

93541 Smyth Rd Junction City Home For Sale

Incredible 166.83 Acre Traditional Farm/Ranch!

PROPERTY DETAILS



Listing Price: **\$1,750,000**

Listing 93541 Smyth Rd

Address: Junction City
OR 97448

Bedrooms: 3

Full Baths: 2

Partial Baths: 0

SQ FT: 1472

Lot Size: 166.83 acres

Style: 2 Story

Heat Source: Other

Schools: Junction City

QR Code:

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PROPERTY DESCRIPTION

RANCHES CAN BE SOLD SEPARATELY. CALL or EMAIL LISA FOR DETAILS.

Welcome to the Hay Day Ranch at 93541 & 93551 Smyth Rd! Two separate farms on two separate tax lots just west of Junction City, Oregon!

This property is owned & loved by a family whose roots in our area go all the way back to 1851! This 166.83 acre farm will take you back to the old days when hard work, living off the land, and family values were the heart and soul of the Oregon family.

WEST SIDE RANCH - 93541 consists of 98 acres and we'll call it the "The West Side" of the ranch from here on out. Currently about 36 acres are in hay production yielding an average of 3 tons per acre annually....a bumper crop now and then has yielded another 2 tons per acre. The soil is fertilized every year and was reseeded in about 2005 to add more orchard to the sub clover and fescue grasses. Typical harvest runs end of May through June 15th.

IRRIGATION RIGHTS - The remainder of the West Side land is in good established pasture with current irrigation rights for approximately 50 acres. Diversion 2 from Owens Creek, a tributary of Bear Creek. The water is collected by a 10 horsepower pump located in Owens Creek that's connected to 500 feet of 4" mainline, then distributed by 5 hydrants which hook up to a traveling system. The above ground irrigation equipment will be negotiable items in a sale.

FARMHOUSE - The main house for the property sits on the West Side. It's a great 1910 farmhouse watching over the ranch from a beautiful knoll in the trees. It's got 3 bedrooms, 2 bathrooms, a woodstove and a kitchen with all the modern necessitiesdishwasher, double sink, range, and laminate floors. The utility room serves as a great mud room offering a tile floor, second bathroom, wall heater, and deep sink to wash the days work off your hands. To keep the home warm in the winter, there is a 3 year old Country Woodstove and solid wood walls with real 2x4 construction. Insulation in ceiling, dropped down insulation in walls, some new vinyl windows, cedar siding, and some new Hardi plank siding keep the place cozy and strong. The home also has an updated electrical panel to 200amp, copper plumbing with a little PVC, and a comp roof. A well used covered porch & fenced yard for the family pets make this the perfect spot for a lemonade end to the day!

SHOP - The original shop was about 36'x50' and built in approximately 1987, with concrete floor and power wired for 110 and 240. In 1997, an additional 36x28 was added with gravel floor as well as a 12x78 lean to on the back for easy equipment access, it's got sliding bay doors, (2) 12 footers, and (1) 14 footer. There's a 12' x 36' loft for storage and the workbenches and portable shelving will stay for your convenience.

LIVESTOCK BARN #1 - The livestock barn on the West Side is surrounded by BIG trees and is classically old! Has concrete floor, fits about 10 ton of hay in the loft. This barn has water, electrical, flood lighting, a couple stalls, and a feed manger for about 20 head. The barn lot is approximately 2 acres.

WELL #1 - Obvious question for a property like this is "How's the drinkin' water?!" Glad you asked!! The farm has two wells. The first one, located in the front yard of the main farm house, is approximately 60 feet deep and supplies water to the house, yard irrigation, and West Side livestock barn. Seller believes the flow to be about 80 GPM of crystal clear water!

EAST SIDE RANCH - The address here is 93551 Smyth Rd and is about 68 acres.

2ND RESIDENCE - The interior of the East Side ranch house has been fully remodeled and has 2 bedrooms and 1 bathroom. Cattle dog friendly with laminate floors all through the house and tile floors in the bathroom and utility room. This "built like a brick" cinder block home was constructed on a concrete slab foundation and has a patio on the back overlooking the fenced yard in some of the most incredible trees you've ever seen! An incredible view of the Cheshire area and Willamette Valley make this a beautiful location for a new home.

LIVESTOCK BARN #2 - This is a great cattle barn with lighting and electricity. Approximately 52' x 40', built around 1978. Sellers have recently constructed corrals with lumber cut & milled from this property! 5 working pens, an alley, and a squeeze chute that will stay with the property.

WELL #2 - This well is located about 150' from the East Side house and supplies the household water and the cattle barn. Not sure about flow but it's been used to successfully water 100 head of cattle throughout the winter.

Both properties are fully equipped for farming, ranching and living. The terrain on each one consists of level and rolling topography excellent for great drainage and spectacular views in every direction. Owens Creek runs year round through both farms and an additional Nail Creek runs through the West Side.

Tons of character with beautiful old growth trees including Ash, Oak, Tulip, Magnolia, Port Orford Cedar (approx 120' tall), Sequoia Redwood, Holly, Fir, and Chestnut.

The majority of the perimeter fencing is New Zealand and the cross fencing consists of 5

and 6 strand barbed wire, New Zealand, and 3 strands of hot wire. Water troughs and feeders will stay with the property. All good quality fencing allowing for 6 separate pastures, all with livestock water.

The potential for this place is endless with E-40 ZONING and possibilities for VINEYARD DEVELOPMENT or just continuing, expanding, and enjoying the current practices.

Because of the nature of the property and business, viewing appointments need to be made through the listing agent and will be scheduled for potential Buyers with pre-approval letters for rural property financing and/or proof of funds.

CONTACT INFORMATION



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