

8960 DAYS CREEK CUTOFF RD

CANYONVILLE, OR



**Oregon
Farm & Home**
★ BROKERS ★

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AGENT INFORMATION



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Paul Terjeson is the Principal Broker/Owner of Oregon Farm Brokers, the Willamette Valleys leading Farm, Ranch, and Land experts. For over 25 years, Paul and his team have been representing Sellers and Buyers and are experts in the purchase or sale of: High Value Farm Ground, Ranch Land, Development Property, Luxury, Small and Large Acreage, Residential, and Multifamily. Oregon Farm Brokers diverse background includes 5th generation farmer, nursery and dairy manager, land developers, and economist. Paul and his team have the combination of skills, experience, and service to understand the layers of complexity and fluency with local zoning, water rights, soils, and construction standards in Oregon. We are here to assist you in building your Real Estate Portfolio. Paul brings a high degree of professionalism to help you sell your property for the highest possible value, find the next perfect property and protect you and your interests throughout the transaction.

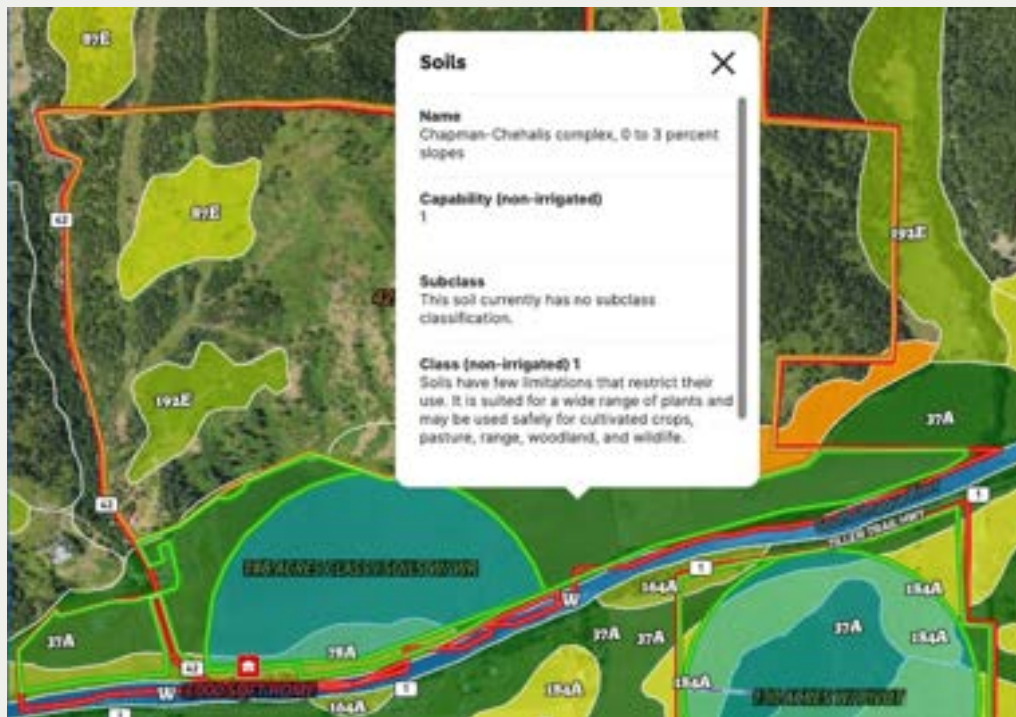


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Property Synopsis

This 750+ acre ranch features 180 acres of class I soils and 250 acres of senior water rights. The riverfront home has been recently renovated, and the bunkhouse has been remodeled. Furthermore, modern 6 and 8 tower pivots with new power panels have been installed. The land can be divided into its highest and best-use sections, including 425 acres of southern exposure grazing land, 170 acres of irrigated ground with/ mostly Class I soils, and the south 135 acres with/ the 100-acre pivot.

The farmed area on the north side of the river has class I soils with mostly the Chapman - Chehalis complex. These are some of the most productive soils in the State of Oregon and are a tiny percentage of the total combined soil classes for arable land in Oregon. These soils can produce and support any fruit, nut, forage, or vegetable grown in Oregon. Class I soils are a farmer's treasure known for their high fertility and productivity. These soils are composed of deep, well-drained, and fertile topsoil rich in organic matter and nutrients. They are ideal for growing various crops, including fruits, vegetables, grains, and forages.



