

SEALED BID AUCTION **LOONEY LIVESTOCK RANCH**

Central Point, Oregon | Jackson County

319.34[±] Acres

MINIMUM BID \$1,395,000

PROPERTY PREVIEW:

By Appointment.
Contact HAI Oregon Broker
Tim Stuart (503) 680-4959

- Working Livestock Ranch
- Partially Irrigated Cropland Acres
- Perfect for Gentleman's Farm, Hobby Farm or Winery & Vineyard
- Terrific Views from East or West

Sealed Bids Due:

TUESDAY, JUNE 27TH AT 5:00PM PDT



Email Bids To:
Info@LooneyRanch.com

More Info:
LooneyRanch.com

in cooperation with

STUART
REALTY GROUP, INC.

SEALED BID AUCTION

LOONEY LIVESTOCK RANCH

319.34[±] Acres

Central Point, Oregon | Jackson County

SEALED BIDS DUE BY EMAIL:

TUESDAY, JUNE 27TH AT 5:00PM PDT

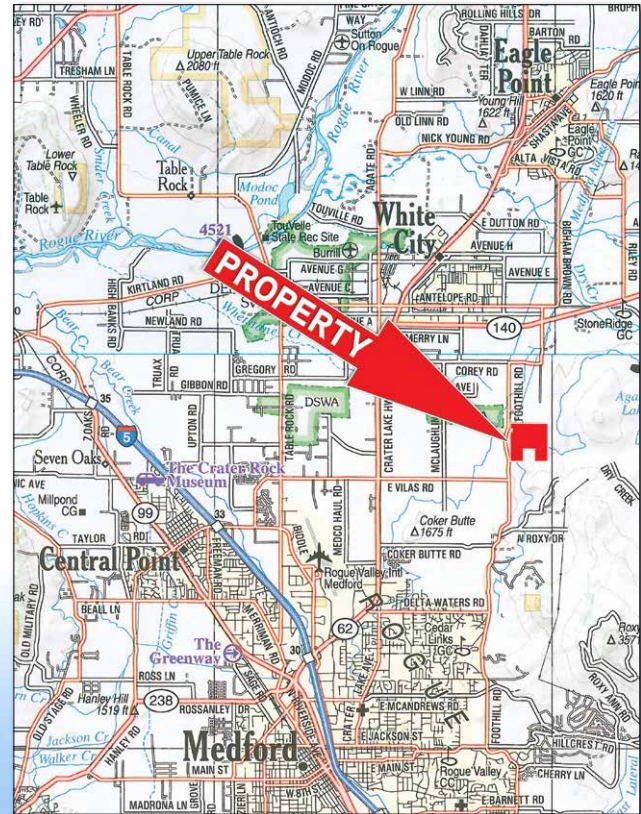
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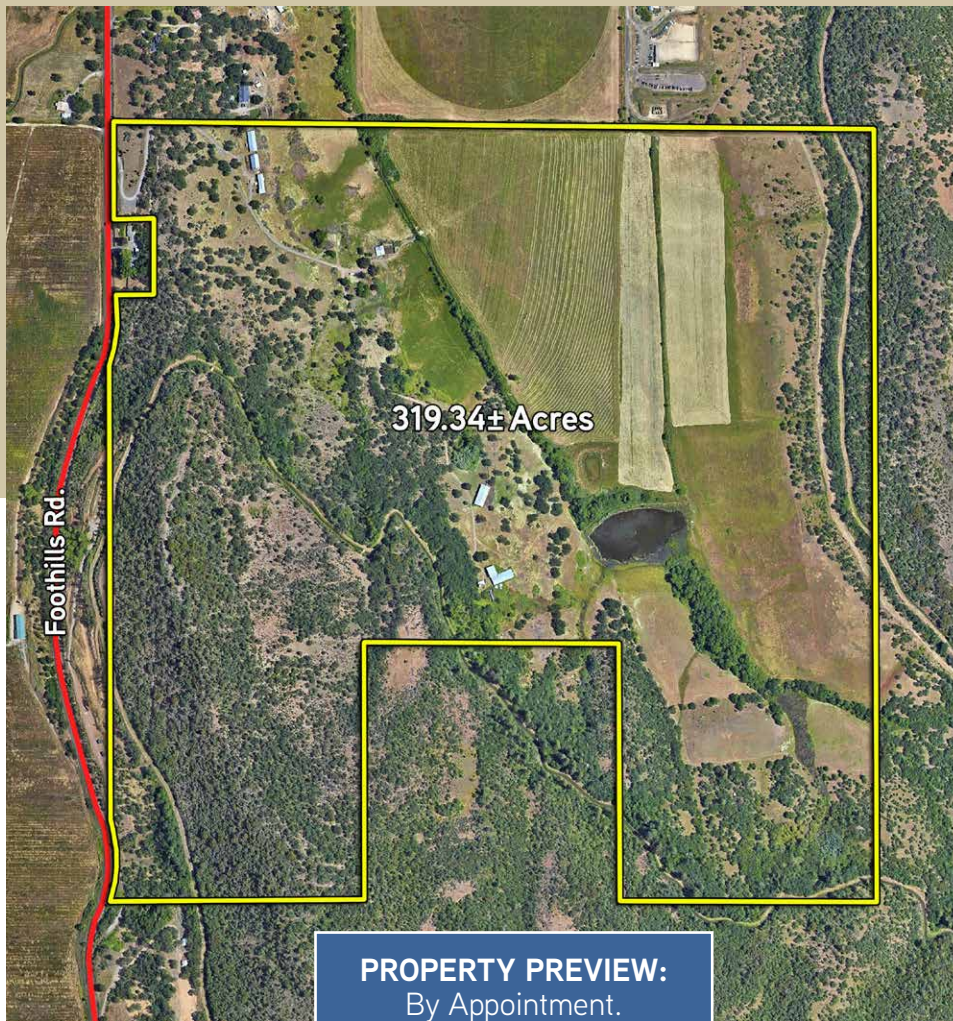
Property Location: 5908 & 5962 Foothill Road North, Central Point, OR 97502

