



Whispering Meadows Equestrian Center

29015 Meadowview Road, Junction City, Oregon 97448

If you've got hay in your hair or manure on your dress shoes and still don't feel like you get enough "horse time", this is the place to make your passion for horses start working for you as a bigger part of your life. Invest in your equestrian dreams and the possibilities that this facility and its location could provide. Currently a busy place with happy boarders, frequent clinics, and guests that love to visit!

39+ acre Equestrian Facility featuring 45+ interior stalls & 9 outdoor paddocks with shelters. Boarders & guests enjoy indoor and outdoor arenas and a trail course. The property also offers a hay & equipment storage barn, approximately 35 acres in hay production, and a very nice 2002, 3-bedroom, 2 bath manufactured home.

Lot Description: This property is level and useable, perimeter fenced, and set up nicely with plenty of parking. Approximately 35 acres are in non-irrigated valley grass hay production with an average annual yield of 80 tons. Sellers utilize this hay for full care boarders in the barn.

Location: The facility is located just north of Eugene and just south of Junction City off Hwy 99. It's 2.9 miles to the Eugene Airport, 12 miles to University of Oregon, 29 miles to Oregon State University, and 44 miles to the Oregon Coast at Florence.

Arena Barn: 21,000 sq ft of covered and enclose-able space! 45+ matted stalls, 23 with outside runs. 3 additional interior stalls are currently being used for tack rooms & a workshop. 60' x 144' indoor arena with sand and natural footing, new overhead sprinkler system, and excellent lighting. Hoist & pulleys are in place to add a mechanical cow or cutting flag. Boarders enjoy an interior wash rack with hot and cold water, a heated "community room" with kitchen and lounge area and interior restrooms. There's also a barn office & personal tack room for the owner or barn manager to keep their items separate.

Outdoor Amenities: The 130' x 225' outdoor arena has sand and natural footing. The roping chute, loading chute, and cattle working pens will stay with the property as well as the bleachers and lighting.

There are 2 round pens with ground rubber and natural footing. Please note that the Noble Panels for one of these round pens will not be included in the sale but footing will stay in place. There are multiple turn-outs and 9 large paddocks with shelters that are also rented by Boarders and everyone enjoys the permanent trail course with built in obstacles. There are 4 hay storage sheds for Boarders' hay, covered storage for shavings, and manure management systems on concrete pads at either end of the barn.

As of September of 2021, the following boarding rates apply:

FULL CARE

- 12' x 12' matted stall and bedding (stalls with and without runs available)
- Quality grass hay fed and horses watered twice daily
- Stall Cleaned 7 days a week-Horses turned out daily or as weather permits
- We will blanket and put on your fly mask per your request
- Storage bin in front of each stall, plus use of locked tack room

Prices:

Full Care Stall: \$400/month

Full Care Stall with a run: \$450/month

Loafing Shed Paddock: \$450/ month

PARTIAL CARE

- 12' x 12' matted stall and bedding
- 1 Pallet space for hay/feed
- Our staff will feed AM/PM if your feed is set out. Horses watered twice daily.
- 1/2 wheelbarrow of sawdust daily if needed
- Storage bin in front of each stall, plus use of locked tack room
- You are responsible for supplying your own feed, stall cleaning and turnout.

Prices:

Partial Care Stall \$200/month

Partial Care Stall with a run: \$245/month

Loafing Shed Paddock: \$250/month

ADD-ONS TO PARTIAL CARE

- Turnout- \$5.00/day
- Stall cleaning- \$6.00/day
- Feed our hay- \$115.00/month
- Monthly Stall Cleaning- \$140.00/month
- Monthly Feeding of Barn Hay\$4.00/day
- Vehicle Parking- \$25.00/month per vehicle or trailer

HAULING IN

Arena Only: \$15.00

Arena & Trail Course: \$20.00

Hay Barn: 40' x 60' and fits 100+ tons of hay. This is also a great structure for farm equipment storage.

Personal Property & Farm Equipment: Most personal property items that are used to maintain the facility will be included in the sale. A list of these items will be provided during escrow. Please inquire about a list of farm equipment that may be negotiated outside of the sale.

Home Features: 2002 Silvercrest triple wide manufactured home. This 3 bedroom, 2 bath home with dedicated office is just over 2,500 sq ft. The home features 2 living room spaces. The home has a lot of windows with great natural lighting and the kitchen has a large island cooktop with bar seating, abundant countertop space, built in oven, dishwasher, and walk in pantry. The second living space is shared with an informal dining area. Great flow and high ceilings make this a nice home for entertaining. The primary suite has a bonus room and large bathroom with walk in closet. The home has 2 heating units to allow even flow throughout the home. The fenced yard with playground area is a great place to enjoy the beautiful views and sunsets and a 2-car detached garage is located near the home.

Utilities: Electricity is provided by EPUD and the barn and home are on 2 separate meters. Garbage Service is available through Royal Refuse, and the Barn Manager currently uses VioSat for television and internet.

Domestic Water: The well head is located on the north side of the home in the yard and this well serves the home and barn.

Septic: Sand filter septic system is located on the east side of the entrance. Permit shows it was installed in 2002. The restrooms in the barn are also serviced by this system.

Summary: This is a great income producing property with lots of possibilities for expansion. There's plenty of parking and space to ride and the Barn Manager that currently lives in the home has done a wonderful job creating a fun and functional equestrian facility and would consider staying on as Manager.

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.