

95950 Hwy 99, Harrisburg, OR

42.54 acres with a 1974, 2 Bedroom/2 Bath, Silvercrest mobile home. Approx 35 acres in Class 2 Chehalis soil which is top tier rated for Hazelnut production. Fantastic starter farm or add to your land portfolio!

Location: This property is located in Lane County and within the Junction City School District. It sits just east of the Harrisburg Bridge over the Willamette, on the north side of the road. It's just 12.3 miles to the Eugene Airport, 16.3 miles to the University of Oregon, 25.2 miles to Oregon State, 66 miles to the Oregon Coast at Florence, and 71 miles to Newport.

Acreage Description: Level land, with slough along the east side of the property. 35 acres Class 2, Chehalis. No fencing on the property. Slight variation in topography. Property is in flood plain AE, no elevation certificate on file.

Home: Approximately 1,440 sf, 2 Bedrooms and 2 Full Baths with one bathroom being private off the master bedroom. Ramp in place for entry, nice floor plan, 2 pellet stoves, newer 3 unit ductless heat pump system. The original forced air heating unit is still present but Seller Representative doesn't know of functionality of the unit. Spacious covered back deck and the yards are about to burst with color. Enjoy water features, a firepit and a beautiful outdoor setting framed by incredible trees.

Shed: This old shed needs some TLC but if you're an appreciator of old history, you're going to love this project. Lots of potential!

Machine Sheds: This is a small covered area with concrete posts, great for keeping your tractor out of the weather, storing some hay, or converting into a livestock area.

Rental & Lease Agreement: Farm ground is leased through September 30th, 2021. Current lease amount is \$5000 annually for 35 acres and the written farm lease needs to be updated to reflect this amount. This is a perpetual lease that will require notice of termination from new owners to Leaseholder if they don't wish to continue past September 30th, 2021.

Farm Equipment: Antique farm implements will be available for sale during the Estate Sale in mid February. No other farm equipment is available for purchase.

Soils and Production: Primarily Class 2 Chehalis soils, current crop is Forage Annual Rye Grass – Endophyte Free. – There have been crops in the past with endophytes but farmer says 4 years ago or longer.

Utilities: Electricity provided by EPUD, Seller has not used internet service there but there should be several options available.

Domestic Water: Seller says there's a 2" well under the storage building near the driveway that is not currently hooked up or in use. The domestic well that serves the home and yards is located at the north end of the yard in the pump house. We were not able to find a well log for this well.

Irrigation: Although there are NO certified water rights for the property, there is an irrigation well located north of the back yard on the north side of the domestic well pump house and we have a well log "Lane 6024" that appears to be associated with this well. Sellers do not own an irrigation pump.

Septic: The tank is located in the front yard and Seller thinks the drain-field heads east.

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.