

Hewitt Farm- Seller Notes

Offering a 80 acre century family farm located in the mid Willamette valley of Western Oregon. Mild maritime NW climate with superb recreational opportunities abound all within easy driving distance be it the Pacific ocean, coastal or cascade mountains, or Oregon's high desert . Property has been in the same family since 1919 and is a highly self sustaining farm with the ability to raise a multitude and varied type of crops including produce, row crops, specialty crops, grains, nursery, livestock, nuts, and vineyard, etc.

Senior water rights with an excellent historical record of supplying irrigation to the 65 acres under irrigation at a rate in excess of 300 gpm at 2.5 acre ft of water per acre per year. Water is pumped directly from Rickreall Creek and is carried throughout the farm by a system of buried 6 inch mainline. Water is distributed to the land via 3 Nelson big guns, or via 3 inch lateral aluminum irrigation pipe with rain bird sprinkler heads.

The property has a grandfathered onsite farmers market started by the owners great grandparents. This particular farm has a very long history and rare distinction of "continuous use direct ag retail sales" for over 100 years.

Low taxes in EFU (exclusive farm use) zoning yet close to town for all your farm and personal needs. Property conveys all irrigation equipment and all mineral and water rights. If you're looking for a sustainable and a high value piece of land with water look no further. Farm has a newer huge 75x96 free span all purpose hay/livestock barn with cement floors and additional cemented commodities or manure storage area. The on-site farmers market is housed in the 1919 historic hip roofed dairy barn built by the owners' great grandfather. There is a small bunkhouse and a 1921 craftsman fixer upper home that has 3 bedrooms, 1 bath and is approx 2200 sq ft not including the full unfinished basement. Farm has a year around carrying capacity of 50-55 cow calf pairs or 200-250 ewes with ample ability to get 2 cuttings of hay per season and has excellent irrigated pasture throughout the spring, summer and fall seasons. This property also raises excellent produce or row crops of any kind.

Located close enough to 4 cities to provide excellent customer base for any agricultural enterprise. The State capital located in Salem, Oregon with a population of 175,000 is 7 miles East of the farm. Dallas, Oregon has a population of 16,000 and is 7 miles West of the property. Monmouth/Independence with a combined population of 20,000 is 5 miles Southwest of the farm. With well over 200,000 full time residents and the excellent reputation of this family farm your career or retirement dream in agriculture awaits you.