



> **MARTIN**
OUTDOOR PROPERTY GROUP



South Coast Cranberry Farms

— Bandon, Oregon —

- Welcome -

This offering includes both the Laurel Creek and Johnson Creek Farms, which collectively total 208.77 acres, with 71.21 net acres of cranberries (+/- 50 producing bogs), four homes, multiple farm buildings, and more. Both farms are located in relatively close proximity to each other and to Highway 101.



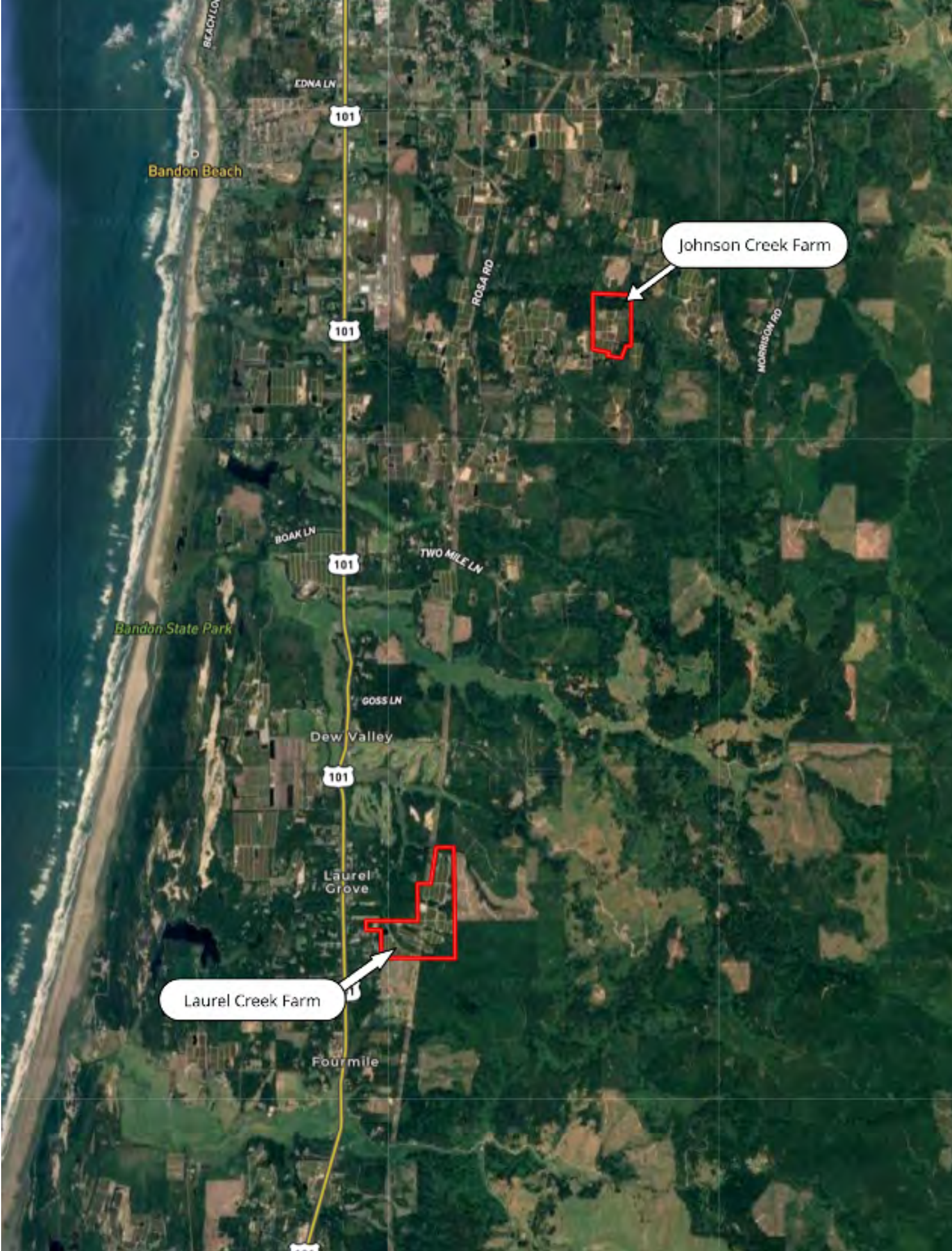
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- South Coast Cranberry Farms -

These two farms create an intriguing opportunity for the discerning buyer to acquire a production agri-business with a nice owner's home, all while being located in one of the most attractive and charming coastal communities in Oregon. The coastal climate in the summer is incredibly refreshing with average high temperatures hovering the upper 70s and mild winter time lows averaging moderate 43 degrees. Great outdoor recreation is abundant with local beaches, hiking trails, the dunes, ample public lands, and great fishing opportunities.

