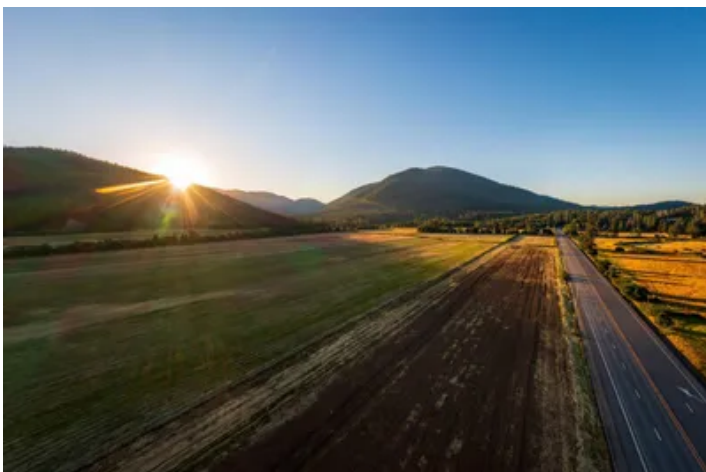


**Sauer's Flat Farm and Ranch**  
22503 Redwood Highway  
Kerby, OR 97531

**\$1,690,000**  
170.390± Acres  
Josephine County



**MORE INFO ONLINE:**

**[www.martinoutdoorproperties.com](http://www.martinoutdoorproperties.com)**



**Sauer's Flat Farm and Ranch**  
**Kerby, OR / Josephine County**

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**SUMMARY**

**Address**

22503 Redwood Highway

**City, State Zip**

Kerby, OR 97531

**County**

Josephine County

**Type**

Farms, Ranches, Recreational Land, Riverfront

**Latitude / Longitude**

42.223126 / -123.647969

**Acreage**

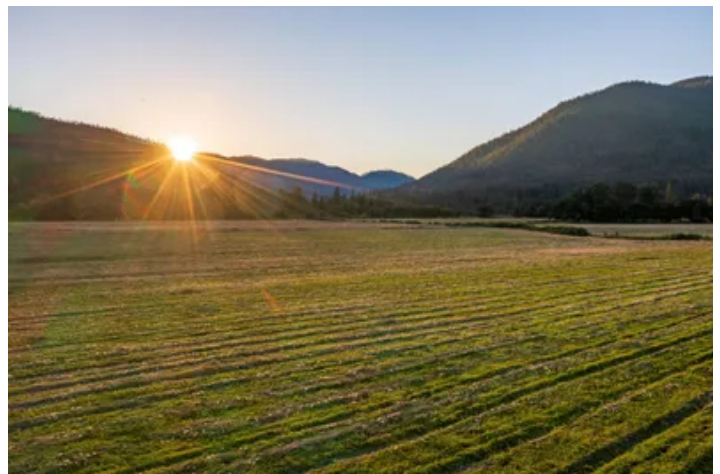
170.390

**Price**

\$1,690,000

**Property Website**

<https://www.landleader.com/property/sauer-s-flat-farm-and-ranch-josephine-oregon/31756/>



## Sauer's Flat Farm and Ranch Kerby, OR / Josephine County

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### **PROPERTY DESCRIPTION**

Welcome to Sauer's Flat, an iconic sight for locals and traveling passersby alike on their way through the Illinois Valley and on to the Oregon Coast. This offering includes 170 acres of land including over a quarter mile of Illinois River frontage, irrigation water rights, two homes, and an aggregate quarry all across four separate parcels.

For the last 100+ years the Sauer's have lived upon and farmed this land; approximately 70 acres make up the west pasture and it has been home to harvests of hay, hemp, and other crops. Irrigation rights date as far back as 1887 and the existing infrastructure provides multiple possibilities for irrigation methods including flood irrigation, a canal for distribution, as well as risers from the underground mainline that could be adapted for aerial irrigation. The land is split by Redwood Highway which runs North to South and provides easy access to and from the farm for the transportation of harvest and equipment.

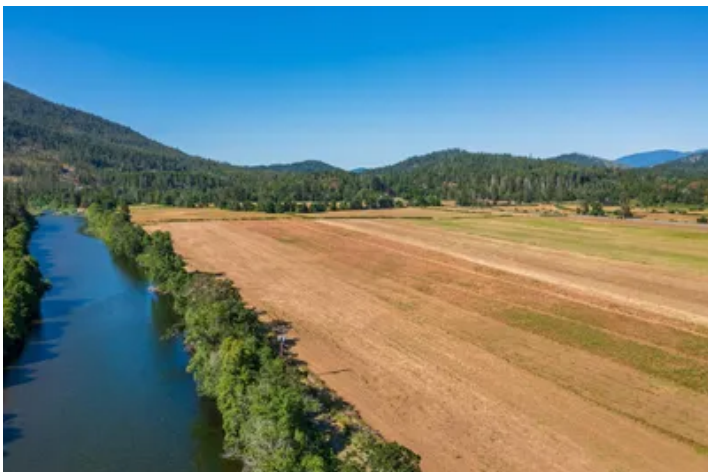
The land here is extremely diverse, abutting the Illinois River with Class II loam soils on the western side and stretching east to timbered hillside. Centered between it all, two homes are nestled in the hillside that provide gorgeous views of the pasture below as well as sunsets beyond Eight Dollar Mountain to the west. The homesites provide ample space for additional irrigation and/or keeping of livestock, with approximately 15 acres of flat usable space surrounding them.