In addition to their high productivity, class I soils are easy to work with and do not cause much wear and tear on farm equipment and implements. Farmers who work with these soils rarely worry about plowing, tilling, or cultivating, as the soil is loose, friable, and easy to manage. Due to their high value and productivity, farms with predominantly class I soils are rarely put up for sale. Instead, they are usually passed down from generation to generation as families recognize the importance of preserving and maintaining these valuable resources.



This property is ideally situated for a solar farm project because three separate transmission lines cross the west border of the property. The Days Creek to Dixonville line, owned by PacifiCorp, runs 115KV and has a substation adjacent to the pivot on the south side of the river, which ties into the Canyonville Solar substation described below. The Dixonville 230KV to Hanna Tap and the Meridian to Dixonville lines that run through the property are 230V and 500 KV, respectively. These two lines have substations in Dixonville. All of the lines run down the grazing ground's south slope on the property's north side.

Just two miles away, the Canyonville Solar farm was just constructed for the benefit of the town's residents. Canyonville Solar is forecast to provide subscribers 9.77 cents per kWh of bill credit value for 8.8 cents/kWh, providing \$78 in first-year savings to enrollees under the program. According to the Oregon Community Solar Program, enrollment requires a 20-year contract for residents seeking to add community solar savings. Low-income residents whose individual annual income is \$41,688 or less or whose collective household income is \$80,168 or less can enroll in projects such as Canyonville. Canyonville Solar is also unique for its initial use of goat grazers for mowing, in addition to other grazing animals. At the inaugural Solar Farm Summit, an agrivoltaics conference held in Rosemont, Ill., experts in solar grazing suggested a best practice of using sheep on solar sites to effectively keep the forage under the panels managed.



Days Creek, OR has a mild climate with warm summers and mild winters. The temperatures range from around 70 degrees Fahrenheit in the summer months to lows in the 30s during wintertime. The area typically receives ample rainfall throughout the year, allowing for a healthy wet season when the temperatures are hot and a more moderate dry season when temperatures drop. In general, Days Creek has an enjoyable climate perfect for outdoor activities throughout the year.

Days Creek, Oregon, gets 38 inches of rain, on average, per year. The US average is 38 inches of rain per year.

Days Creek averages 9 inches of snow per year. The US average is 28 inches of snow per year.

On average, there are 179 sunny days per year in Days Creek. The US average is 205 sunny days.

Days Creek gets some kind of precipitation, on average, 141 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. For precipitation to be counted, you must get at least .01 inches on the floor to measure.

Weather Highlights

Summer High: the July high is around 86 degrees

Winter Low: the January low is 33

Rain: averages 38 inches of rain a year

Snow: averages 9 inches of snow a year

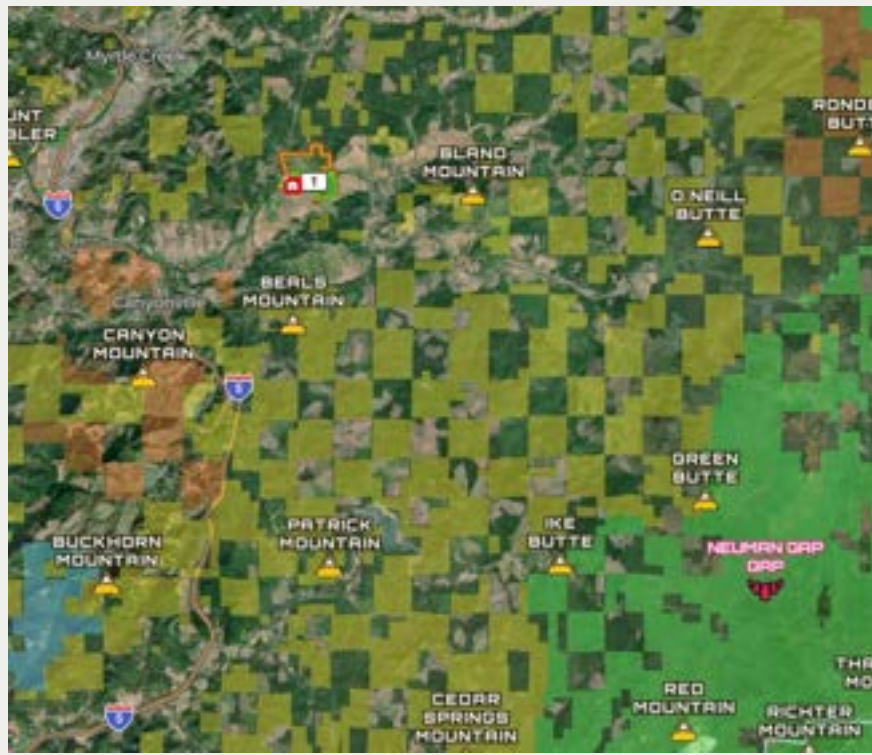
The South Umpqua River Watershed has many fish species, including five salmonids. Spring and fall chinook spawn in the South Umpqua River. According to Oregon Department of Fish and Wildlife (ODFW) aerial counts of fall chinook, each year, between 10% and 20% of the fall chinook documented in the South Umpqua River are within the watershed. Winter steelhead and coho spawn in many of the watershed's tributaries, including Days Creek and Canyon Creek (a tributary to the South Umpqua River, which flows through Canyonville and along I-5). The watershed's numerous higher-gradient tributary streams provide habitat for cutthroat trout. Smallmouth bass are found in the South Umpqua River, especially during the summer months.