This offering provides a distinguished buyer with the opportunity to step into a fully functioning cranberry farm with the potential to put their own mark on the operation. Centrally located between the San Francisco Bay Area and the Pacific Northwest Metropolitan areas of Portland and Seattle, this beautiful farm and estate provides you the opportunity to enjoy a working farm, refreshing rural lifestyle, and charming small-town culture. Bandon Airport is only 5 miles from both the Johnson Creek and Laurel Creek Farms.



- Laurel Creek Summary -

The property has physical addresses of 87802 Holly Lane and 87577 Bowman Lane in Bandon, Oregon, 97411.

Township	Range	Section	Tax Lot	Account #	Acres
29S	14W	30	2501	1227594	21.33
29S	14W	31	200	1228401	40.00
29S	14W	31	400	1228600	4.94
29S	14W	31	1900	1228501	<u>79.55</u>
				Total	145.82

- Access:

Access is via a gravel driveway off of Highway 101
- Present Land Use:

Cranberry production operation with two residences
- 2021-2022 Taxes:

\$6,427.88
- Zoning:

F (Forest) & RR5 (Rural Residential)
- Elevations:

+/- 80' - 240' above sea level
- Topography:

Gently rolling with moderate elevation changes
- Live Water:

A total of seven on-site ponds with a combined 5.25 surface acres
- Irrigation Infrastructure:

Six reservoirs, however one is for holding only. The remaining five reservoirs are improved with double pump systems with the exception of one single pump (9 total pumps) system. They also include one VFD pump at each site. In general, the subject’s irrigation systems include a combination of buried mainlines, valves, and solid set lines which allow for frost protection, irrigation, and flooding.
- Domestic Water:

Two On-site Domestic Wells:

10 GPM and 4 GPM per COOS_50088 & COOS_5220
- Electric/Power:

Individual services provide power to each of the homes and shops. Multiple 3-phase electrical services are located throughout the property in support of irrigation pumps.