East of the homes, lies just under 80 acres of land comprising a large network of trails for atv or horseback riding as well as a small racetrack, fenced pasture for possible additional livestock, electrical service and is also home to a rock quarry on the North side of Reeves Creek Road. The quarry has been leased in the past and could provide an income stream for potential buyers. Adjoining public lands grants this property access to over 3000 acres of Local, State, and Federal lands for additional recreation, hunting, and more.

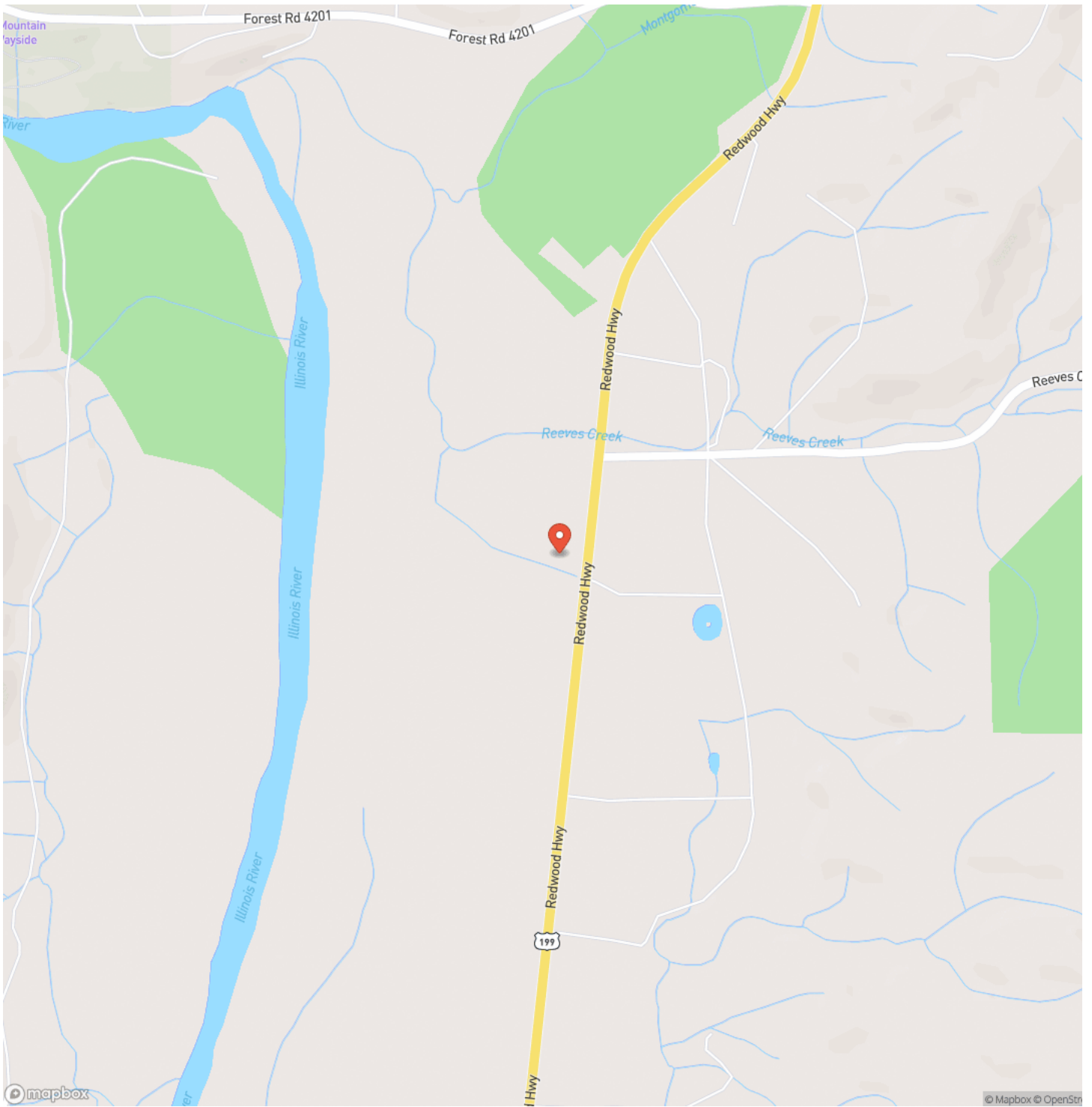
Ideal for any admirer of wildlife, the property is visited regularly by blacktail deer, wild turkey and more. The property lies in both the Chetco and Applegate hunting units and is eligible for over the counter tags for rifle and archery. The Illinois River is home to wild salmon, steelhead, and fall runs of chinook. The Southern Oregon region is known for an intense natural beauty that includes world renowned attractions such as the Rogue River, Crater Lake National Park, Kalmiopsis Wilderness, and many more recreational opportunities. With a distinct four seasons, but mild winter, this climate is known as one of the most enjoyable in North America. Centrally located between the Bay Area and the Pacific Northwest Metropolitan areas of Portland and Seattle, this offering provides a buyer an opportunity to enjoy highly productive farming, a refreshing rural lifestyle, and a charming small-town culture.



