

±66 ACRES • Marion County Jefferson, OR



PRIME BLUEBERRY FARM

Harris Lane SE - Jefferson, OR

FEATURES

- 66.70 acres total, zoned EFU.
- ±51 acres planted to blueberries.
- ±62.50 acres of primary irrigation water rights, accessed via 2 onsite wells.
- Blueberries planted 2008 to 2016. Varieties: Duke, Legacy & Blue Ribbon.
- Outbuildings include a 3,456 SF GP building and a 288 SF GP shed.

VIDEO TOUR LINK

<https://vimeo.com/824225655>


CALL FOR DETAILS

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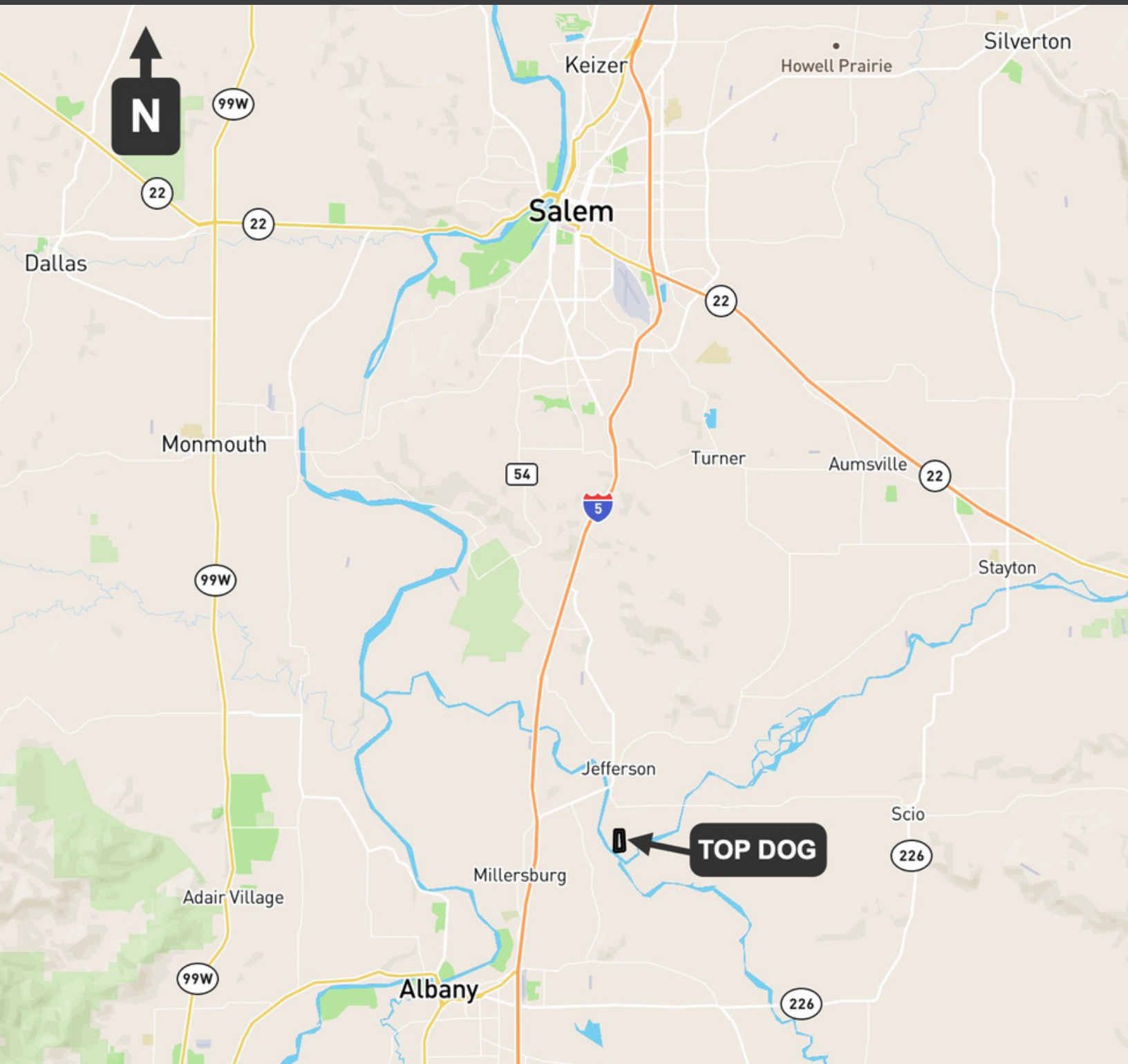
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This information deemed reliable, but not guaranteed. All maps, exhibits, and water rights presented are based on information obtained from the county and OWRD and should be verified by interested parties.



