



One Step Forward Farm

Additional Information
River Road, Junction City OR 97448

Opportunity! Working farm nestled between Eugene and Junction City on River Rd. Two taxlots totaling nearly 30 acres, 2 homes + one additional possible home site. Certified organic farm ground. The two tax lots were at one time separate farms and combined sometime of the mid 20th century. The current owner purchased both parcels in the 1980s and worked the land growing fresh vegetables, grains and lemon balm and other organic crops. Most recently local residents know the farm by the beautiful sun flowers that are planted every year for the community to enjoy.

2 miles to Junction City, 14 miles to downtown Eugene and 28 miles to downtown Corvallis.

Tax lots:

16-04-04-00-01400, 9.57 acres, 93780 River Road and 93774 River Road.

16-04-04-00-01300, 19.52 acres, 93790 River Road

Homes

Main home is 2600+ sq, 3 bedrooms and 2.5 baths.

Remodeled around 2008 bringing its turn of the previous century age into a more modern standards and current floor plan. More recent updates include: Roof on the main home in 2023, garage roof in 2022 + the addition of solar panels. Solar panels help reduce the monthly power bill on the main home. There are two gas furnace units. This home has a standard septic system.

2nd home is 600 sq feet with 1 bedroom and 1 bathroom. It has a membrane roof replaced in 2022 and the septic system was replaced in 2011. Minisplit is about 15 years old.

Additional home site is on tax lot 1300 and is listing on the county tax records as 925 sq feet. Taxes are being paid on this residence. EPUD has removed power to this home. There is a well and a septic that were in working order when the home still had occupants.

Farm information:

Farm ground and out building are leased to the current farm operator for \$5,500 per year. That lease runs through 12/31/25.

Organic TILTH Certification: The current farm operator has this certification for his operation.

Well information:

4 wells on property. 2 are being used for irrigation. The north well pump is owned by the person farming the property as well as the handlines, those items are excluded from the sale. Main home and 2nd residence are serviced by one well that was installed approximately 20 years ago.

Meters to property:

Currently there are 5 electrical meters in use. One meter for each irrigation well. One meter for the main house as well as a separate meter for the 2nd residence. The 20x75 building has its own meter. The dryer facility also has a meter but is no longer in use.

Natural Gas: The main home is served by natural gas. The 2nd residence was previously served by natural gas and is plumbed to the home. The dryer facility also at one time was served by natural gas.

Water rights: Tax lot 1300 is served by [GR 2307](#), Irrigation or 20 acres.

Outbuildings:

Shop 40x38 – metal siding and metal roof, electricity, dirt floor

Coed Coop/Storage building 20x74- wood siding and a metal roof, concrete floor, electricity

Green house 20x50- gravel floor, electricity

Barn 110x44- wood siding and metal roof, dirt floor and no electricity

Packing shed and storage 24x130- wood siding and metal roof, concrete floor

Office 20x65- wood siding and metal roof, concrete floor. Two rooms, one is sound proof

Dryer facility- not currently in working order but components are present, gas is not connected

Milking parlor- in poor condition but historical value to the property.

Buyer to verify all aspects of the property to their satisfaction.