

# Hwy 36 Junction City Property

39.85 Acres of Great Farmland in Easy Access Location!

## PROPERTY DETAILS



**Listing Price:** **\$185,000**

**Listing:** Hwy 36

**Address:** Junction City  
OR 97448

**Full Baths:** 0

**Partial Baths:** 0

**Lot Size:** 39.85

**QR Code:**

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## PROPERTY DESCRIPTION

**39.85 Acres of Farmland with NOT CANCELLED water rights and Lane county records show**

**34% Class 1**

**45% Class 2**

**and 21% Class 3 soils!**

This property is not buildable but a great piece of farmland about half a mile from Hwy 99 on Hwy 36.

The Mobile Home is on a Separate Lot and is NOT INCLUDED IN SALE. Please do not disturb homeowners.

Seller relays that flags in the field mark the NW & NE corners of the mobile home lot. We're gathering information on the farm lease.. Property is currently planted.

There's an irrigation well on site but Seller has NO knowledge of the functionality, any equipment that may be there, or past irrigation practices. Well log shows 50gpm, 37' deep.

State website shows 1970 "NOT cancelled" water rights for 13.3 acres as well as a 1950 ground water claim for 14 acres. Some of the 14 acre irrigation rights over lap the 13.3 and some of it lays across the mobile home lot. Buyer to verify all aspects of the property, the well, and the water rights.

Currently "handshake" farm lease is up approximately September.

CONTACT INFORMATION

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**Equal Housing Opportunity**

Property information deemed reliable but not guaranteed and should be verified.

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