



92254 Green Hill Rd., Junction City, Oregon

The perfect property does exist! This move-in ready horse property has something for everyone with a 40' x 60' shop with 220 power, 4-stall barn with runs, tack room, & big hay storage. You'll also enjoy a 120' x 120' outdoor arena, a hay field, 3 acres of pasture, and perimeter fencing. Lots of pavement & solid gravel parking areas for mud control and we'll top it off with a really nice house. This one's super clean & close to the Oregon Horse Center, the Eugene Airport & easy country access to Eugene & the convenient little town of Junction City.

Convenient Location: Just a few miles north of the small, historic town of Junction City, Oregon which offers just about everything you need for shopping, dining, medical, schools, churches, and a whole lot of small town fun. You also won't have to travel far to experience award-winning wineries, orchards, artists' studios and exceptional golf courses. Only 26 miles to the University of Oregon, 28 miles to Oregon State University, and 5 miles to the Eugene Airport. You are also less than 5 miles from the Oregon Horse Center which holds year round equestrian events.

Acreage Description: This is Oregon's "BIG SKY" country with incredible sunrise and sunset views and sunlight as many hours as the sun's out. The 10.13 acres is of level, useable land and it's been "ditched" for drainage from the lower areas. Smaller areas for wintering livestock is suggested to maintain the 5 acre hay field which was just planted in 2022 with a forage fescue. This stand will mature and become great coverage over the next few years. The 6 strand hi-tensile fencing around the perimeter was professionally installed in 2005 and currently there's one section in need of some repair or replacement. Sellers will leave the chargers. As always, walk your fences to be sure they're secure before turning livestock out.

Home: Construction of this one owner, 1,979 sq. ft. craftsman style home was completed in 2005. It offers a view from every window and it's in beautiful condition and has been well maintained. It features a very nice open floor plan and large covered front porch and back patio, perfect for entertaining your guests. The house was originally designed for 3 bedrooms, but the Sellers decided to use the 3rd bedroom as an office, so it does not currently have a closet. The second bedroom is wheelchair accessible and has soundproofing insulation in the closet wall that backs to the living room. The kitchen has been updated with granite counter tops and offers a nice big pantry. The large bathroom off the primary bedroom has a lighted make up mirror and a large, jetted tub ready and waiting for you at the end of a long day of riding. The primary bedroom also offers a hardwired, built in ironing board. A new furnace and heat pump were installed in 2022. The home is plumbed for a central vac system. The siding is Hardi-plank and was painted in 2018. The septic was pumped in 2020 by Royal Flush. The home is also equipped a hard-wired generator system and the generator will stay with the sale and there are Leaf Filter gutter guards to help keep them clean.

40' x 60' (4) Stall Barn: This is a really nice barn that's easily maintained and offers turnouts from each 12' x 12' stall. Inside you'll find custom stall fronts, a nice alley, and short wall for the hay storage area. Big roll up doors offer nice ventilation and air flow and the ability to stack hay with a squeeze. (I know right?!) The tack room is insulated and heated and there's plumbing in the SE corner wall to add a sink if desired. Power to this structure is 220, and 210 and there's storage above the tack room. The barn is fully enclose-able for those cold winter nights.

36' x 62' Shop & 36' x 21' Carport: This incredible shop is all insulated and offers 2 roll up doors measuring 14' tall by 20' wide! Did someone just say... "My dually finally fits inside!" 110 and 220 power, concrete floors, and plumbing in the wall to add a sink if desired. The south end of the shop also has a 40' x 20', concrete pad carport and there's concrete poured in front of the shop and plenty of solid gravel parking keeps the mud under control.

120' x 120' Outdoor Arena: The Powder River Panel arena is "tiled" which is a way of helping to drain the soil. Even with the sand footing that was brought in, and the tiling, this arena is best used in the dryer months of the year. What beautiful rides you can have in this arena with a view.

Soils and Production: 3 acres in pasture plus 5 acres of fresh planted hay with past yields up to 15 tons from the total 8 acres. Sellers have created a nice big garden area and have built some elevated beds for easy gardening. Sellers enjoy the fruit from the raspberry & strawberry plants near the arena.

Utilities: Hi-speed internet is provided by Hunter Communications. Electricity is provided by Emerald People's Utility District. There are two separate meters, one serving the home and the second serves the shop and barn. Sellers currently use Republic Services for garbage service and another option is Eco-Systems Transfer & Recycling from Veneta.

Domestic Water: We have a Well Log on file #66869 showing the well was installed in 2004, is 37 ft deep and 80 gpm estimated flow potential. Recent flow test shows 16.5 gallons per minute for 4 hours and the well tester explains that pump and plumbing slows the flow rate.

Irrigation: There are underground sprinklers for the front and back yards and a new control box was installed in the pump house around 2021.

This is such a stellar property, in such a good location, and these Sellers put great thought into designing easy to maintain structures and the best use of the land. We think you're going to love it.

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.