

FORD CENTURY FARMS INC

Ford Century Farms Inc Offered at \$4,900,000 A Rare Legacy Property in Eugene, Oregon

Welcome to **Ford Farms**, a family-owned property that combines timeless charm, natural beauty, and incredible potential. Nestled in the tranquil countryside of Eugene, Oregon, this extraordinary farm features two homes, abundant resources, and breathtaking landscapes, making it an exceptional opportunity for both personal and investment purposes.

A few key features include **2 homes**, its own private lake and its timber resources, with a total **timber value of \$2,822,140** providing a significant opportunity for immediate or future income. The farm's private lake offers a serene retreat, perfect for fishing, boating, or simply enjoying the beauty of nature.

Recreational opportunities abound with **premium waterfowl** and **big game hunting**, complete with landowner preference tags. The expansive grounds and scenic views make this property an outdoor enthusiast's paradise, while its diverse features including **Coyote Creek** running through presents endless possibilities including a oak woodland and savanna habitat. For those seeking a working farm, an investment property, or a private retreat Ford Farms has it all.

Ford Farms is more than just a property—it's **a legacy** waiting to be embraced. Don't miss the chance to own this one-of-a-kind estate in the heart of **Eugene, Oregon**.



Listing Agent

KYLA EGGE

RESIDENTIAL ♦ RURAL ♦ REAL ESTATE

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Licensed Broker in the State of Oregon

FORD CENTURY FARMS INC

SUBJECT PROPERTY

	TAX ACCT	TAXES *FOREST/FARM DEFERRAL	ACREAGE	ZONING
MAP 180521 TAX LOT 100	0750172	\$245.34	63.72	E40
MAP 180522 TAX LOT 100	0750339	\$374.89	66.61	F2 IMPACTED
MAP 180522 TAX LOT 300	0750404	\$2,212.54	157.62	F2 IMPACTED
	4057699	\$131.85	MFH	F2 IMPACTED
26900 CROW RD	0750412	\$2,438.74	5	F2 IMPACTED
26906 CROW RD	0750412			F2 IMPACTED
MAP 180522 TAX LOT 400	0750420	\$801.83	173.50	E40
85850 DOANE RD 1	0750438	\$120.95	5	E40
MAP 180522 TAX LOT 601	0750487	\$36.92	5	F2 IMPACTED
	0750495	\$156.55	20.75	F2 IMPACTED
<u>TOTAL</u>		\$6,519.61	497.20 ACRES	





PROPERTY FEATURES

Primary Dwelling:

- Year Built- 1950
- 1898 SQFT
- 3 Bedrooms, 1 Bathrooms
- Concrete Foundation
- Metal Roof
- Heat Pump
- Updated Septic System
- Detached Garage
- Fruit Tree Orchard

[Click for Video-](#)



Secondary Dwelling:

- 1973 Frontier Manufactured Home
- 2 Bedroom, 1 Bathroom
- Concrete Block Foundation, Metal Exterior
- 12'X56' = 672 SQFT
- Updated Septic System
- Detached Single Car Garage
- Heating/Cooling via Electric Furnace
- Pole Barn Structure has been built over home with a metal roof.
- Currently Rented for \$800/mo- Lease ends Sept 2025

Water-3 Domestic Wells

Water Rights- *Power to Reservoir

- Certificate #33936-Allows for storage of surface water runoff from unnamed creek into on-site Ford Farm Reservoir
- Certificate #33937- 3 PODs located on Subject property covering 152.3 acres with high-class soils.