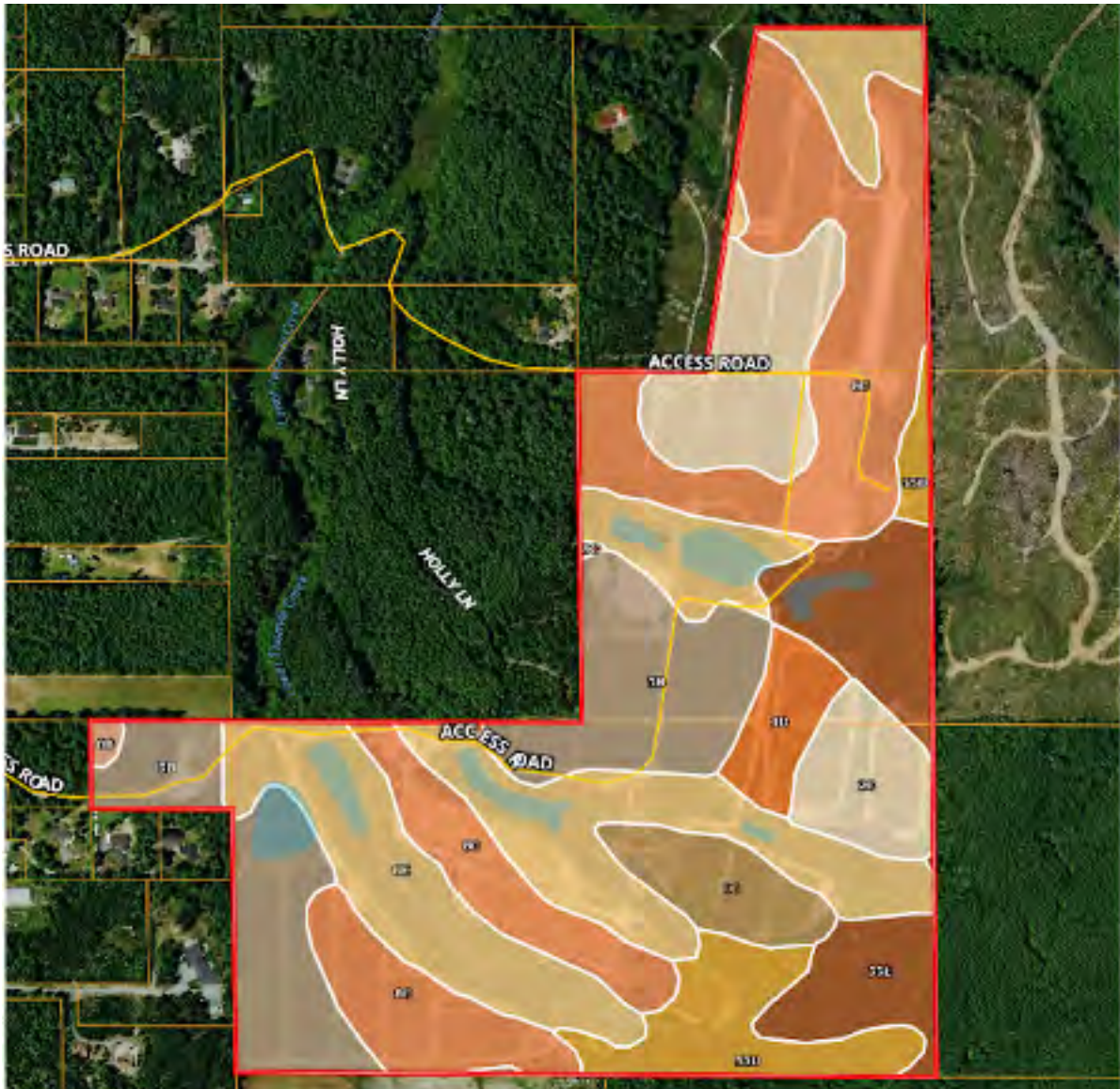


The farm has 51.10 acres of primary water rights and storage rights for 28.5 acre feet. The irrigation system is organized into 6 reservoirs for the temperature control, irrigation, and harvesting of the bogs. A main irrigation building houses the controls for the 9 pump systems. The system includes buried mainlines for flooding or sprinkler heads - upgraded sprinkler heads have been installed to provide more efficient and uniform water delivery. The 4,000 square foot equipment shop and barn is located near the home and offers three open bays for equipment storage, and has two large overhead doors providing enclosed shop space. A 3,200 square foot machine shed near the bogs provides open bay equipment and material storage.





- Laurel Creek Soils -



The executive-style main home sits on the eastern border overlooking the farm operation below. This home provides ample parking, living space, and beautiful amenities within. The main living space and kitchen enjoy large vaulted ceilings and chalet windows to the west for beautiful views and coastal sunsets. A master suite is situated on each wing of this living space, providing full baths and walk-in closets, as well as access to the main deck. The large bonus room currently serves as a guest room, but would also be well suited as a 2nd living space, conference room, or farm office. A third bedroom, guest bath, well-appointed laundry room, and attached garage round out the floor plan. Outside is a large west facing deck, ample parking, and a beautiful view of the farm below and distant mountains.

Boundary 145.68 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8C	Bullards sandy loam, 7 to 12 percent slopes	37.74	25.9	0	46	3e
8E	Bullards sandy loam, 30 to 50 percent slopes	36.08	24.78	0	11	6e
5B	Blacklock fine sandy loam, 3 to 7 percent slopes	23.69	16.26	0	22	6w
2C	Bandon-Blacklock complex, 0 to 12 percent slopes	15.93	10.93	0	35	3e
55E	Templeton-Bullards complex, 30 to 50 percent slopes	13.25	9.09	0	13	6e
55D	Templeton-Bullards complex, 3 to 30 percent slopes	9.21	6.32	0	48	6e
1C	Bandon sandy loam, 7 to 12 percent slopes	5.39	3.7	0	40	3e
1D	Bandon sandy loam, 12 to 30 percent slopes	3.97	2.72	0	30	6e
8B	Bullards sandy loam, 0 to 7 percent slopes	0.42	0.29	0	48	3e
TOTALS		145.69(*)	100%	-	28.7	4.78

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

- Laurel Creek Water Rights -

Primary Irrigation Rights: 51.10 acres
Storage Rights: 28.50 acre-feet

Certificate Number	Allowed Usage	Use Type	Priority Date	Source
Cert. 88160	7.1	Cranberry Operations	6/16/1966	Unnamed Stream
Cert. 90736	18.4	Cranberry Operations	6/5/1992	Unnamed Stream 3- Unnamed Reservoirs
Cert. 90769	(10.5 acre-feet)	Storage for Cranberry Operations	6/5/1992	Unnamed Stream
Cert. 90770	25.6	Cranberry Operations	4/9/1992	2-Unnamed Streams Bowder Reservoir 1 & 2
Cert. 90767	(18.0 acre-feet)	Storage for Cranberry Operations	4/9/1992	2-Unnamed Streams



