



**PUBLISHED RESERVE:** \$695,000

**LAST ASKING:** First Time Offered

**SIZE:** 245± Acres

**ELEVATION:** 420 to 480± Feet

**ZONING:** EFU – Exclusive Farm Use, with 40 Acre Minimum

**PROPERTY INSPECTION:** Please call Auction Information Office to arrange.

**FINANCING:** None – All Cash

**DESCRIPTION:** This 245± acre grass seed farm is located within a ten-minute drive of the city of Eugene, along Cantrell Road, just south of Fern Ridge Reservoir, and has excellent access to Highway 126. Fern Ridge Wildlife Area and Coyote Creek Natural Area are nearby. It is currently leased for grass seed farming, with the lease set to expire on August 31, 2014. This allows the new owner the option for continuing in grass seed farming, converting to farming a different crop, or developing either a ranch, or a horse farm. An estimated 146 acres has been planted in grass seed, with the balance of the property suitable for grazing, and with some timber located in both the northwest corner of the property, and along the hillside in the southern portion of the property.

The existing manufactured home and pole barn are the personal property of the tenant. The manufactured home is served by an on-site well and septic. The tenant may be willing to negotiate sale of both the manufactured home, and pole barn, or may be willing to establish a new lease with the new owner. Otherwise, the home and pole barn will be removed by the tenant, prior to close of escrow on September 1, 2014, providing opportunity for the new owner to construct a new home, barn, and additional improvements on the property.

The property has frontage along both Cantrell Road to the north, and Halderson Road to the east.