Directions to Property: From Interstate 5, take the Crater Lake Highway exit going north. Continue to E. Villas Road and turn right. Continue to Foothill Road N. and turn left. The property will be on your right-hand side where the "Looney Livestock Ranches" sign is.

This 319.34[±] acre ranch and farm has been used as a working livestock ranch (cattle, hogs, sheep and goats) as well as having mixed-grass and noxious weed-free hay crops on the irrigated portion of the property. Perfect for the gentleman farmer, hobby farm or winery and vineyard!

Irrigation rights are through Medford Irrigation District as well as the Swagerty Reservoir on site. Terrific views both West and East. All structures on site, including irrigation equipment, are included in the sale. Structures include livestock, hay and storage barns. Zoning is EFU – Exclusive Farm Use. One Single-Family Residence is allowed on each parcel (2 total) along with temporary worker housing. For more information and to download the Property Information Package, go to www.LooneyRanch.com





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REAL ESTATE TERMS: Minimum Bid: \$1,395,000. Winning bidder will be determined by 10am on June 28th. Purchase & sale agreement will be executed by 2pm on June 28th. 10% non-refundable Earnest Money Deposit due by 5pm on June 29th by check or wire transfer. Balance due at Closing within 30 days of State of Oregon government approval. 5% Buyer Premium. If there are tie bids, Auctioneer & Seller reserve the right to conduct a second round of bidding by telephone to determine the winning bidder. Bidders will be required to submit with their bid a Proof of Available Funds Letter with their bid indicating ability to close at the price they bid.

DISCLOSURE: Buyer shall rely on their own information, judgement, and inspection of the property and records. All announcements from the auction block take precedence over any printed or advertised material. This property will be sold subject to any Federal, State and/or Local Government Regulations. All acreages, measurements, and other figures described in this brochure are approximate and therefore not necessarily to scale. This property is being sold AS-IS, WHERE-IS with no representations or warranties of any kind other than marketable title. Not responsible for accidents or injuries. Property is subject to sale prior to auction, 20230627.

SALE SUBJECT TO SELLER APPROVAL.



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LOONEY LIVESTOCK RANCH SALE

Central Point, Oregon | Jackson County

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TUES, JUNE 27TH AT 5PM PDT

Higgenbotham Auctioneers Int., Ltd., Inc.
1629 Shepherd Rd., Lakeland, FL 33811
800.257.4161 | 863.644.6681 | Higgenbotham.com

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REALTY GROUP, INC.

319.34[±] Acres