

85873 Lorane Hwy Eugene, OR. 97405

41.66 Acres with income producing horse boarding facility.
120x60 indoor arena barn with 19 stalls and turnout pens. Separate owners barn w 6 stalls, and very nice 2566sf, 3bdrm, 3.5 bath ranch house.

Location:

This property is located in the 4J school district and situated in an excellent location for business just behind the south ridge of Eugene and easily accessible from Bailey Hill Rd and Chambers.

- 20 minutes to the Eugene Airport
- 15 minutes to the U of O
- 10 minutes to shopping and dining on West 11th
- 1 hour 15 minutes to the Oregon Coast at Florence.

Acreage Description:

A combination of 5 separate tax lots, zoned F2 and RR5, offering level, useable land, with Spencer Creek running through it. The current owner started the process of applying for a bridge to cross the creek for access to the back pastures. Engineered plans are done and the new owner will just need to turn in an application with Lane County. Buyer to do their own due diligence on this matter. Seller will provide the plans with the sale. There is a current LOMA on file for the house.

Home:

This is one heavy built home featuring large living spaces, living room and family room, and views of the creek and the back field. The bonus area (3rd bedroom upstairs) features a full bath and walk in closet making a nice option for a 2nd master suite. Sellers like the open flow of the home, the numerous windows, all with exquisite views. The home is well insulated keeping it cozy in the winter and cool in the summer. Seller loves the 2nd bedroom as it's accommodating for guests with a half bath across the hall. The family room has been set up in the past as an office with a view of the creek, the back field, and the barn area. Back entry mud/laundry/bathroom keeps all the dirt in it's place.

Recent improvements:

- New Roof 2020
- Exterior Paint 2021
- Carpet 2017
- Kitchen Update 2020

Outdoor Entertainment Area:

The backyard is a great place for entertaining with a beautiful umbrella of trees. Filtered views of the back field and sounds of the creek create a relaxing environment. There is a firepit and it is fully fenced for dogs.

Riding:

There are series trails on the property and access to miles more if you ride down Chezum Rd. The neighbors are all respectful of the horse & riders on the road as it is a daily experience. Of course, always ride with caution!

Seasonal Outdoor arena:

In the spring the Seller tills up a full court dressage arena, working equitation course, a jump course area, and $\frac{3}{4}$ of a mile galloping track for use through the fall.

Covered Arena Barn:

The covered arena barn features 19 stall with automatic waters, a tack room, a feed room and lounge area for the boarders. In addition, there is a grooming stall and 7 cross tie areas in the fully matted breezeway. There is a wash rack with on demand hot water for year-round use.

- Shavings currently delivered by Lane Forest Products [\(541\) 345-9085](tel:5413459085)
- Manure removal goes to either Fox Spring Farms [541.485.1478](tel:5414851478)
- Or Rexious where you can purchase a punch card that will usually fill up with 3 loads with the current dump trailer. Card cost \$40 check with Rexious for current rates and locations. [\(541\) 342-1835](tel:5413421835)

The current owner has made many improvements to the 120x60 arena barn.

- New gutters.
- New Pex water lines throughout.
- Replaced all arena and stall lights with LED lights.
- Added wood panels to arena walls and painted.
- Improved footing with sand and MAG Flakes. <http://www.Arena-Rehab.com>
- Added concrete and expanded the hay, shavings bin area to allow for delivery with a push dump truck.
- Rebuilt hay and shavings portion of the barn.
- Installed cabinets in the tack room.

Grounds:

Extensive work has been done to improve the drainage and usability in and around the barn and in all the 19 turnout pens. 6 new turn outs were added in 2021.

- Drainage culverts added on both the east and west side of the arena barn.
- Ground graded to allow for natural drainage away from the barn and to the culverts.
- Massive amounts of gravel added from 2017 to current.
- All turn out pens were revamp for year-round turn out with no mud.
- ShelterLogic covers were added for protection from the rain and sun.
- New frostfree water lines extended to turn out pens both east and west.
- New electric entry gates and 3 rail fencing.

Owners Barn:

Previously the historic Rocking "O" Stables, Bill & Janet Gass raised Morgan horses and this small barn is where it all started. It features 6 oversized stalls, a tack room and a hay loft. There is a water spigot and electricity is currently supplied by an extension cord.

Rental & Lease Agreements:

The barn is almost at capacity with 10 boarders, 5 lesson horses and 3 owner horses.

In addition to the owner there are 2 USPC trainers on staff averaging a total of 150 lessons a month. For more details about USPC please visit <https://www.ponyclub.org> Seller can provide financials upon request.

Farm Equipment:

Farm and facility equipment to be negotiated outside of escrow.

There are currently 2 of the lesson horses for sale if a buyer is interested, please inquire at the time of showing.

Soils and Production:

The USDA soils website shows that soils are primarily silty clay loam varieties. The owner experimented with cutting their own hay in 2020. Click on link for soils map.

<https://mapright.com/ranching/maps/9bffbff0057a03053c5e95c0d1af24bc/share/unbranded>

Fencing:

There is a combination of no-climb horse fencing, field fencing and electric tape fencing powered by solar fence chargers. There are 3 large pastures for summer turn out.

Utilities:

Power provided by Lane Electric Co-Op With the house & Arena Barn on separate meters. [\(541\) 484-1151](tel:5414841151)

Satellite television is available but not currently connected to any service.

High speed internet available via Satellite but the current owner uses a Hotspot for their internet.

Garbage service is provided by Countryside Disposal. [\(541\) 687-1259](tel:5416871259)

Domestic Water:

The domestic well is located in the pump house NW of the home in the driveway area. L71579 is the ID number for the this well. A 4 hour well flow test from 2017 showed 18 gpm. In 2017 a point of entry/whole home water system was installed to remove Arsenic. In 2020 a new water softener system was installed. There is also a 2500 gallon holding tank in case of power outage or pump failure to ensure that there is always water available to take care of the horses in the barn.

Septic:

The septic tank is located north of the home and the drain field is north of the tank. Tank was pumped in 2017.

Summary:

This property has a great proximity to town but still feels like it's way out in the county. Cross the creek and head to the back pastures for other adventures in the pines, cottonwoods, ash and oak trees. If you're lucky you may spot a turkey or a deer and the occasional bob cat.

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.