- Laurel Creek Home Details -

Main Home -

Address:	87802 Holly Lane
Gross Area:	2,575 square feet
Number of Stories:	One
Year of Construction:	2002
Bedrooms:	Three bedrooms
Bathrooms:	Four full bathrooms
Heat/Air Conditioning:	Central heat and air conditioning via heat pump
Site Improvements:	Ample parking, lawn, +/- 500 sf deck overlooking farm
Garage:	Attached, two-car capacity (728sf; 28' x 26')
Sanitation:	Standard septic system

Second Home -

Address:	87577 Bowman Lane
Gross Area:	2,640 square feet
Number of sections:	Three (triple-wide)
Year of Construction:	1996 (county records)
Bedrooms:	Four bedrooms
Bathrooms:	Two full bathrooms
Heat/Air Conditioning:	Central heat and air conditioning via heat pump
Detached Garage:	720 sf (30' x 24')
Sanitation:	Standard septic system

- Laurel Creek Building Details -



Shop -

Gross Area:	4,000 square feet (40' x 100')
Eave:	15'
Additional Notes:	Shop portion measures 40' x 40' w/concrete floors, 200 amp service, and two 16' wide x 14' tall doors. Shed portion measures 60' x 40' with three open bays.

Machine Shed -

Gross Area:	3,200 square feet (80' x 40')
Eave:	15'
Additional Notes:	Open bay equipment/material storage near Block 6

Irrigation Shed -

Location:	Near Block 22 & 23
Additional Notes:	Houses main pump and controls for additional reservoir pumps

- Laurel Creek Cranberry Bogs -



Block	Varietal	Conventional vs. Organic	Year Planted	Acres
1	Stevens	Organic	1999	2.41
2	Stevens	Organic	1999	2.41
3	Stevens	Organic	2012	1.83
4	Stevens	Organic	2000	1.08
5	Stevens	Organic	2000	1.13
6	Stevens	Transition	2020	2.00
7	Stevens	Transition	2020	2.00
8	Stevens	Organic	2001	1.18
10	Stevens	Organic	2001	0.84
11	Stevens	Organic	2001	1.14
12	Stevens	Organic	2016	0.65
13		Redevelopment		
14	Stevens	Organic	2002	1.10
15	Stevens	Organic	2002	1.64
16	Stevens	Organic	2002	1.61
17	Stevens	Organic	2002	1.5
18	Stevens	Organic	2013	1.54
19	Stevens	Organic	2013	3.06
20	Stevens	Organic	2013	1.19
21	Stevens	Organic	1996	2.51
22	Stevens	Organic	1996	1.69
23	Stevens	Organic	2010	1.61
24	Stevens	Organic	2010	1.86
25	Stevens	Transition	2020	2.41
26	Stevens	Organic	2006	1.52
27	Stevens	Organic	2006	2.79
28	Stevens	Organic	2006	2.07
29	Stevens	Transition	2013	<u>1.60</u>
			Total	46.37

- Johnson Creek Summary -

The property has physical addresses of 88497, 88565, & 88563 Circle Lane in Bandon, Oregon, 97411. It is made up of 2 tax lots and 2 account numbers.

Township	Range	Section	Tax Lot	Account #	Acres
29S	14W	08	100	1207801	40.00
29S	14W	08	500	1207900	<u>22.95</u>
				Total	62.95

Access:	Access is via a gravel road off of paved Rosa Road
Present Land Use:	Cranberry production operation with two residences
2021-2022 Taxes:	\$2,998.12
Zoning:	EFU (Exclusive Farm Use)
Elevations:	+/- 240' above sea level
Topography:	Mostly level
Live Water:	+/- 1,000' of Johnson Creek
Irrigation Infrastructure:	Three reservoirs, each with a double pump system including one VFD pump at each site. There are also two pump sites along the creek which divert water into the reservoirs. The primary pump site along the creek includes a double pump system while the secondary site has a single pump.
Domestic Water:	On-site domestic well; no additional information on file at this time
Sanitation:	Standard septic system
Electric/Power:	Individual services provide power to each of the homes and shops. Multiple 3-phase electrical services are located throughout the property in support of irrigation pumps.
Internet:	Area Options: Spectrum or Ziply Fiber

The Johnson Creek Farm is located just 4.5 miles south of Bandon. The farm is comprised of 62.95 gross acres across 2 tax lots. The land is mostly level and provides great utility, well-maintained roads, and a private setting. The farm includes 24.84 net acres of cranberries, spread over 22 bogs, producing DeMoranville, Welker, Stevens, Mullica Queen, and Hains varieties. The berries vary in year planted from 1998 to 2022.





