

Pitcher Ranch Estate

554+/- acres

Sealed Bid Auction

Bid Deadline: September 22nd, 2023



Ranch/Farm Land, Timberland and Residential Development

12 tax lots

2-year-round creeks

Colton Jacobson

AFM Real Estate, Broker

Colton.Jacobson@afmforest.com

541-510-1670

Licensed in the State of Oregon

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TOGETHER**

Property Description

The Pitcher family settled on the ranch in approximately 1922. Generations of family have worked and cared for the property. Looking for a multifamily living farm/ranch, this is it! Situated in what was once a booming timber and mining area, there are many recreational opportunities just minutes away. The feeling of being in your own world is here!

Over 2.4 miles of river front! At the west end of the property Layng Creek and Brice Creek meet to form the Row River. Rainbow trout, cutthroat trout, as well as a variety of other fish can be found in these waters.

There are currently two homes on the property. The original ranch house was built in roughly 1903. The home is a 3 bedroom and 1 bath (1120sq. ft). Currently rented month to month for \$1,000 / month. The septic tank was permitted as a 1000-gallon tank with standard drainage and is located west of the main home. The second home is a 1977 single wide mobile home. It is a 2 bed and 1 bath dwelling. It is rented month to month for \$600. The septic for the mobile home is believed to be to the south of the home. The homes share a well that was reportedly drilled in 1972. At the time of test the well produced 48 gpm. Well Log LANE 022976.

A land use report was completed in 2020 to identify possible additional home sites on the property. The report identifies a potential for three more additional home sites on the property. The entire property is zoned F2. Please inquire for the report.

Approximately 110 acres of the property is suitable bottomland for growing hay and/or grazing livestock. Partially fenced. Fantastic soils, consisting of classes 1 - 3. (Abiqua Silty Clay Loam and Briedwell Cobbly soils) There are no current irrigation rights for the property. The bottom land is currently vacant from any operation.

The remaining acreage is currently timberland. The majority being Doug-fir; some Hemlock, Cedar, Pine and other hardwoods can be found growing as well. Most the timber is 25-year-old plantation. Some merchantable timber. The forest on this property offers both a growing investment as well as a tangible recreating possibility. Flat to steep, the terrain varies in different locations. There are many old roads found throughout that could be quickly cleared for both timber access as well as OHV access. A timber cruise was completed in 2020. The cruise estimated approximately \$550,000 in timber value. Please inquire for a copy of the cruise.

Property Highlights

- Potential for 3 additional home sites (Buyer to verify with Lane County Planning)
- Two Homes
- 2.4 miles of river front
- Productive Ag land
- Timberland
- Borders ~983,000 acres of Forest Service land

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Location

The property is approximately 20 miles from Cottage Grove, Oregon. The city has a population of 10,637 (2021). Dorena Elementary School is about a 10-minute drive from the ranch. Cottage Grove is home to many shopping options, a small hospital as well as an abundance of eateries and entertainment venues.

Eugene, Oregon is approximately 41 miles from the ranch with a population of roughly 175,000 (2021). Eugene, Oregon is home to the University of Oregon and offers a multitude of entertainment and professional services. The Eugene Airport offers flights to many destinations and is a little over 51 miles from the property.

Recreation

Besides the personal recreation possibilities on the ranch itself there are many other opportunities within a short drive. Dorena Reservoir is approximately 15 miles from the property. The historic Bohemia Mines are just south of the property. The property borders the Umpqua National Forest which offers an additional ~983,000 acres to explore.

***Disclaimer:** The information herein is provided to assist prospective purchasers in their preliminary assessment of the property. No guarantee is made as to its accuracy. Prospective Buyers need to do their own due diligence.*

Other Resources

- Drone Video
- NRCS Soil Report
- Vicinity Map
- Aerial Photo
- Contour Map

Available Upon Request

- 2020 Timber Cruise
- 2020 Land Use Report
- Interior Dwelling Photos
- Preliminary Title Report
- Purchase and Sale Agreement
- 2022 Tax Statements

- **Contact:** Colton Jacobson, Broker
- 541-510-1670
- Colton.Jacobson@afmforest.com

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Property Inspection

The property is available for inspection independent of the Owners/Trust or AFM Real Estate. Potential Buyers/Representatives are free to drive by the property at any time. Please contact the Listing Broker to schedule a time to walk the property and receive the gate combo. Viewings of the dwellings will require 72hr tenant notice; please schedule accordingly. Property is being offered in AS IS condition.

No vehicles may drive on the property during extreme fire danger.

Property is subject to Oregon Landlord – Tenant laws. Buyer to accept removal of tenants.

All information provided within the offering, deemed accurate, should be verified by potential purchasing parties.