Sauer's Flat Farm and Ranch  
Kerby, OR / Josephine County

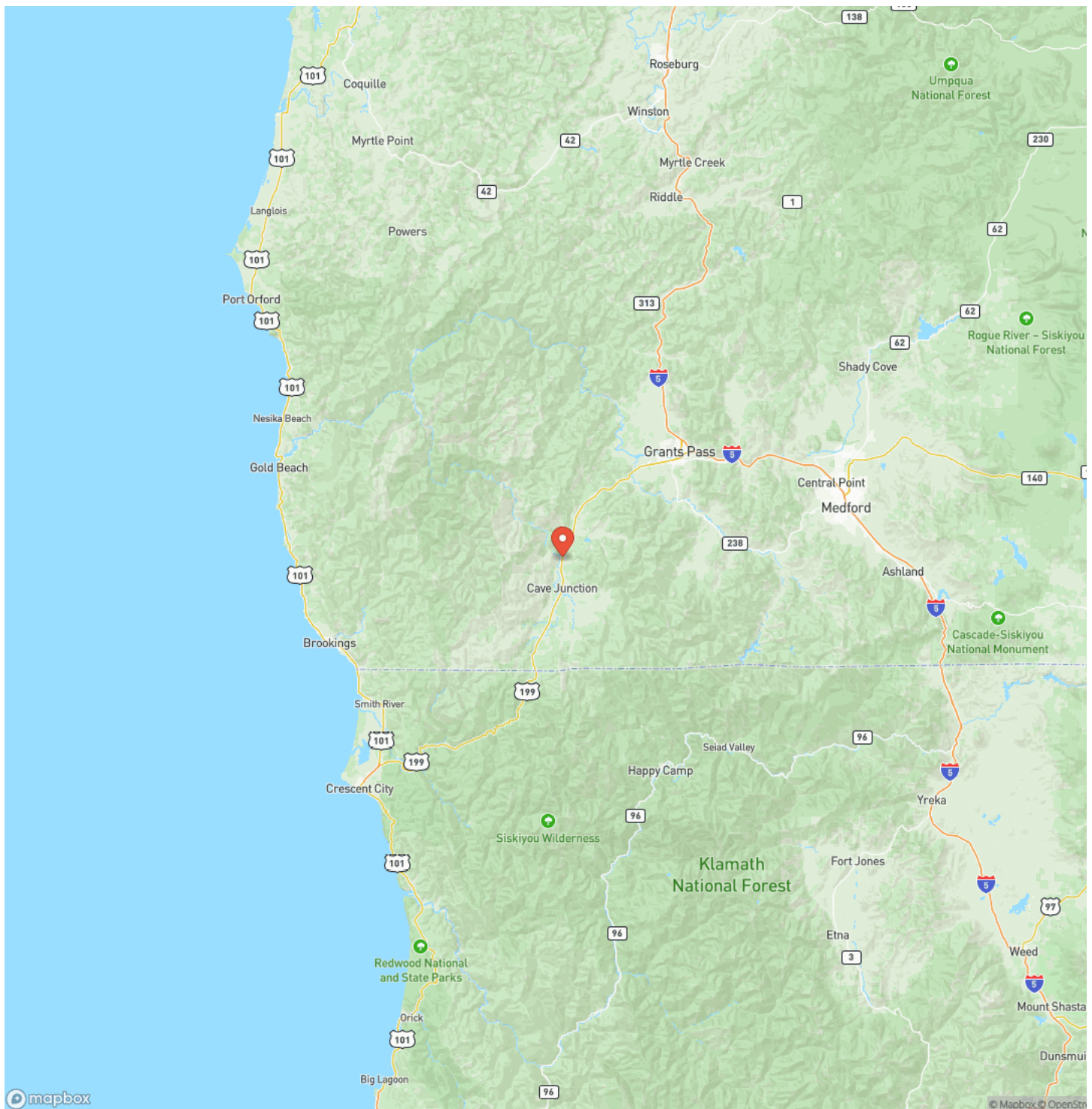


## Locator Map





## Locator Map





## Satellite Map









## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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