Johnson Creek is tucked off the highway and features a home in the middle of the 62 acres with two shop buildings. The home is an efficient 1,512 square foot manufactured home built in 2012, and is situated next to the main 4-bay shop, which measures 3,280 square feet with a farm office and employee break room. The 3,200 square foot machine shed and chemical storage building is a short drive from the shop and homesite - it offers 3 oversized open bays for machinery storage and chemical room, as well as additional enclosed shop space. A second home is tucked into the towering mature evergreen trees and enjoys a beautiful setting that could be ideal for an owner's home or possible vacation rental location. The older manufactured home is in need of TLC, but retains the homesite and could be yet another opportunity for additional income.



The farm has 26.84 acres of primary water rights, 14.80 acres of supplemental water rights, and storage rights for 16.34 acre feet. Johnson Creek includes three reservoirs, each with a double pump system including one VFD pump at each site. The system includes buried mainlines for flooding or sprinkler heads - upgraded sprinkler heads have been installed to provide more efficient and uniform water delivery.



- Johnson Creek Building Details -

Main House -

Address: 88497 Circle City Lane
Gross Area: 1,512 square feet
Year of Construction: 2012
Construction: Manufactured Home

Second Home (TLC Needed) -

Address: 88563 Circle City Lane
Gross Area: 1,782 square feet
Year of Construction: 1991
Construction: Manufactured Home