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Bid Instructions

Submit Bids to: AFM Real Estate. ATTN: Colton Jacobson
P.O. Box 42273
Eugene, OR 97233

Bid Deposit: Bid Deposit of \$50,000 made out to Western Title and Escrow required for submitted bids to be valid. (Please put "Pitcher Ranch SBA" in the memo line.) Unsuccessful bidders will have their deposits returned within 7 business days after the bid deadline.

Additional Earnest Money: Upon entering into a purchase and sale agreement, an additional amount shall be deposited with escrow, which combined with the bid deposit, shall equal 5% of the sale price. Proof of funds or Preapproval Letter required with all bids.

Please submit bid on the attached form. All bids must be signed and dated. A sealed bid is the preferred method. Sealed bids will be stored unopened until the official bid opening. Bids submitted by email prior to the bid opening will be kept confidential. Bids must be received by 1:00pm (PST) on September 22nd, 2023 to be considered.

Contingencies: Potential buyers may inspect all aspects of the property before the bid deadline at potential buyers' sole expense. Winning bid shall have no more than 14 calendar days to conduct inspections / due diligence after mutual acceptance of a purchase and sale agreement is completed. The residences are being sold AS IS. Any repairs or improvements are the responsibility of the Buyer.

Buyers Agent Commission: Oregon licensed Buyers' Agents Firm will receive a 1.5% BAC from a successful closing of the property.

Seller Reserves the Right to Refuse Any and All Bids

Bid Deadline: September 22nd, 2023, 1:00PM (PST)

Successful Bidder Notification: On or before September 26th, 2023.

Closing: 45 calendar days after mutually accepted PSA

Escrow: Western Title and Escrow
497 Oakway Road, Suite 340
Eugene, OR 97401

Tonya Silke, Escrow Officer
Tonya.Silke@westerntitle.com; 541-284-8016

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Pitcher Ranch Bid Form

Bidder Name: _____

Amount (\$): _____

Buyer acknowledges the Seller will accept no longer than 14 calendar days for Buyer Due Diligence. Seller to provide Title Insurance. Buyer to accept removal of tenants. Close of Escrow to be no longer than 45 days after a mutual PSA is agreed upon. 5% earnest money required.

Bidder Address: _____

Phone Number: _____

Email: _____

By submitting this form, the Bidder acknowledges the following:

- Bidder has inspected the property and has determined its bid based on its own assessment and due diligence. Information that was provided by Seller is intended to assist prospective purchasers in their preliminary assessment of the property and no guarantee is made as to its accuracy.
- The signatory to this bid form must be an authorized representative of the Bidder.

