

79385 Sears Road, Cottage Grove  
79385 Sears Rd  
Cottage Grove, OR 97424

**\$1,399,000**  
83.100± Acres  
Lane County



**MORE INFO ONLINE:**

**<https://www.landleader.com/brokerage-and-wildlife-llc>**



**79385 Sears Road, Cottage Grove**  
**Cottage Grove, OR / Lane County**

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**SUMMARY**

**Address**

79385 Sears Rd

**City, State Zip**

Cottage Grove, OR 97424

**County**

Lane County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Undeveloped Land, Commercial, Horse Property

**Latitude / Longitude**

43.816534 / -123.030052

**Taxes (Annually)**

4240

**Dwelling Square Feet**

2748

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

83.100

**Price**

\$1,399,000

**Property Website**

<https://www.landleader.com/property/79385-sears-road-cottage-grove-lane-oregon/31710>



### **PROPERTY DESCRIPTION**

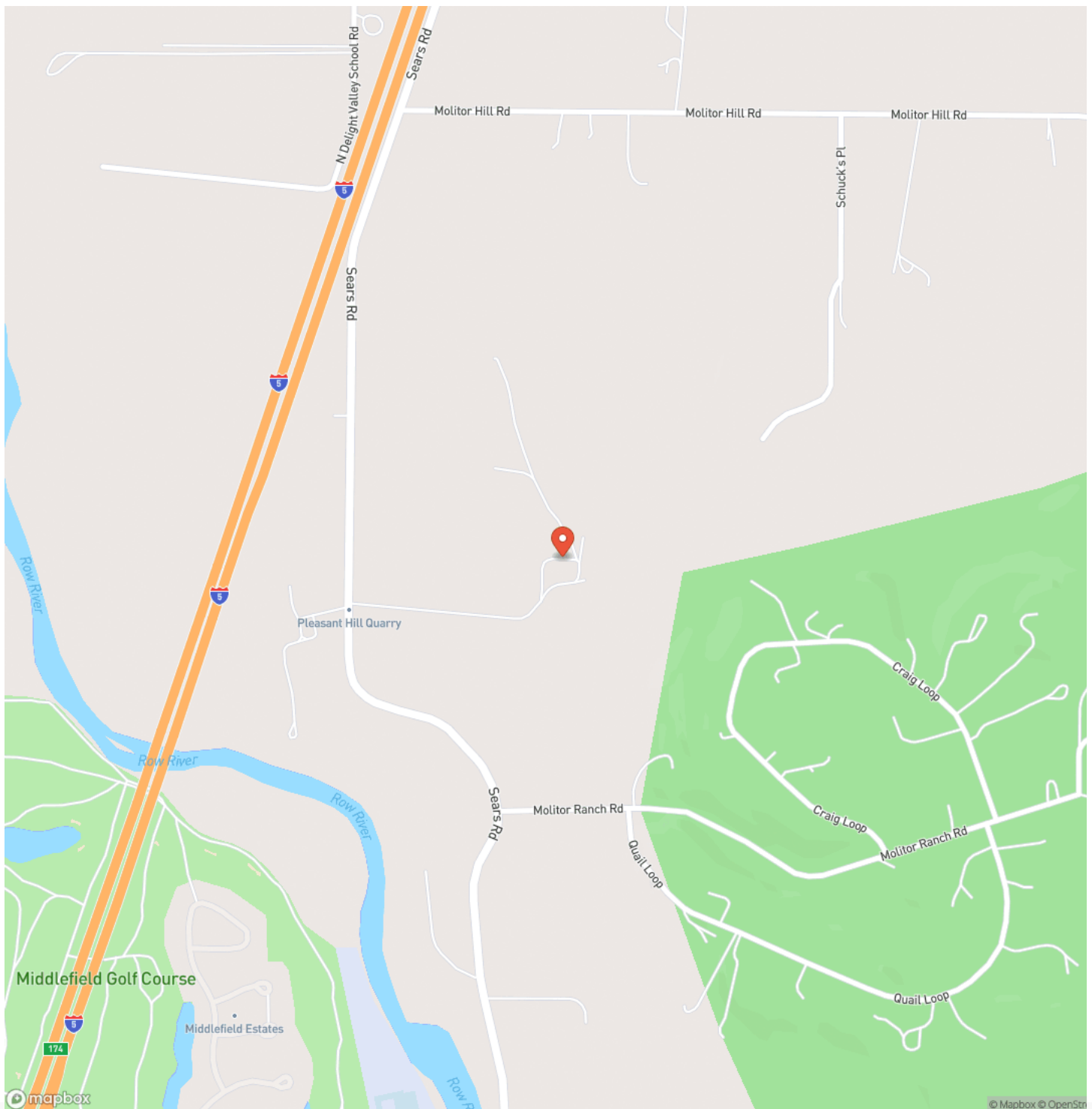
79385 Sears Road, Cottage Grove, OR This captivating 83+ acre ranch can be found in the Cascade Foothills of the South Willamette Valley is currently a working cattle ranch with a flourishing grass-fed beef business and income producing equestrian facilities. This property is extremely unique as every inch of the acreage useable, and it has WATER RIGHTS on the Row River! There is abundant opportunity to create a very profitable farm or ranch. The current owners have been there for 15+ years and have been strong stewards of the land. They practice mob grazing to keep the pasture healthy and thriving. This property could have an easy transition into an organic farm as the owners have not used herbicides or pesticides in over a decade. It is set up to graze your animals through 75 acres of cross-fenced pasture, with conveniently positioned gates and easy access to water throughout. The 14 acre hay pasture provides steady yields and up to 50 tons at harvest. This property is comprised of well-draining soils, primarily type 1 & 2, which can be ideal for high producing row crops. The main home is over 2700 sq. ft. with 4 spacious bedrooms and 2 full bathrooms including large walk-in tile showers. At the back of the house, you will find an oversized two car garage that enters the mudroom and includes a half bath. In the heart of the home there is the dining room, nicely updated kitchen, walk-in pantry, family room and spacious living room. On the side of the home there is an attached sunroom that overlooks the backyard with a hot tub and gazebo. The apartment is perfectly suited for a farm hand or guest quarters. It has a full kitchen, bathroom, laundry, living room and large bedroom. The outbuildings have space for all the animals and equipment to stay dry during the rainy season. The equestrian facilities include a 10-stall barn for boarding, heated tack room, 10 paddocks, and a covered riding arena (6' x 120'). This property could also lend itself to hosting equestrian events. The historic barn is not lacking in charm with its hand hewn beam but has been updated to serve many purposes. A large portion on the east side could serve additional livestock and the west side of the barn has several enclosed bays for storage. Other buildings include a Hay barn with concrete floor, a 5-bay pole barn for storing equipment, a 4-bay pole barn attached to the loafing shed, large chicken coop, and a tool shed. You will find ease of access from I-5, located between Creswell and Cottage Grove. You are close to all the conveniences of city life without sacrificing the peace of country living. This property has so much to offer, it could easily provide you with the self-sufficient lifestyle you've been looking for.





