



High Pass Farm - 26730 High Pass Rd., Junction City, Oregon

A farm with a beautiful view. Plenty of level ground with just enough gently sloping acreage. Open space as far as the eye can see. 139-acre farm with 2 nice homes, 2 greenhouses, a shop wired for 220, 150x50 machine/hay shed, a pond, year-round creek access, nearly perimeter fenced, and recent 3-Phase power upgrade. Fruit & nut trees include peaches, plums, apples, pears, hazelnuts, & walnuts. Great potential for a livestock property.

Location: Located just a few miles west of the little farm town of Junction City, Oregon. You won't have to travel far to experience award-winning wineries, orchards, artists' studios and exceptional Golf Courses. Only 26 miles to the University of Oregon, 28 miles to Oregon State University, and 13 miles to the Eugene Airport.

Acreage Description: 139+/- beautiful level and gently rolling acres, nearly all of the perimeter is fenced, with both homes on a knoll overlooking the farm. The farm is clean and usable year-round, Bear Creek crosses the southeast corner of the property and provides a good "swimming hole" when the foliage is cut back and the sun is shining. You will find both fruit and nut trees on the property which include; peaches, plums, apples, pears, walnuts, and hazelnuts.

Home: The 2,737 sq. ft. contemporary farmhouse is sited on a knoll overlooking the farm with a view from every large window. The home has been well maintained, in good condition and consists of a large great room with living, dining, and family areas combined. The amazing 10'x 34' kitchen looks out over the garden area, the farm fields, and the hills beyond. There are 3 bedrooms (with an option for a fourth), all with their own private bathrooms. The utility room is set up like a canning kitchen and the oversized garage is also set up with a cooking area for entertaining large groups. The garage is heated and cooled and includes a 10'x 24' storage room, or possible office with a full bath. The home is set up for a generator.

Second Residence: The second residence is a 1991 Skyline 1,800 sq. ft. manufactured home. Consisting of 3 bedrooms, 3 baths, living, dining, family rooms, and laundry room. The kitchen has a stainless range and oven, a convection microwave, stainless steel refrigerator, and pantry. It also has its own full house generator. Excellent for extended family members, farm help or possible rental. It has its own street address and power meter.

Greenhouse #1: 30' x 96' full bloom light, DEP greenhouse with (45) 1000-watt lights over raised beds. Swamp cooler on the back wall, dehumidifier, fans, propane heater, I-grow system for automated control.

Greenhouse #2: 30' x 56' full bloom light, DEP greenhouse with fans and thermostat. Fully hooked up with 277 electric & 120. Wired and ready for lights, etc.

Shop: The Shop is 26'x 39' with a heated and cooled work area and 220 electric service.

RV Parking: Covered RV carport next to the main home's garage complete with power, water, and septic dump.

Rental & Lease Agreements:

85 acres of the farm is leased on an annual basis to a local farming operation. A portion of the machine/hay barn is also leased on an annual basis to the farmer to store large farm equipment.

Soils and Production:

The soils survey report show that the majority of the soils are classified as prime farmland, class 2 and 3 soils. This property has room for many types of livestock and crops. With area for pasture and acres to ride it would be wonderful for horses. The oak savannah, with its majestic old oaks, could be a great place to set up for trail riding, picnics, or camping.

Utilities: Electricity is provided by Blachly - Lane - a Rural Electric Cooperative.

3-Phase upgrade was recent and adds an important factor to the farming/growing operations.

The main house has 400amp service, and 200amp at the manufactured home.

Domestic Water: There are three wells on the property. Please inquire for copies of 2018 well test reports.

Septic: There are 3 septic systems on the property. Please inquire for copies of 2018 inspection report.

Irrigation: The Oregon Water Resources Department approved the previous owners application LL-1748 for the use of water from 2 wells for irrigation of the hazelnut trees. This irrigation system has not been set up and will expire October 31, 2022.

Pond: Sellers have constructed a 140'x 140' pond measuring 15ft deep. It's lined with bentonite which, according to Water Resources, is an acceptable pond liner. The storage capacity is estimated at 1 million gallons.

Please see remarks below from Water Master, Lanaya Blakely and refer additional questions to her directly.

If the pond is lined to prevent groundwater infiltration and there is a berm around it to prevent surface water runoff from filling it, the water can be used for any purpose, per ORS 537.141. A pond constructed in such manner may be filled with water captured from an artificial impervious surface (roof).

Buyer must do their own due diligence on options for irrigation.

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.