



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
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FOR SALE

Big Horn Owl Ranch



140.64± Acres
Coos County, Oregon

- Ocean Spray Cranberry Contract
- Surface Water Rights & Storage
- Wonderful Coastal Location

Exclusively Listed By:
**Kirsten Damgaard, Keller Williams
Realty Southern Oregon**

In Cooperation With:
Pearson Realty

CALIFORNIA'S LARGEST AG BROKERAGE FIRM

CA BRE #00020875



Big Horn Owl Ranch

140.64± Acres

\$1,998,000

LOCATION:

A great location close to the southern Oregon coast at 88539 Windhurst Lane, Bandon, Oregon 97411

4 tax lots (see map) Coos County, Oregon:

29 S 14 W 05 100	4.06± acres
29 S 14 W 05 200	1.12± acres
29 S 14 W 05 300	102.24± acres
29 S 14 W 05 301	33.22± acres

DESCRIPTION:

An incredible opportunity to own a cranberry farm close to southern Oregon coast located a few miles from Bandon Dunes Golf Resort & the beach. Almost 20 acres are in production & under contract with Ocean Spray in their "A" Pool Program with the possibility for future growth. An abundance of water rights from 2 sources. A very private & beautiful cedar home w/vaulted ceilings, wood burning fireplace, maple hardwood floors, open & spacious split floor plan. Large bonus room. Residence overlooks a large pond.

Residence, shop and three pump houses
6.13± acres of Yellow River Cranberries, irrigated
14.91± acres of Stevens Cranberries, irrigated
Total of 13 bogs, 4 water storage ponds
Balance of property in timber land: Douglas Fir, spruce, cedar and open

LEGAL:

A portion of the NE ¼ of Section 5, T29S, R14W, W.M.

WATER:

Surface water rights from 2 sources: 1944 water rights on the Geiger Creek and 45 acre feet of storage in the Windhurst Reservoir, 5 lift and pressure pumps for ponds, 2 submersible pumps/wells for domestic use.

BUILDINGS:

Residence 3049± sq. ft., 4 bd. 3 bath, built in 1999, 60' X 40' shop, and 3 pump houses.

SOILS:

Bandon-Blacklock complex, 0 to 12 % slopes; Bullards sandy loam, 7 to 12 % slopes; Bullards sandy loam, 30 to 50% slopes.

PRICE/TERMS:

\$1,998,000 cash to Seller at close of escrow

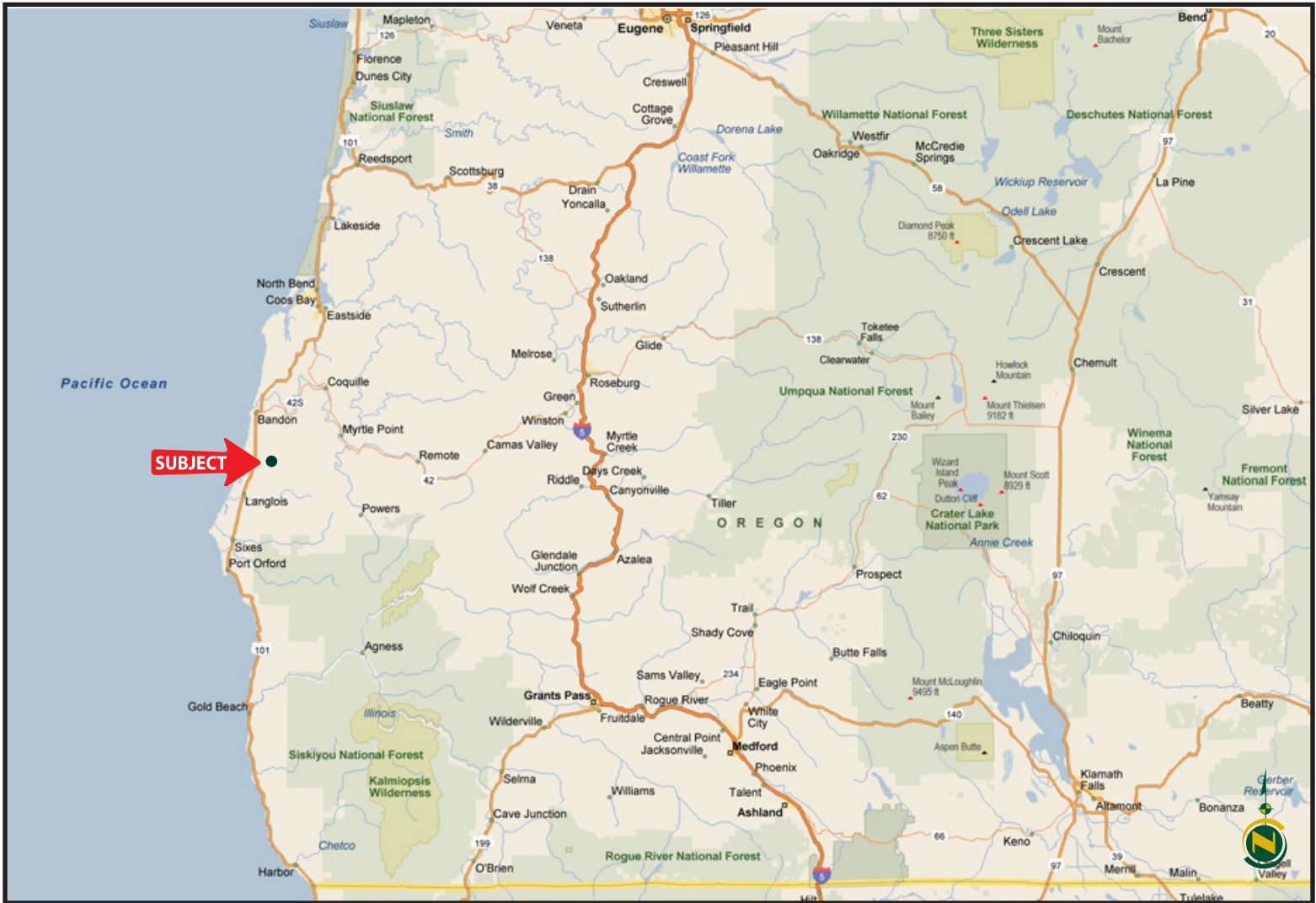
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



Offices Serving The Central Valley

FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA
3447 S. Demaree Street
Visalia, CA 93277
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BAKERSFIELD
1801 Oak Street, Ste 121
Bakersfield, CA 93301
661.334.2777



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