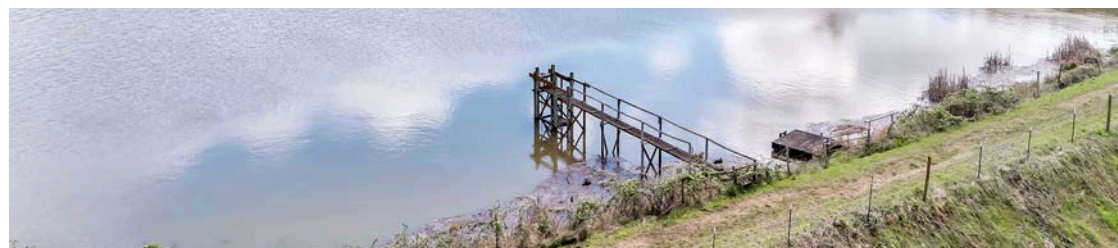
Outbuildings & Cattle Operations

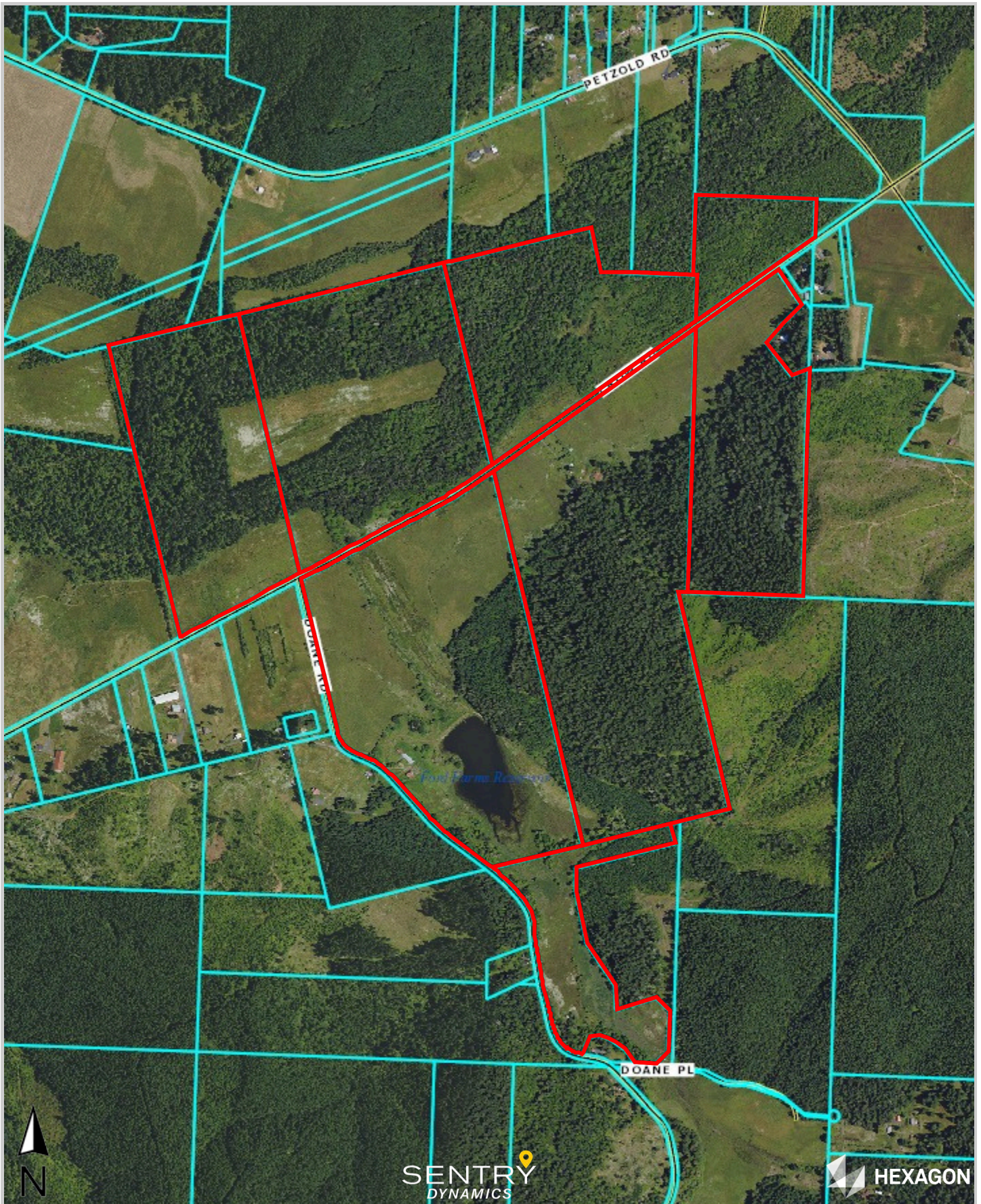
- Crow Rd Barn- 50'X50' Power & Water
- Doane Rd Barn- 60'X45' Power (currently off)
- 180'x40' Covered Drive Through Silage or Hay Feeder
- 150'X60" Concrete Silage Pit (not covered)
- Olson Farms Renting Pasture for \$4800/yr (April-September)
- Irrigation Equipment Included