Submitted by: _____

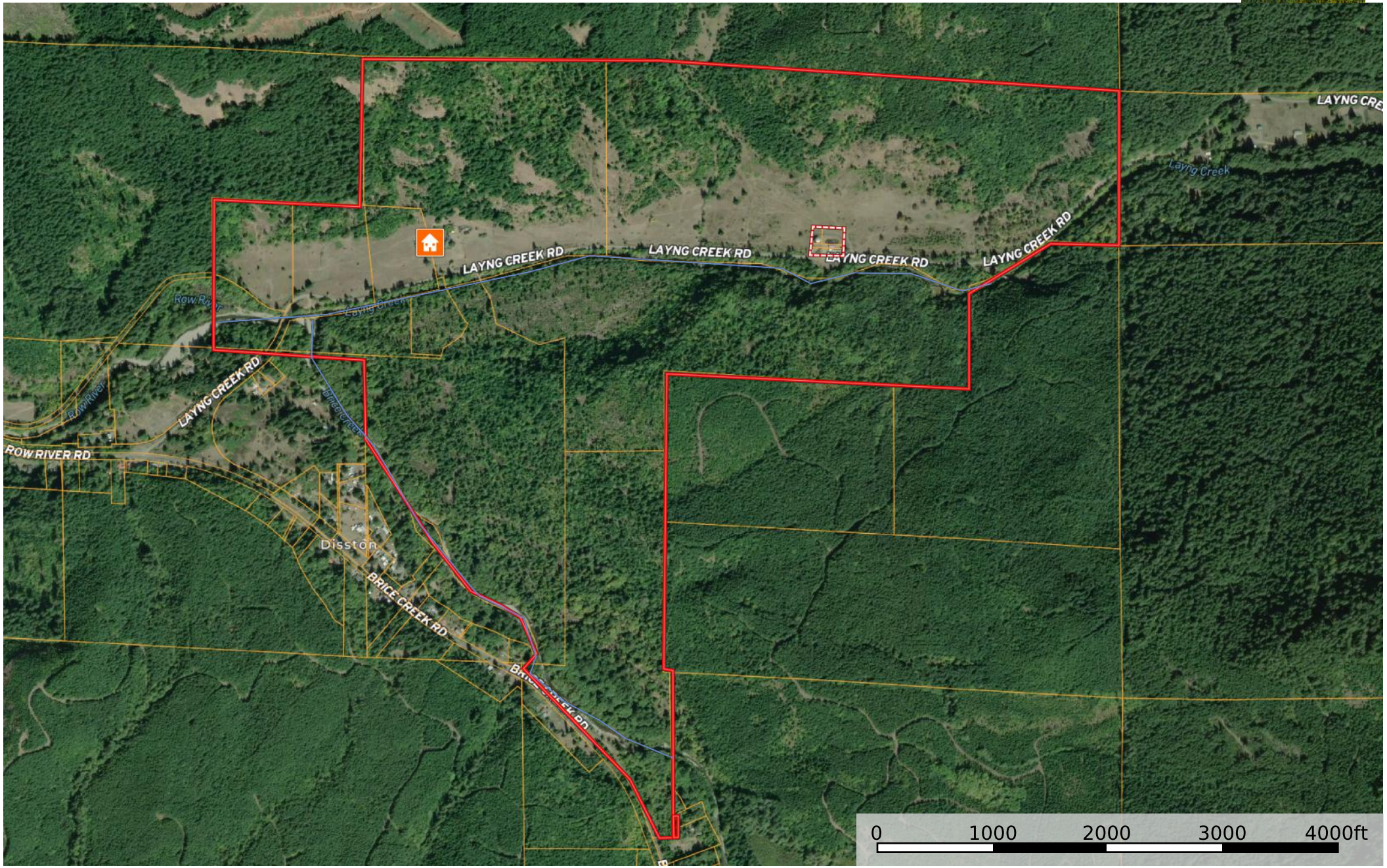
Signature: _____

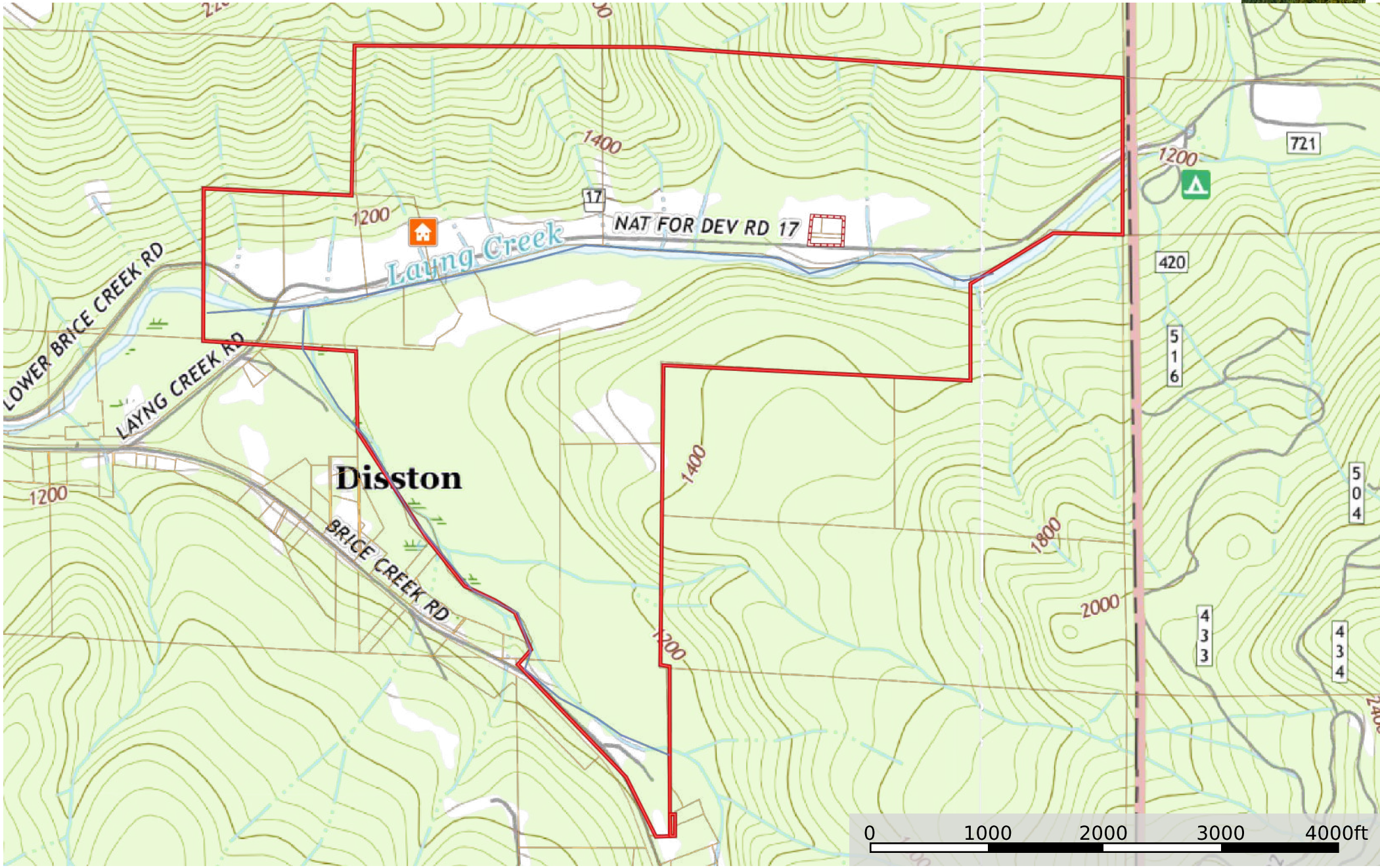
Date: _____

Print name: _____