The South Umpqua River starts near the Rouge-Umpqua Divide and flows for 115 miles to meet the North Umpqua at Roseburg. It's warmer than the North Umpqua and has less flow, especially during the summer months.

Fly fishing the South Umpqua River for steelhead, striped, and smallmouth bass is prevalent. Its major tributary is Cow Creek. The river has a good run of Chinook Salmon, but it's illegal to catch them. The South Umpqua Steelhead season is from December through the first part of March.

Fly fishing the Main Stem of the Umpqua River offers a very diverse fishing opportunity. It has both a winter and summer steelhead run and both a spring and fall salmon run.

This large ranch is bisected by the Dixon, Melrose, and Evans Creek hunting units and is surrounded by a vast patchwork of State and Federal lands. Hunting and fishing opportunities abound on this property and the immediately surrounding areas.



For centuries the South Umpqua River and Cow Creek were the homelands for the Umpqua Indians. However, gold was discovered on the South Umpqua River in 1848 causing an influx of gold miners and the homesteaders found the rich agricultural land of the area desirable. The pace of life in the Days Creek area is significantly slower today as it currently exists to support the surrounding local farm, ranch and timber operations.

In 1853 a treaty was negotiated between the Government of the United States and Chief Quintioosan and others, representing the Cow Creek Band of the Umpqua people.[7] Although the US Government ratified the treaty, the terms agreed upon in the treaty were never honored. Today the Cow Creek Casino exists as the tribes legacy and source of income.

Beginning in the 1820s, trappers and traders of the Hudson's Bay Company began using the South Umpqua River valley to move along what became known as the Siskiyou Trail. The Siskiyou Trail was based on existing Indian footpaths, and became an important link between the Pacific Northwest and California's Central Valley.

The South Umpqua River valley became an important timber-producing region in the 20th century. In the 21st century, tourism became important to the South Umpqua Valley.

The Cow Creek Band of the Umpqua Tribe of Indians received a land claims settlement from the US federal government in 1988.

Using the land claims settlement of \$1.5 million, the Cow Creek Band operates a casino, hotel, convention center, and other businesses in Canyonville on the South Umpqua River.

Home Details

Home

2,368 SqFt

- Built 1955
- 3 Bedrooms, 2 Bathrooms
- Attached 1 Car Garage
- Wood Burning Stove
- Recent Renovations
 - Flooring, Paint and Finishes



Outbuilding Details

5 Bay Shop

- Approx 2,040 SqFt



Workshop

- Approx 3,060 SqFt, Power, Concrete Floors



GP Building

- Approx 2,626 SqFt



Outbuilding Details

GP Building

- Approx 4,800 SqFt, Power, Drive Thru



Silo

- Loft Bedroom, Kitchenette, Full Bathroom, Fully Remodeled, Small Covered Deck



Hay Cover

- Cover 1 (Approx 780 SqFt), Cover 2 (Approx 2,2360 SqFt), Cover 3 (Approx 5,376 SqFt)



Land Details

750.720 Acres

Zoned EFU

12 Tax Lots

Properties on Both the North and South Side of the Highway

River Frontage

250 Acres of Senior Water Rights

425 Acres of Grazing Land

180 Acres of Class 1 Soils

176 Acres in Two Pivots