PROPERTY LOCATION



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IMMEDIATE LOCATION



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TOP DOG FARM



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PROPERTY OVERVIEW

TOP DOG FARM, MARION COUNTY, OREGON

This property features ± 50.28 net acres of blueberries, planted between 2008 and 2016. With a combination of Duke, Legacy, and Blue Ribbon varieties, these blueberries are sure to delight your taste buds. They are planted at a density of 1,452 plants per acre and benefit from a drip irrigation system. Additionally, all the berry blocks have trellising, which consists of steel end posts, steel "T" posts in-rows, adequate fruiting wires, and weed matting. The blueberries have been well managed and the current management may have interest in continuing these services should that be desired.

There are ± 62.50 acres of primary irrigation water rights associated with the cropland (accessed via 2 onsite wells), providing you with the ideal platform to cultivate your crops with ease.

Outbuildings include a 3,456 SF wood pole framed general-purpose building and a 288 SF general-purpose shed. A small gravel parking area near the general-purpose building allows adequate access for vehicles and equipment.

Don't miss the opportunity to own this incredible property and create your own farm legacy with this turn key, income producing, blueberry operation.

PROPERTY IDENTIFICATION

MARION COUNTY PROPERTY IDENTIFICATION						
Situs Address	Township	Range	Section	Tax Lot	Account #	Acres
No Situs	10S	3W	13	900	537302	30.24
No Situs	10S	3W	24	401	322114	36.46
TOTAL						66.70

COUNTY ZONING & TAX INFORMATION

The property is located in Marion County's EFU (Exclusive Farm Use) Zone. 2022-2023 county taxes total \$1,388 prior to any discounts.



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PROPERTY INFORMATION

OPPORTUNITY

Productive blueberry farm with 50.28-net acres of mature berries located south of Jefferson, Marion County, Oregon. Only a short distance to Interstate-5 and near the Santiam River. Well managed plantings with strong yield history and diverse mix of early to mid-season varieties.

SOILS

Entirely class 2 irrigated soils with a mix of Newberg fine sandy loam, Newberg silt loam, and Cloquato silt loam.

WATER RIGHTS

Irrigation water rights available via Oregon Water Resource Department (OWRD) Transfers:

OWRD WATER RIGHTS SUMMARY					
Document No.	Priority Date	Max. Rate/Volume	Point of Diversion (POD)	Total Acres	Est. Subject Acres
Primary Irrigation					
Transfer 13415	12/31/48	.5067 cfs	North Well	40.00	32.50
		.3333 cfs	South Well		
Transfer 13416	6/30/45	.6684 cfs	North Well	22.00	22.00
		.3218 cfs	South Well		
Transfer 13418	6/30/45	.2969 cfs	North Well	18.00	8.00
		.2593 cfs	South Well		
TOTAL:				62.50	

IRRIGATION

Irrigation water is applied via 2-onsite wells with a series of drip lines servicing all of the blueberry blocks.

BUILDING IMPROVEMENTS

The property includes a 3,456 SF general-purpose building built in 2006 with a 1,512 SF lean-to and a 288 Sf general-purpose shed built in 2007.

ACCESS

Access is provided via gravel, Harris Lane which stems south from Jefferson-Scio Road and is just 3-miles east of the Interstate-5 interchange. The property also includes gravel and dirt access drives and a small gravel parking area near the general-purpose building.