Waterfowl & Big Game Hunting- [Click Here-ODFW](#)

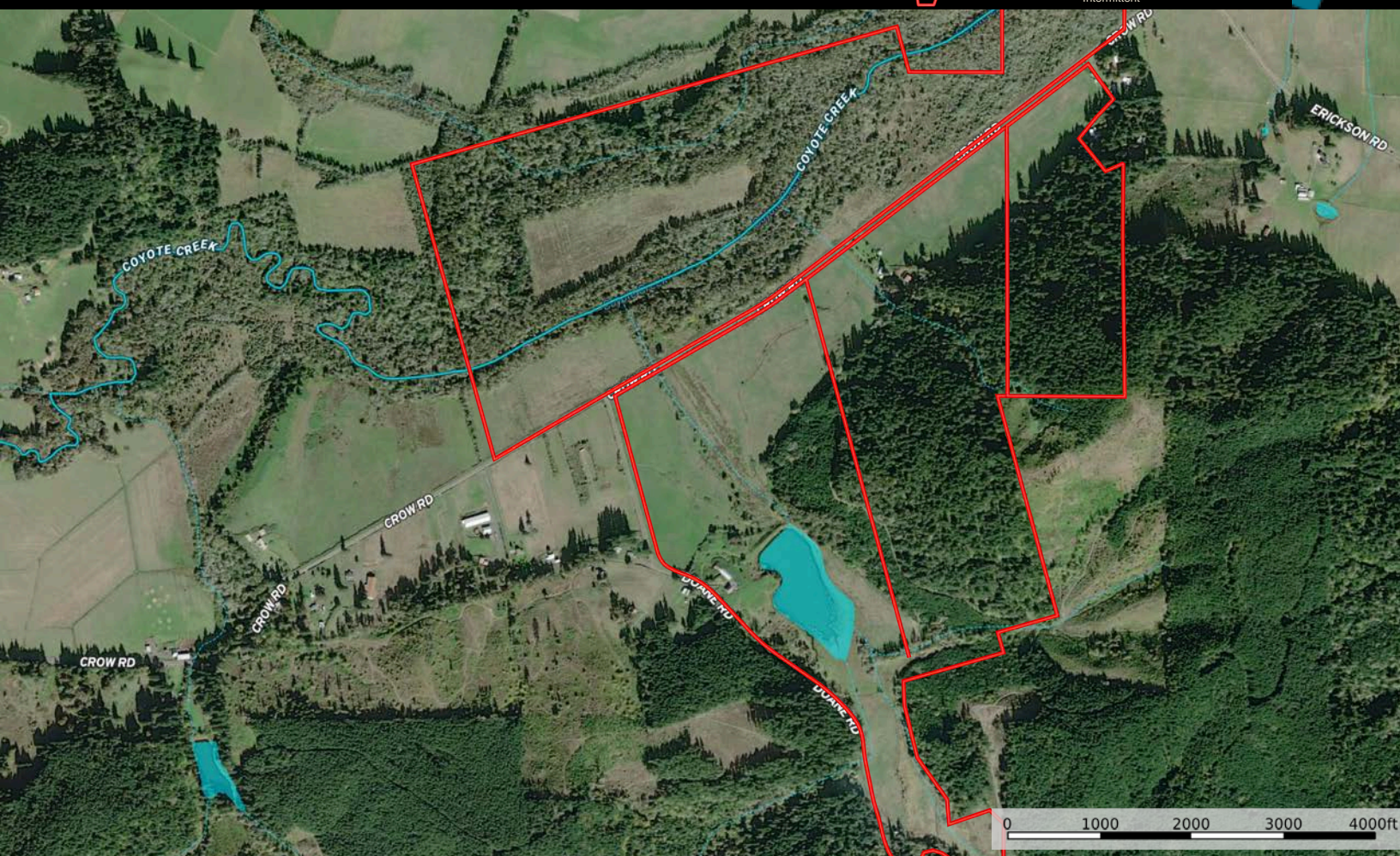
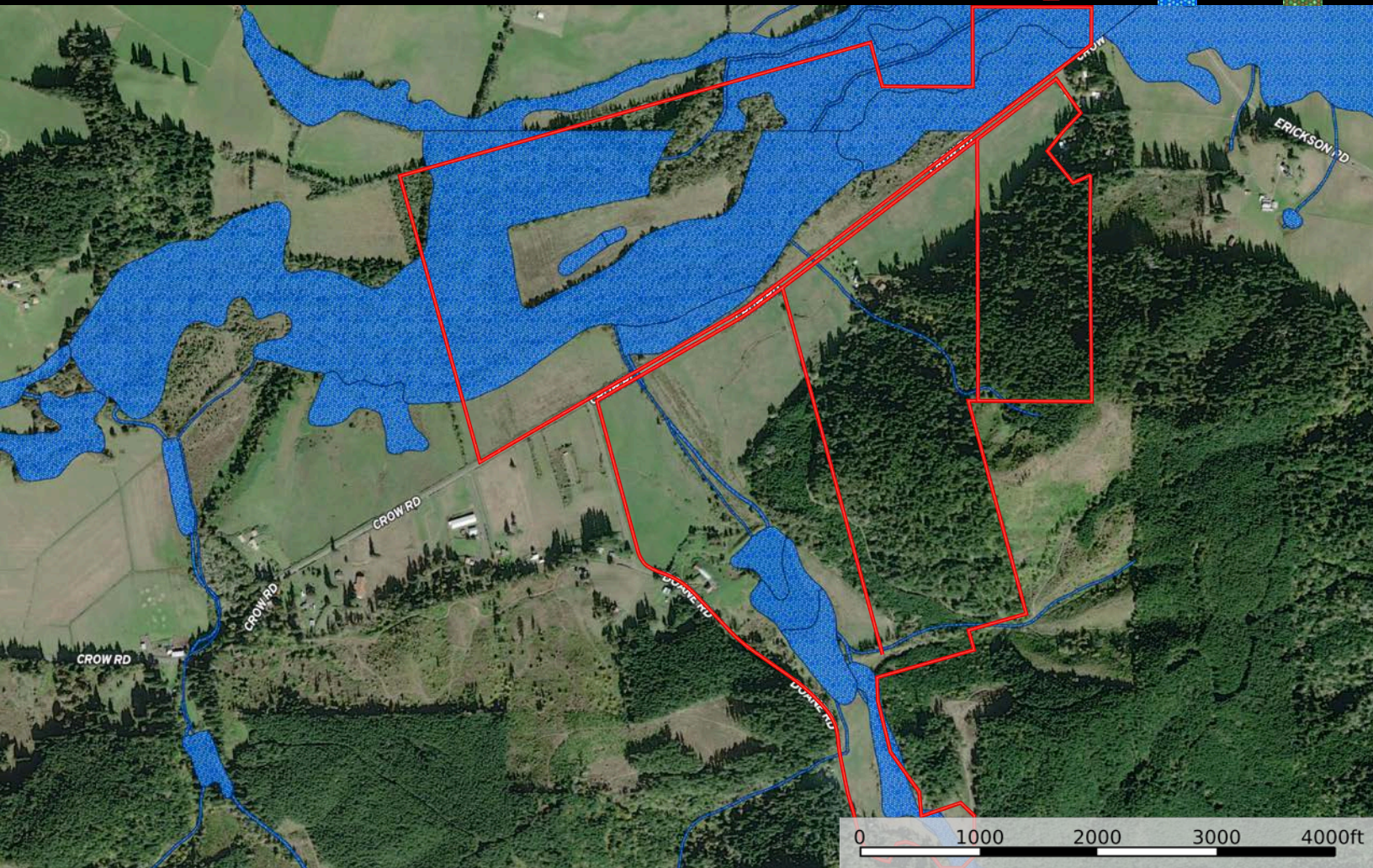
- Land Owner Preference tags Available

Ford Farm Irrigation Reservoir/Lake- Approximately 13 Acres used for water storage for irrigation throughout the property- [Reservoir Information Link](#)