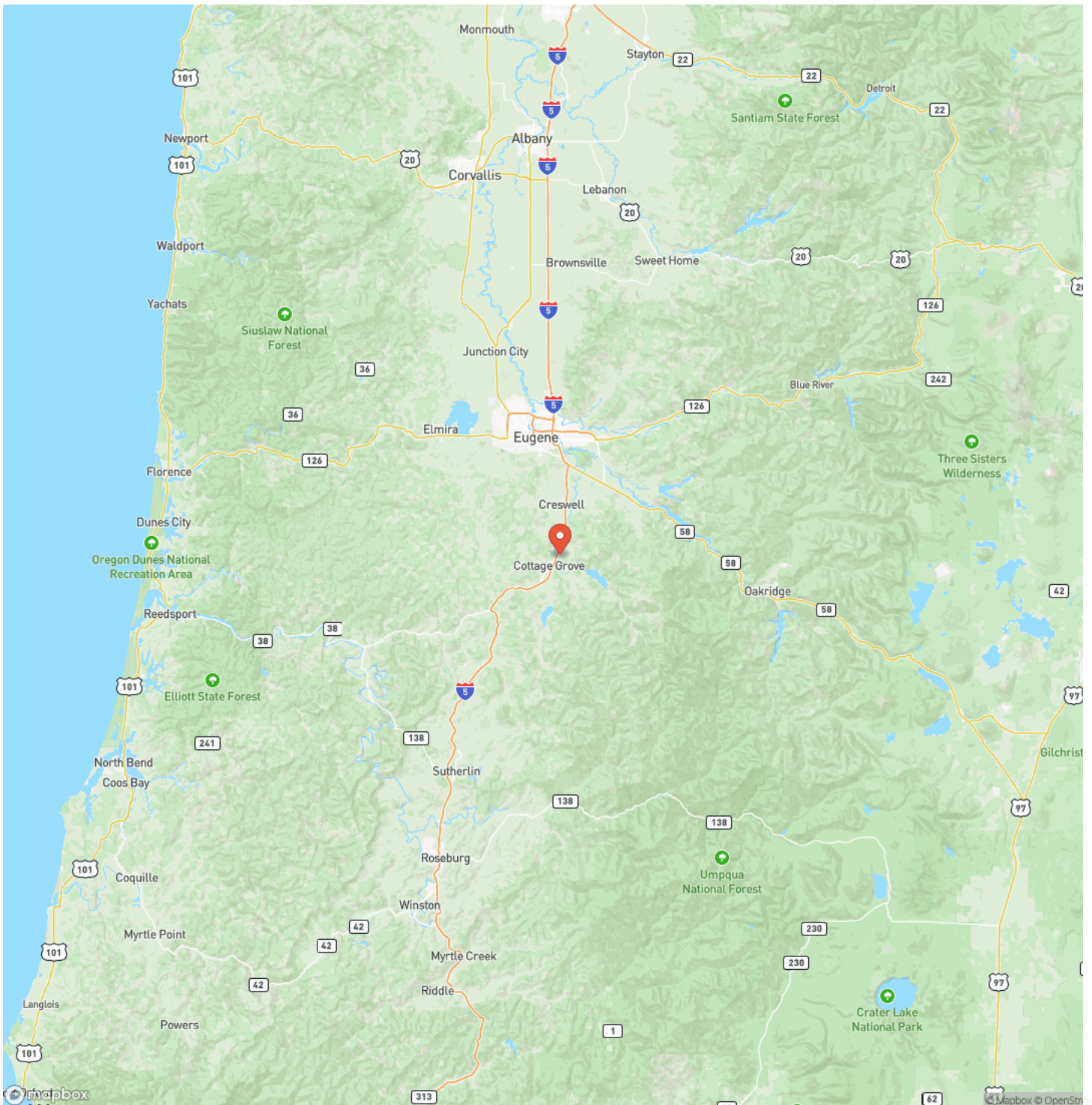


## Locator Map





## Locator Map





## Satellite Map



**79385 Sears Road, Cottage Grove  
Cottage Grove, OR / Lane County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Callie Smith

## Mobile

(541) 912-4333

## Email

Callie@landandwildlife.com

**Address**

91615 Coburg Rd

## City / State / Zip

Coburg, OR 97408

## NOTES



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## **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 relation 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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