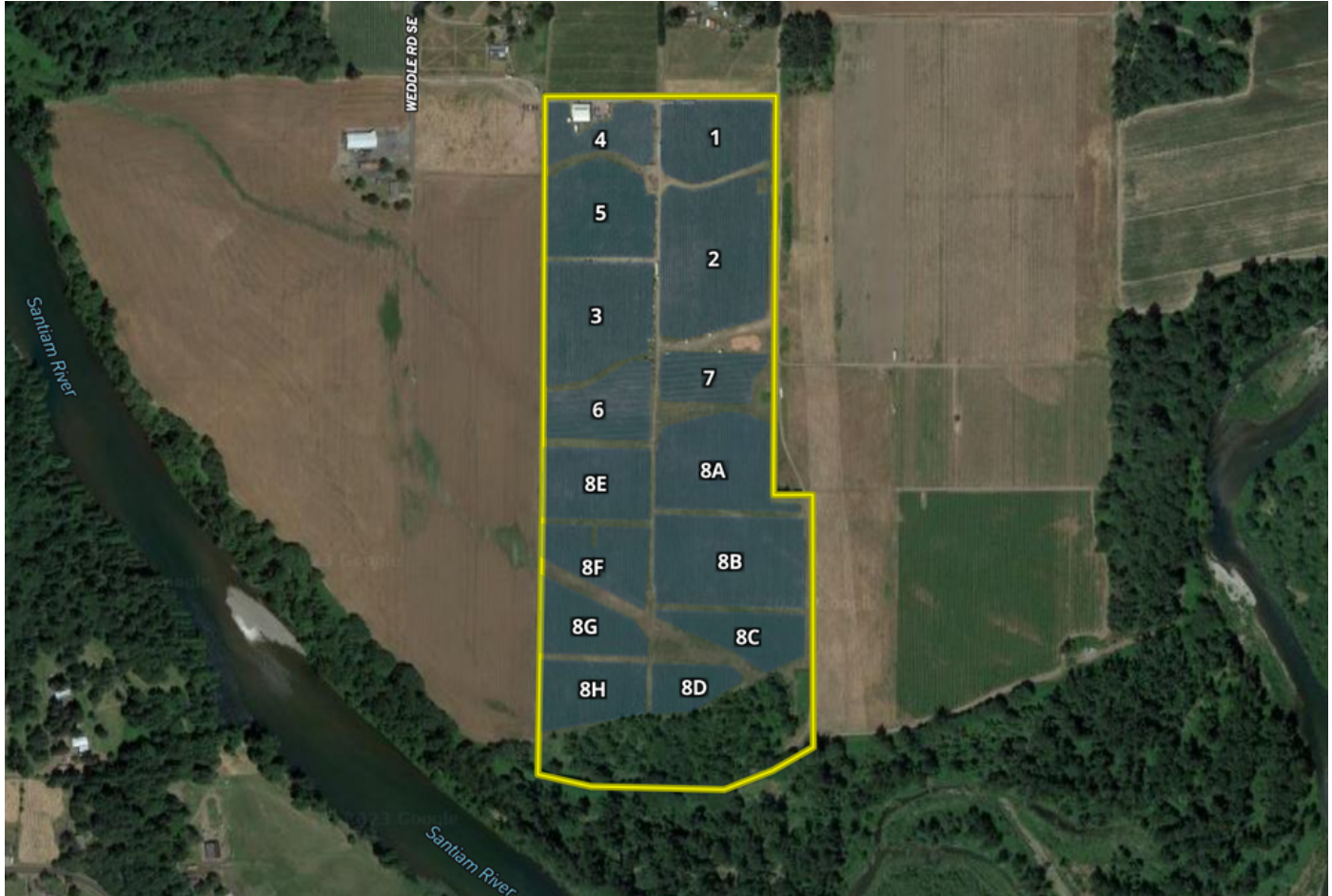
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TOP DOG BLUEBERRIES

BLUEBERRY BLOCKS

The Top Dog Farm includes ±50.28 net acres planted to blueberries which have been summarized in the Blocking Map and table below.



BLUEBERRY SUMMARY							
Block	Block Name	Variety	Year Planted	Plant Spacing	Row Spacing	Plants/Acre	Net Acres
1	Duke NE	Duke	2010	3'	10'	1,452	3.15
2	Duke E	Duke	2010	3'	10'	1,452	6.38
3	Duke SW	Duke	2010	3'	10'	1,452	4.64
4	N Legacy 2015	Legacy	2015	3'	10'	1,452	1.88
5	N Legacy 2008	Legacy	2008	3'	10'	1,452	3.77
6	S Legacy E	Legacy	2010	3'	10'	1,452	1.98
7	S Legacy W	Legacy	2010	3'	10'	1,452	2.53
8	Blue Ribbon	Blue Ribbon	2016	3'	10'	1,452	25.95
TOTAL							50.28



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BLUEBERRIES



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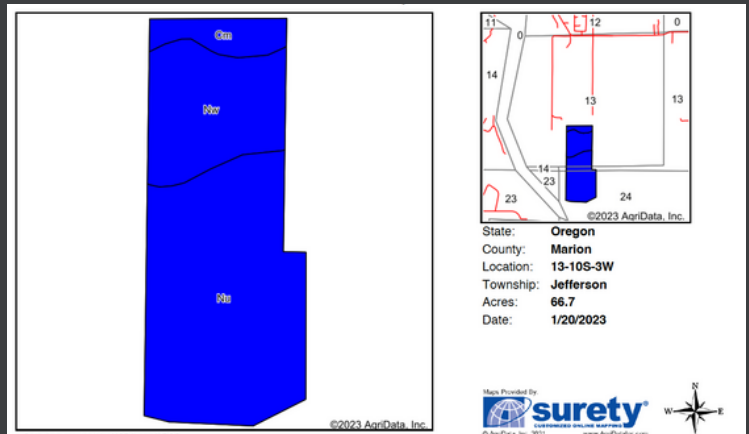
HARVEST TIME



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TOP DOG FARM: MAPS



Soils data provided by USDA and NRCS
Area Symbol: OR643, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-In Class Legend	Soil Drainage	Non-In Class "c"	In Class "c"	In NCCPI Overall
Nu	Newberg fine sandy loam	43.50	65.2%		Well drained	llw	llw	70
Nw	Newberg silt loam	18.37	27.5%		Well drained	llw	llw	70
Cm	Cloquato silt loam	4.83	7.2%		Well drained	llw	llw	80
Weighted Average						2.00	+	*n 73.5

SOILS

Entirely Class 2 with a mix of Newberg fine sandy loam, Newberg silt loam, and Cloquato silt loam.