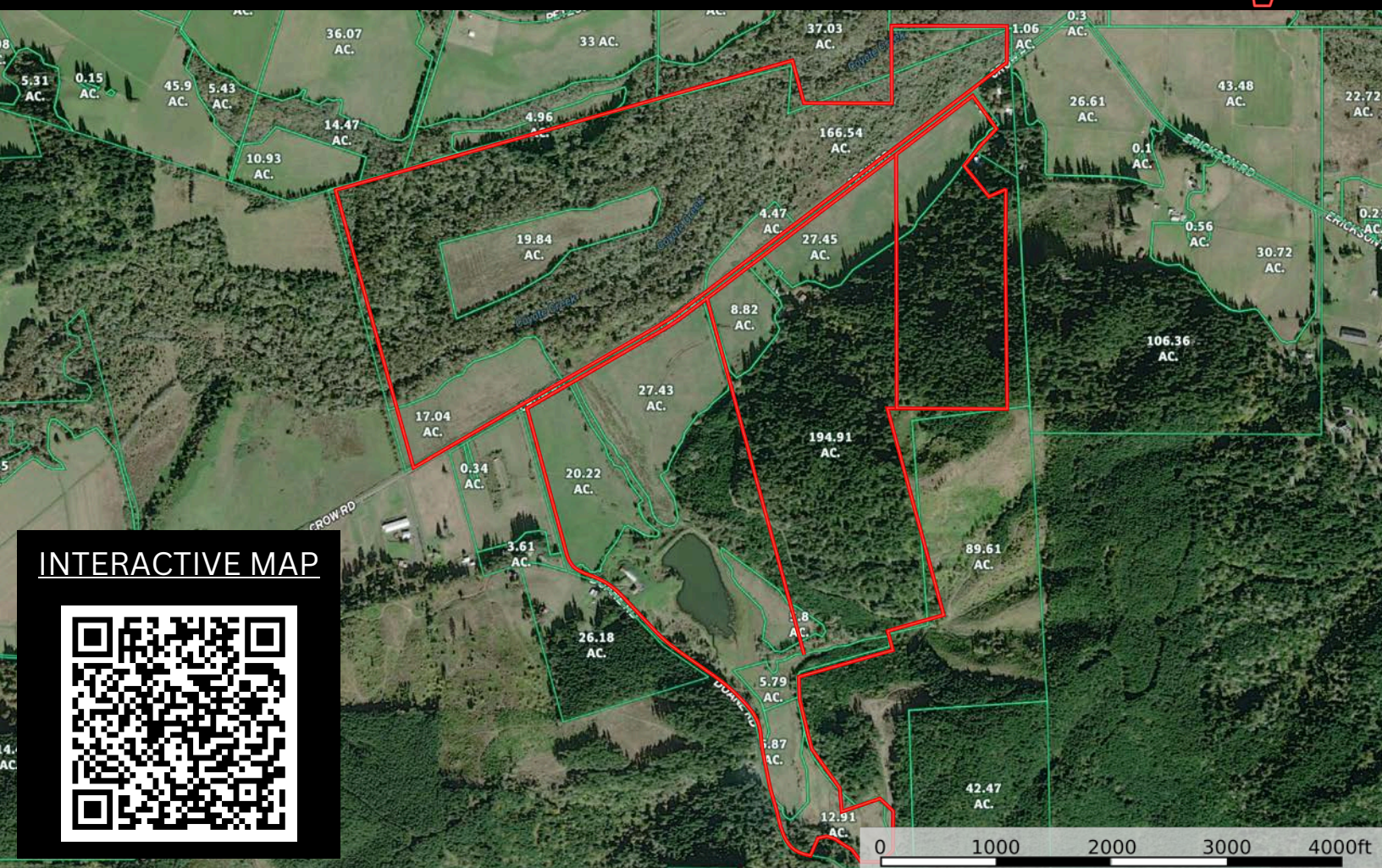




This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



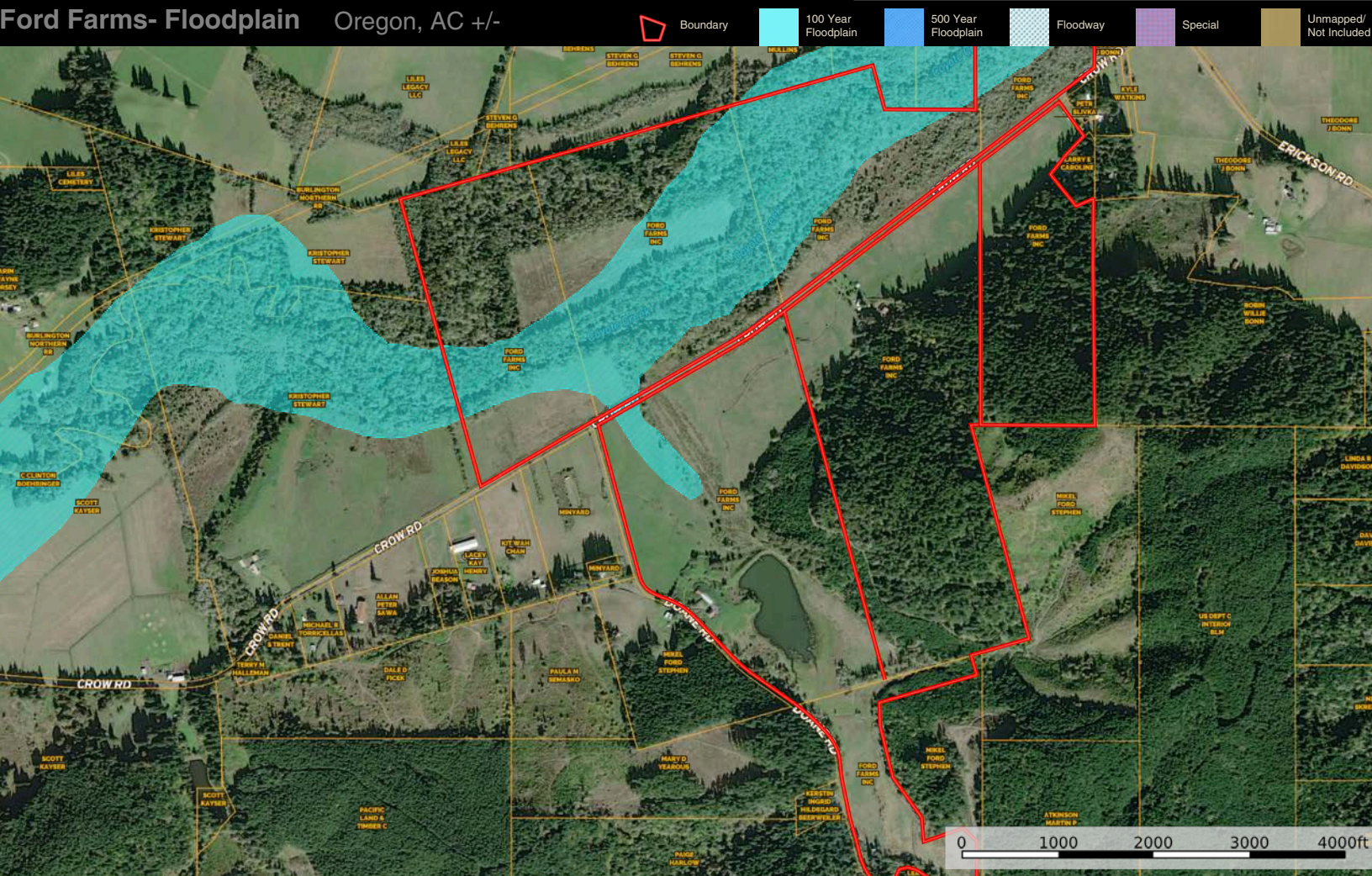
Ford Farms- Parcels Oregon, AC +/-



INTERACTIVE MAP



Ford Farms- Floodplain Oregon, AC +/-





Land, Capability



	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Very Intense	•	•	•	•	•	•	•	•

