



## **Bend in the Road Farm**

### **28174 Ferguson Rd, Junction City, OR**

92+/- acres with approximately 55 acres in tillable farm ground consisting of Class 1 Malabon and Class 2 Coburg soils. The balance of the property is in beautiful meandering meadows and swales through majestic old growth oak trees. Flat creek runs along the NE corner of the property and this place has as much personality as its history! 1928 farmhouse could use some updating but seems structurally sound. Don't miss the story on this one!

**Location:** In the midst of beautiful farmland just 3 miles NW of the convenient little town of Junction City, this property has quick access to the Eugene Airport which is just 12.2 miles away. OSU at Corvallis is 25 miles, University of Oregon at Eugene is 21.4 miles away and its 63 miles to the Oregon Coast at Florence.

**Acreage Description:** Mostly level ground on this one with just enough contour to keep winter drainage where it should be. Farm roads and beautiful trails section off different portions of the farm. Lots of fencing in place but as with every farm sale, fence-lines should be checked before livestock is turned out. Fruit trees can be found around the property including apples and yellow plums.

**Home:** 1,752sf with master bedroom and full bath on the main level and 2 bedrooms upstairs. Wood stove for heating and covered patio off the back with freestanding hot tub that will stay with the sale. Exterior was painted within the last 5 or 6 years. Vinyl windows and new roof approximately 10 -12 years ago.

**Livestock Barn:** Home right now to a pretty, little family of barn owls, this structure is large in size, historic in style, and super versatile for feeding and sheltering small or large livestock and loft space for feed storage.

**Shop:** 18x23 Shed with concrete floor and rustic façade front (size approx.)

**Shop:** 30x30 Shop with 1 slider, concrete floor, and 220 power (size approx.)

**Rental & Lease Agreements:** Tenants in the home will move out by December 9<sup>th</sup>, 2020. Farm ground is leased through October of 2021. Pastures are leased to a different farmer for sheep through end of December 2020 and this lease will then switch to month to month.

**Irrigation:** Please inquire for a copy of 1958 irrigation rights documents. These rights do not show on interactive map. Note from Water Master: “The only thing I can say with certainty is that authorized well location is on TL 800, 28174 Ferguson Rd Junction City. The claim says 15 acres can be irrigated, 6 in SENW and 9 in NESW but I don’t know where exactly. I’ve asked our Salem staff to scan in the entire file to see if there is a better map. In the event that one can’t be found, I’d say irrigate as it has been done historically without exceeding what’s authorized by quarter-quarter. From the aerial photo it looks like all the fields are being farmed; however, there are not enough water rights to irrigate everything. The best option for a buyer to get more water is a transfer. The proximity to Flat Creek could pose issue to getting a new groundwater right.” **Lanaya Blakely, Watermaser, District 2 541-682-3682/541-913-1154**

**Farm Equipment:** No farm equipment to be left with the sale other than old irrigation pipe. Functionality of the pipe is unknown.

**Utilities:** Electricity is provided by EPUD and there is underground electricity buried out to the area at the south end of the main farm field. Internet – Current resident does not currently subscribe to TV or internet service but there are many options available for both. No propane currently on the property

**Well Water:** There are 3 wells on the property. The well used for domestic use for the home is located in the laundry room inside the carport attached to the home. Well #2 is located in the pumphouse near the barn and used for yard irrigation around the home. Well #3 is located at the south end of the largest farm field within the trees. We have a well log on file for this well and there is no pump currently in this well

**Septic:** The tank is located on the south side of the home and drainfield may head west. We will have septic report available for review.

**Summary:** This property would make a fine addition to a farmer’s portfolio that would like to benefit from farmland and graze-able space. It would also be a dream property for someone looking for some land close in to town, to grow their family and carry on a long line of stories and memories that will last generations.

*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.*

## ***Story of the farm: In Ruth Bleier's own words***

On April 6, 1923 we left the farm on the Willamette River near Albany for the Harmony community in Junction City. Since I wasn't quite one year old, I don't remember the trip but my brother (Elbert) who is 12 years older than I remember it well. He said he and my dad (Cleveland) left with the two loaded wagons and two cows tied behind each wagon. One cow put her foot in the wheel before getting to the main road, so she walked the entire 30 miles lame. My mother (Silva) followed in a model "T Ford towing a loaded buggy with three girls (myself and two sister's Salome and Dorothea). My sister Salome and Elbert took turns walking and driving the wagon. During the trip, we were going up the steep slope of the bridge across the Willamette River at Corvallis and the car stalled rolling backward and breaking the shaft of the buggy we were pulling. Once we got help and made the repairs, we moved on what would normally be a one-day trip.

Our barn had burned down, and the neighbor Fred Thompson would rebuild the existing barn on the farm in Junction City. When I was five years old our house caught fire. I remember laying in the yard in the early morning hours with blankets while friends and family put the fire out. In the summer of 1928, my dad, brother and neighbor Fred Thompson would rebuild the existing farmhouse on Ferguson Road. We moved in an empty house across the road while the farmhouse was being re-built.

Eventually, after rebuilding our farmhouse, we had our first bathtub and running water pumped by a gasoline motor. Before that, water for washing, baths and food was heated on a woodstove. Kerosene lamps were our light, and the bathroom was an outhouse outside.

My dad had a large garden including a plot in the back of the farm where he grew lots of watermelons. The soil was rich and dark and provided a great place to grow watermelons.

In 1945 my dad decided to give up farming at Junction City, so we (Ruth and husband Vern) bought the farm where I grew up. We moved the 10th of February.

In 1955, Vern went to work in the woods falling timber just off Cook Road near Poodle Creek. In March of 1956, Vern was injured in a logging accident and our lives changed dramatically. Vern was hospitalized in Eugene and then taken to Good Samaritan Hospital in Portland in May where he remained for a year going through a lot of rehabilitation. The boys and I drove to Portland every Sunday to visit. We continued to milk cows and still had chickens. During the time Vern was in the hospital, the neighbors came with trucks and hauled in our crop for us. In the spring of 1957, Vern came home in a wheelchair and had braces for his legs so he could stand and get in and out of the pickup. We ended up selling some of the milk cows and raised veal calves and sold them. We still had sheep and lambs to sell. Vern passed away suddenly in 1968.

I married a family friend Jack and moved to his family farm up the road from my farm. I couldn't bring myself to sell my farm. I had a good life on the farm and had many fond memories there. Jack passed away in 2000.

Ruth passed away in June of 2020 at the beautiful age of 98.