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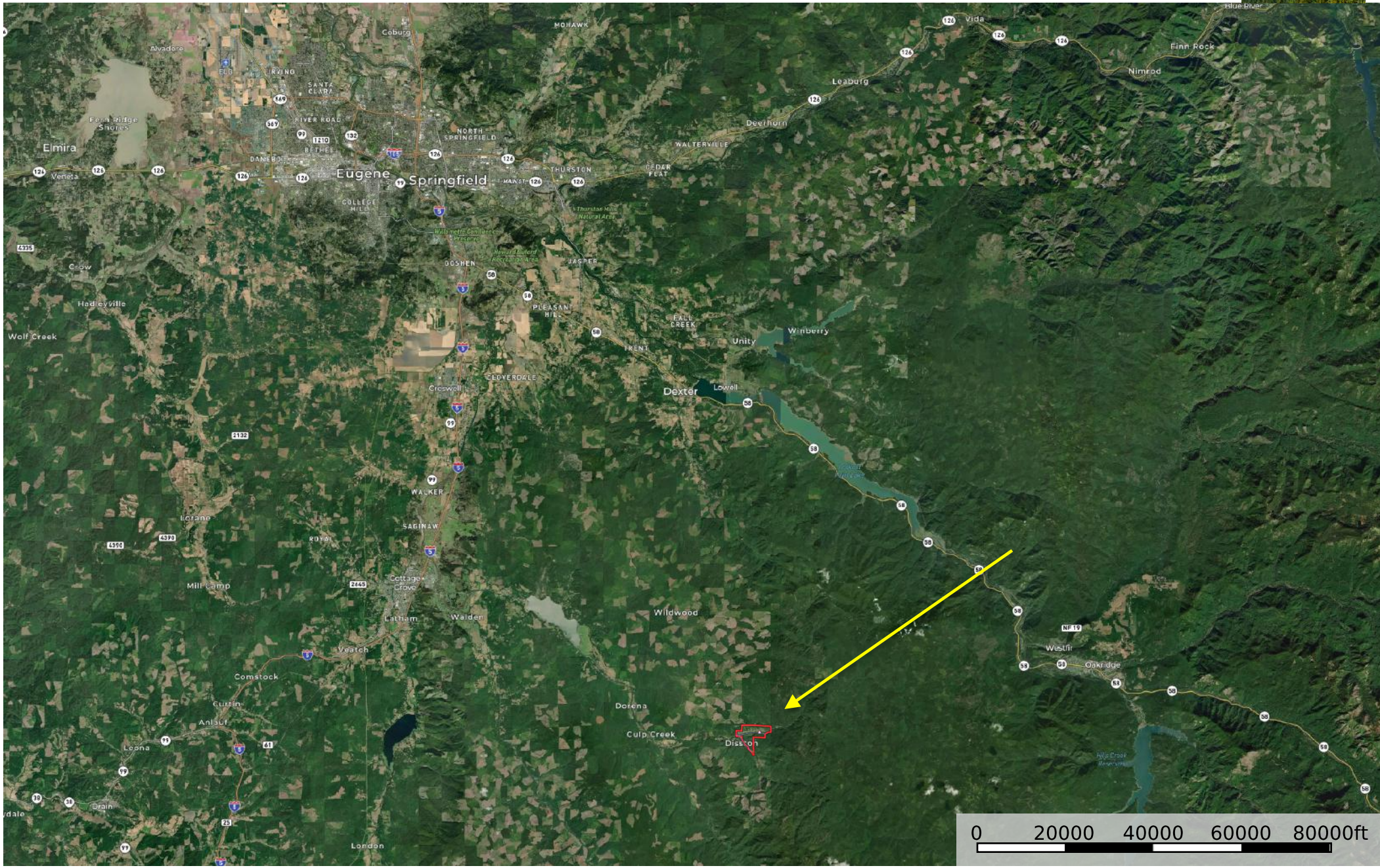




- House
- River / Creek
- Boundary
- Boundary

Pitcher

Oregon, AC +/-



— River / Creek Boundary Boundary