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
85	Natroy silty clay loam Willakenzie clay loam,	91.44	25.33	0	34	4w
135D	12 to 20 percent slopes Pengra silt loam, 1 to 4	77.46	21.46	0	76	3e
105A	percent slopes Willakenzie clay loam, 20 to 30	59.42	16.46	0	80	3w
135E	percent slopes Dupee silt loam, 3 to 20 percent	52.74	14.61	0	70	4e
45C	slopes Willakenzie clay loam, 30 to 50 percent	15.55	4.31	0	81	3e
135F	slopes Water McBee silty clay loam McAlpin	14.04	3.89	0	47	6e
W	silty clay loam Steiwer loam, 12 to 20 percent	10.89	3.02	0	-	8
79	slopes Hazelair silty clay loam, 7 to 20 percent	8.89	2.46	0	88	3w
78	slopes Waldo silty clay loam Wapato silty clay	7.33	2.03	0	76	2w
125D	loam Hazelair silty clay loam, 2 to 7 percent	7.12	1.97	0	71	4e
52D	slopes Willakenzie clay loam, 2 to 12 percent	4.65	1.29	0	57	4e
130	slopes Chehulpum silt loam, 12 to 40 percent	3.54	0.98	0	62	3w
134	slopes Veneta loam, 0 to 7 percent slopes	3.47	0.96	0	29	3w
52B		1.9	0.53	0	58	3e
135C		1.59	0.44	0	78	3e
28E		0.98	0.27	0	39	6e
128B		0.02	0.01	0	80	2e
TOTALS		361.03(*)	100%	-	61.12	3.69

