



High Pass Farm - 26730 High Pass Rd., Junction City, Oregon

This nicely diversified, 139-acre farm is being offered for sale with or without the Tier 1 mixed use cannabis license for indoor/outdoor growing. 3-Phase power, two nice homes, 2 greenhouses, a shop, 150x50 machine/hay shed, a pond, year-round creek access, and beautiful views in every direction. Approximately 30 acres in young Hazelnut trees with short term irrigation rights and 85 acres is leased out for grass seed production through September 2022 on an annual renewal contract.

Location: Just a few miles west of the convenient town of Junction City which is a medium sized farm community with most services. Only 26 miles to the U of O, 28 miles to OSU, and 21 minutes to the Eugene Airport.

Acreage Description: 139+/- beautiful level and gently rolling acres, nearly all perimeter fenced, with both homes on a knoll overlooking the farm. The farm is clean and useable year-round, Bear Creek crosses the southeast corner of the property and provides a good “swimming hole” when the foliage is cut back. Fruit and nut trees include peaches, plums, apples, pears, and walnuts.

Home: The 2,737 sq. ft. contemporary farmhouse is sited on a knoll overlooking the farm with a view from every large window. The home is in very nice condition and consists of a huge great room with living, dining, and family areas combined. The amazing 10'x 34' kitchen looks out over the garden area, the farm fields, and to the hills beyond. There are 3 bedrooms (and an option for 4), all with their own private bathrooms. The utility room is set up like a canning kitchen and the oversized garage is also set up with a cooking area for entertaining large groups. The garage is heated and cooled and includes a 10'x 24' storage room, or possible office with a full bath. The home is set up for a generator.

Second Residence: The second legal residence is a 1991 Skyline 1800sq.ft. manufactured home. It has 3 bedrooms, 3 baths, living, dining, family rooms, and laundry room. The kitchen has a stainless range and oven, a convection microwave, stainless refrigerator, and pantry. It also has its own full house generator. Excellent for extended family members, farm help or possible rental. It has its own street address and power meter.

Greenhouse #1: 30' x 96' full bloom light, DEP greenhouse with (45) 1000-watt lights over raised beds. Swamp cooler on the back wall, dehumidifier, fans, propane heater, I-grow system for automated control. Video cameras and alarm system are owned by the farm and service is provided by Monster Security.

Greenhouse #2: 30' x 56' full bloom light, DEP greenhouse with fans and thermostat. Fully hooked up with 277 electric & 120. Wired and ready for lights, etc.

Shop: The Shop is 26'x 39' with a heated and cooled work area and 220 electric service.

RV Parking: Covered RV carport next to the main home's garage complete with power, water, and septic dump.

Rental & Lease Agreements:

85 acres of the farm is leased on an annual basis to a local farming operation. A portion of the machine/hay barn is also leased on an annual basis to the farmer to store large farm equipment.

Farm Equipment:

Please inquire for a list of hazelnut farm equipment that may be negotiable outside the sale.

Soils and Production:

The soils survey report show that the majority of the soils are classified as prime farmland, class 2 and 3 soils. This property has room for many types of livestock and crops. With area for pasture and acres to ride it would be wonderful for horses. The oak savannah, with its majestic old oaks, could be a great place to set up for trail riding, picnics, or camping.

Utilities: Electricity is provided by Blachly Lane - a Rural Electric Cooperative.

3-Phase upgrade was recent and adds an important factor to the farming/growing operations.

The main house has 400amp service, and 200amp at the manufactured home.

Domestic Water: There are three wells on the property. Please inquire for copies of 2018 well test reports.

Septic: There are 3 septic systems on the property. Please inquire for copies of 2018 inspection report.

Irrigation: The Oregon Water Resources Department approved previous owners' application LL-1748 for the use of water from 2 wells for irrigation to establish Hazelnuts. This irrigation system has not yet been set up and will expire October 31, 2022.

Sellers have constructed a 140'x 140' pond measuring 15ft deep. It's lined with bentonite which, according to Water Resources, is an acceptable pond liner. The storage capacity is estimated at 1 million gallons.

Please see remarks below from Water Master, Lanaya Blakely and refer additional questions to her directly. If the pond is lined to prevent groundwater infiltration and there is a berm around it to prevent surface water runoff from filling it, the water can be used for any purpose, per ORS 537.141. A pond constructed in such manner may be filled with water captured from an artificial impervious surface (roof).

Buyer must do their own due diligence on options for irrigation.

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.