Garoutte Creek” - The property also features a “medium fish stream” that the Coast Fork Willamette Watershed Council refers to as Garoutte Creek. This creek runs east/west within the southern timbered area of lots 100 and 1600.

Stock Water Reservoir (Pond) – Permitted and perfected with Certificate of Water Right R-6627, priority date June 24, 1977. Approximately ½ acre in surface size and 1.80 acre-feet in volume.

North Spring – This spring is located in the NW hilltop pasture. A soil conservation study on the property was completed in 2001 by the NRCS. At that point it was indicated that the spring could be improved for utilization. The Seller didn't make any improvements at that time. Around 2010 the spring opened up on its own and became substantial enough to supply stock water throughout the dry part of the year. To take advantage of this natural stock water, the current rancher grazes the NW hilltop until the spring discontinues its water supply.

Irrigation: There are currently no irrigation rights on the property.

Septic: The red trailer has a permitted septic system. The tank is located NE of the trailer and the drain field heads north down the slope. Seller is not aware of the functionality of the septic system.

The home site for the 4.74+/- acre Lot #1600 was on a septic tank system at one time. The trailer was removed and utilities capped and Seller is not aware of the functionality of the septic system.

Trees and Timber: Mixed species with the majority in Douglas Fir, Western Red Cedar, and Grand Fir. Please request a copy of the Timber Care Covenant.

A few ancient fruit trees lining the driveway still produce pears and cherries.

Wildlife & Hunting: This property qualifies for Land Owner Preference (LOP) big game hunting tags through the Oregon Department of Fish & Wildlife. Please verify this information at http://www.dfw.state.or.us/resources/hunting/big_game/controlled_hunts/landowner.asp or contact the ODFW Controlled Hunt office in Salem at 503-947-6101.

Seller has enjoyed seeing a wide range of wildlife on the property including deer and elk, wild turkeys, coyotes, cougar, game birds, geese, wood ducks, heron, songbirds, owls, red-tailed hawks, and bald eagles.

This property would make an absolutely stunning, multi-residence ranch property with its gentle topography, it's a great place for year-round livestock.