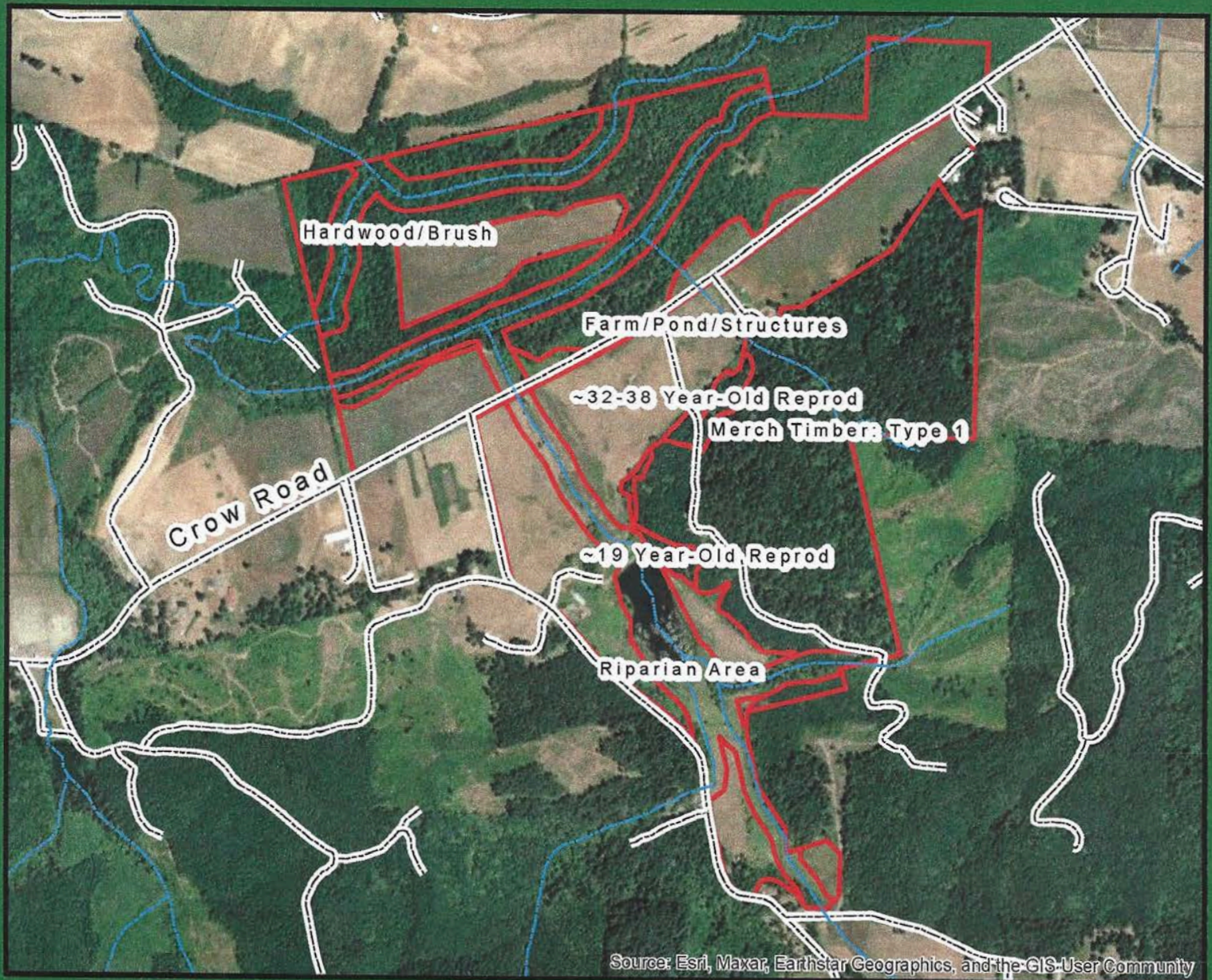
TIMBER RESOURCES

T		TAPRAIS		Timber Value Analysis								Page	1
				Project: FORD								Date	4/29/2024
Twp	Rge	Sec:	Tract:	Type	Acres:		Time 11:47:23AM						
18S	05W	22	FORD FARM	0001	113.080								
Revenues													
Species	Name	Av. Log		Logs	Tons	Cunits	MBF	\$/Log	\$/Acre	\$/Ton	\$/CCF	\$/MBF	Total Dollars
DOUG FIR	2-SAWMIL	15.3	36	5,431		4,109	1,742	269.37	12937.78		356.09	840.00	1,463,004
DOUG FIR	3M+	17.6	35	68		66	24	88.85	53.74		92.60	250.00	6,076
DOUG FIR	3P	25.1	35	66		121	58	861.58	506.35		471.62	985.00	57,258
DOUG FIR	3-SAWMIL	8.5	36	6,109		1,796	572	74.92	4047.72		254.83	800.00	457,717
DOUG FIR	4-SAWMIL	5.8	24	4,196		454	116	20.40	757.03		188.58	735.00	85,605
DOUG FIR	HI12	14.7	39	1,358		1,001	422	284.35	3414.94		385.78	915.00	386,161
DOUG FIR	HI20	21.0	40	16		23	11	649.80	90.95		454.41	900.00	10,285
DOUG FIR	HI8	10.7	39	353		144	55	137.94	430.42		338.57	880.00	48,672
DOUG FIR	SM	19.9	36	465		568	267	546.42	2246.40		447.45	950.00	254,023
Spp. Tot. and Ave.		10.8	33	18,063		8,281	3,269	153.29	24485.33		334.37	847.02	2,768,801
GRANDFIR	2-SAWMIL	17.2	36	222		209	90	203.39	400.08		216.31	500.00	45,241
GRANDFIR	3-SAWMIL	8.8	35	168		53	15	42.77	63.69		137.04	470.00	7,202
GRANDFIR	4-SAWMIL	5.6	27	68		7	2	13.25	7.92		128.57	470.00	896
Spp. Tot. and Ave.		12.4	34	458		269	108	116.36	471.69		198.53	495.20	53,339
Revenue Tots & Ave.		10.9	34	18,521		8,549	3,377	152.37	24957.02		330.10	835.79	2,822,140
Per Acre				164		75.61	29.860						
Costs													
Costs by Line Item								\$/Log	\$/Acre	\$/Ton	\$/CCF	\$/MBF	Total Dollars
ADMINISTRATION								2.73	447.90		5.92	15.000	50,649
CUT,YARD,LOAD								30.88	5057.43		66.89	169.370	571,894
HARVEST TAXES								1.09	177.97		2.35	5.960	20,125
REFORESTATION								4.58	750.00		9.92	25.117	84,810
ROAD CONSTRUCT								1.32	215.59		2.85	7.220	24,379
HAULING		DF						11.52	1839.69		25.12	63.640	208,032
HAULING		GF						16.42	66.55		28.01	69.870	7,526
Cost Totals and Averages								52.23	8555.13		113.16	286.506	967,414
Pre-Tax Profit or Loss								100.142	16,401.887	.000	216.941	549.288	1,854,725



Ford Farms Inc

T18S, R5W, Sections 15, 16, 21, & 22, WM



LAND & TIMBER TYPES