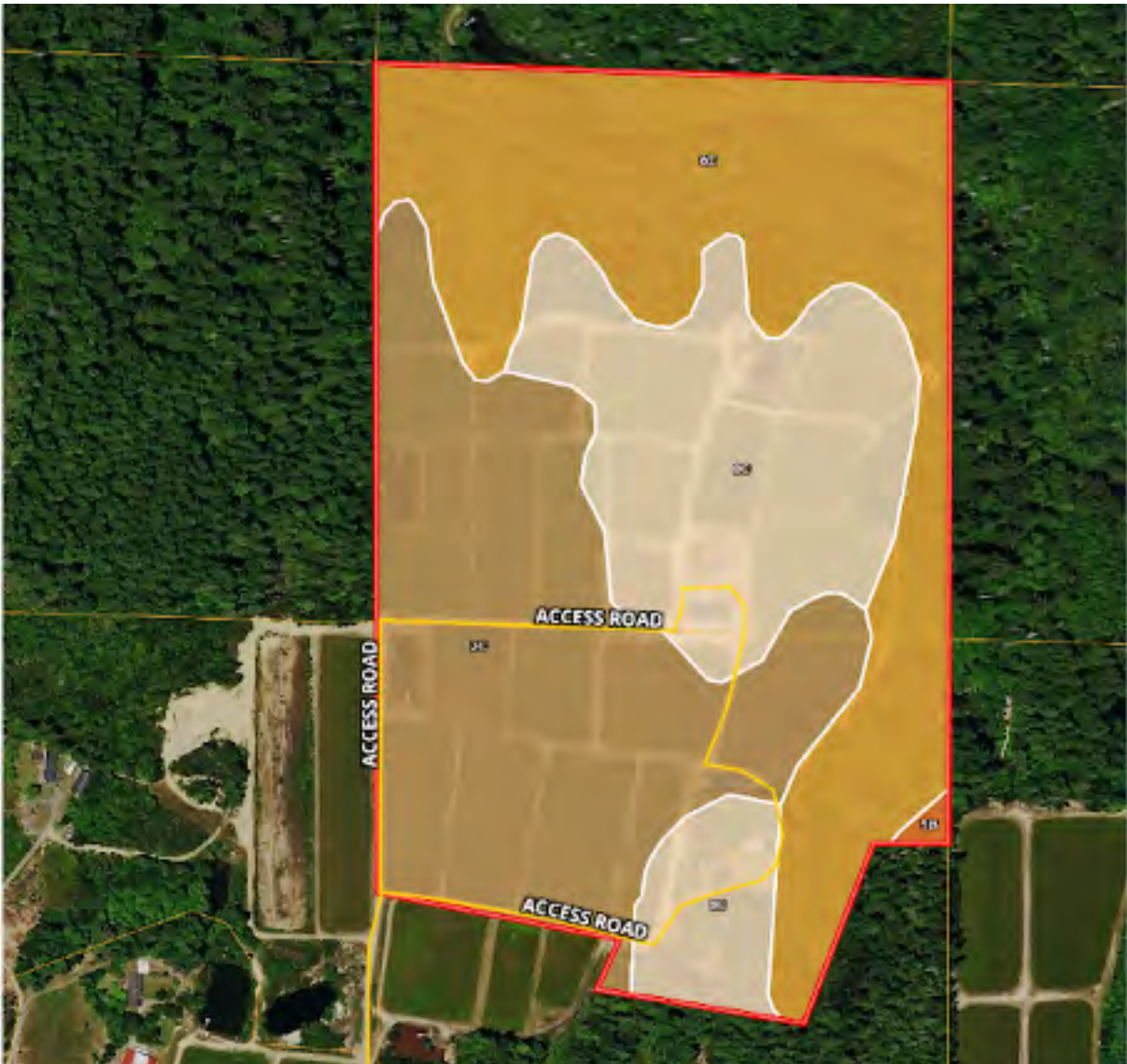
Shop -

Gross Area: 3,200 square feet (80' x 40')
Eave: 12'
Additional Notes: Built in 2006; recently built-out with a new office, insulation, LED lighting, and upgrades to accommodate fruit packing in the future including 3-phase power. Also has five 12' x 12' roll doors.

Machine Shed -

Gross Area: 3,200 square feet (100' x 32')
Eave: 13'
Additional Notes: Chemical storage room, enclosed shop bay, and multiple open equipment storage bays. 200 amp electrical service with 220v.

- Johnson Creek Soils -



Boundary 64.36 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8E	Bullards sandy loam, 30 to 50 percent slopes	23.27	36.16	0	11	6e
2C	Bandon-Blacklock complex, 0 to 12 percent slopes	23.03	35.78	0	35	3e
8C	Bullards sandy loam, 7 to 12 percent slopes	17.84	27.72	0	46	3e
5B	Blacklock fine sandy loam, 3 to 7 percent slopes	0.22	0.34	0	22	6w
TOTALS		64.36(")	100%	-	29.33	4.09

(") Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

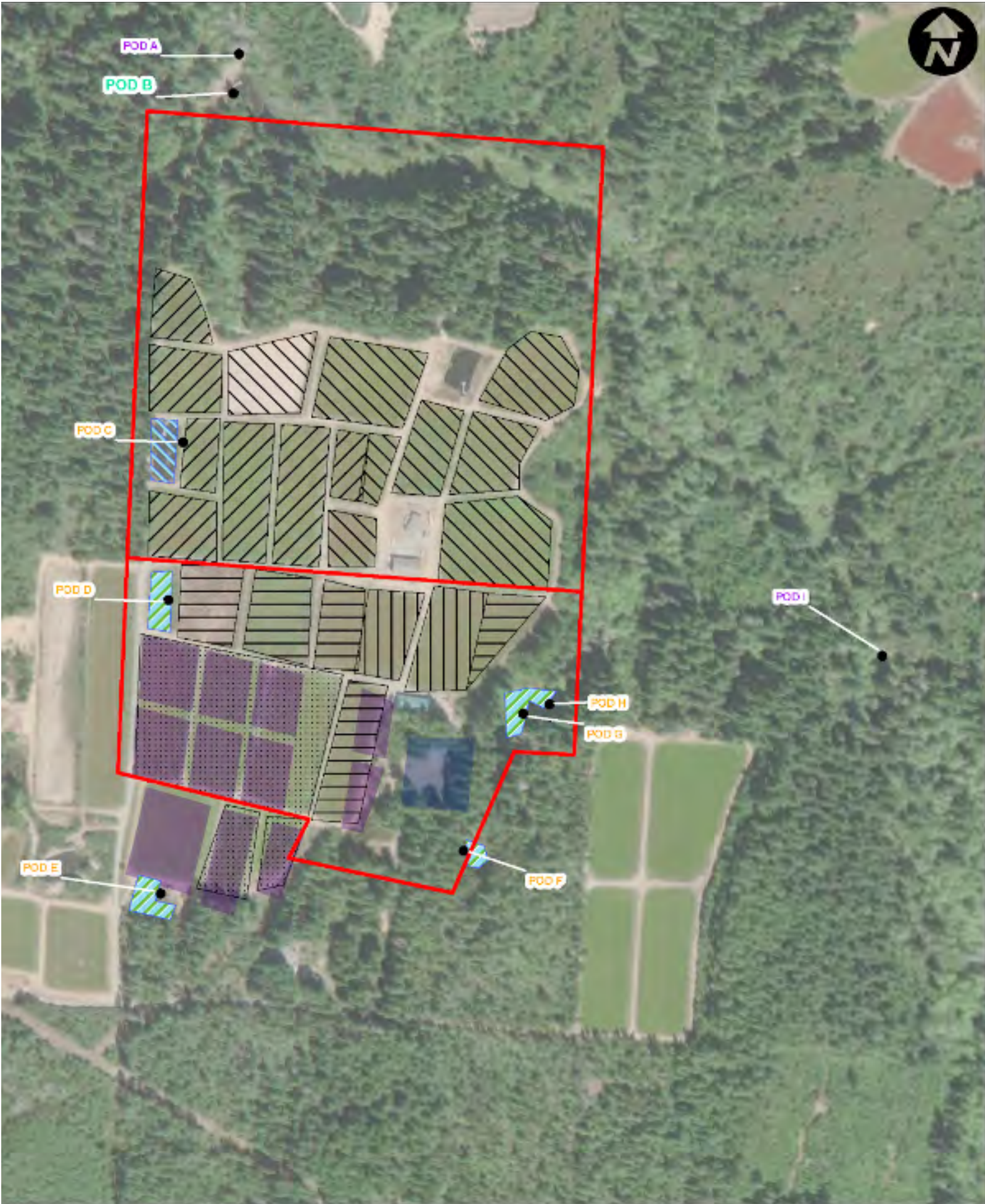
- Johnson Creek Water Rights -

Primary Irrigation Rights: 26.84 acres

Supplemental Irrigation Rights: 14.80 acres

Storage Rights: 16.34 acre-feet

Certificate Number	Allowed Usage	Use Type	Priority Date	Source
Cert. 95200	7.54	Flood Harvesting	8/19/1985	Johnson Creek
Cert. 39627	(2.34 acre-feet)	Storage for Frost	2/22/1967	Johnson Creek
Cert. 39628	7.2	Irrigation, Frost	2/22/1967	Johnson Creek
Cert. 39502	5.8	Irrigation, Frost	6/14/1965	Unnamed Stream
Cert. 86710	2.5	Heat & Frost	11/1/1985	Johnson Creek
Cert. 86711	5.8	Supplemental:	2/27/1969	Johnson Creek
Cert. 86712	4.3	Irrigation, Frost	6/12/1979	Johnson Creek
Cert. 89870	13.8 Supp.	Supplemental	1/6/1994	Tributaries of
Cert. 89874	(14.0 acre-feet)	Storage for	1/6/1994	Unnamed Stream



- Johnson Creek Cranberry Bogs -



Block	Varietal	Conventional vs.	Year Planted	Acres
1	DeMoranville	Organic	2015	0.55
2	Stevens	Organic	2008	0.87
3	Stevens	Organic	2008	0.50
4	Stevens	Organic	2009	0.93
5	Stevens	Organic	2007	1.25
6	Stevens	Organic	2009	1.25
7	Mullica Queen	Transition	2019	1.22
8	Stevens	Organic	2009	1.33
9	Stevens	Organic	2007	0.80
10	Stevens	Organic	2010	0.87
11	Stevens	Organic	2015	0.95
12	Stevens	Organic	2007	1.22
13	Mullica Queen	Conventional	2022	1.82
14	Stevens	Organic	2010	0.50
15	Stevens	Organic	2012	1.69
16	Stevens	Organic	2012	1.28
17	Stevens	Organic	2008	1.50
18	Hains	Transition	2019	0.92
19	Stevens	Organic	2012	1.28
20	Stevens	Organic	1998	1.50
21	Stevens	Organic	1998	1.69
22	Stevens	Organic	2009	0.92
				24.84

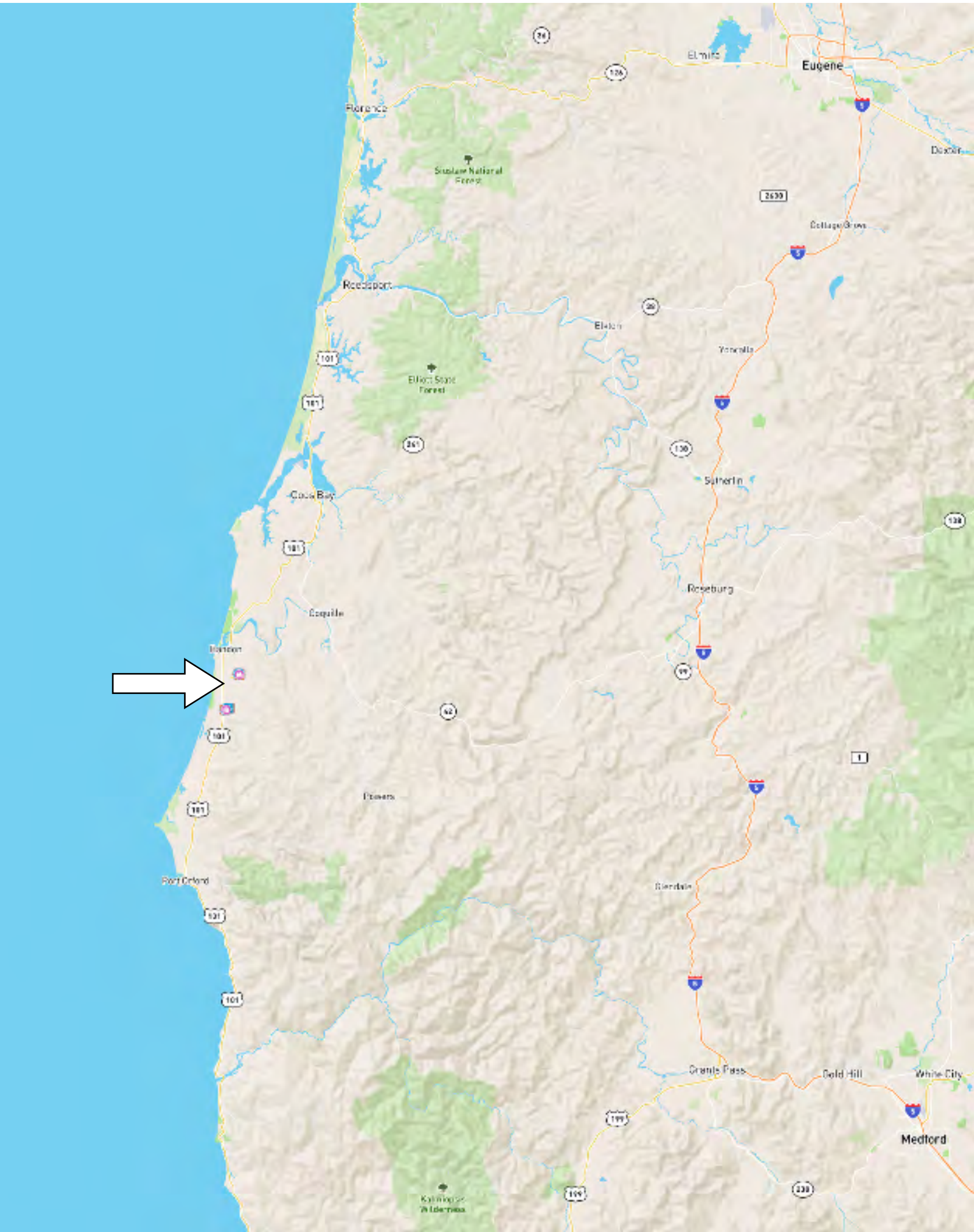
- Southern Oregon -

The southern coast is located midway between Portland and San Francisco. US Highway 101 connects a myriad of small towns along the Oregon Coast, and leads south to California and north all the way to Washington. Access to Oregon Highway 42 delivers you to Interstate 5 at Roseburg, Oregon - with Eugene and Grants Pass each being approximately 70 miles from Roseburg.

The Oregon Coast is an outdoor lifestyle paradise – if there is something related to the outdoors that you love doing, you can do it here! Recreation in the area is vast and there is no shortage of hiking trails, fishing holes, or live water activities. The region is home to a wide array of artistic communities, delicious cuisine, and abundant adventure including secluded beaches and seafaring fishing trips.

Coastal agriculture largely includes the bounty of the Pacific Ocean - salmon, halibut, Dungeness crab, and so much more. Coastal dairy farms are also renowned for their local cheeses, including the famed Tillamook Dairy. The cranberry is considered a specialty crop and performs extremely well here on the Oregon Coast.

Climate - Bandon, Oregon	
Rainfall	61.5 in.
Snowfall	0.1 in.
Precipitation	162.0 days
Sunny	189 days
Avg. July High	68.4°
Avg. Jan. Low	39.5°





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