

## Nine Iron Farm

### Lakeview, OR

In the heart of the Pacific Northwest, where the beauty of nature meets deep-rooted community heritage, lies the remarkable 9 Iron Farms. This 47-acre gem, once a thriving dairy established by a prominent local mill owner, has gracefully evolved over the years, blossoming into a community golf course and a picturesque wedding venue. Its storied past is deeply intertwined with irreplaceable water rights, a vital asset that ensures the land remains a lush and fertile oasis, ripe with opportunities for innovation and growth. As it stands amidst one of the most breathtaking landscapes in the region, 9 Iron Farms beckons a new beginning, ready to morph into a modern sanctuary of opportunity and prosperity, while retaining its local charm and character. Now, it opens its gates to visionaries ready to usher it into a vibrant new era, crafting a future that harmonizes with its illustrious past and the pristine beauty that surrounds it.

**\$650,000**



## A Canvas of Opportunities

- Total Area: 47 acres
- Existing Infrastructure: Renovated in 1994 barn with modern living quarters.
- Potential Uses: Agricultural ventures, destination restaurant, event venue



# Investment Highlights

Total Area: 47 acres

Asking Price: \$650,000

Price Per Acre: \$13,829.79



Land Real Estate  
Value

\$30,492 / ac



Solar Value  
(SOLAR FARM LEASE)

\$782 /ac /yr



Carbon  
(CARBON CREDITS)

\$7 /ac / yr

## 9 Iron Farms

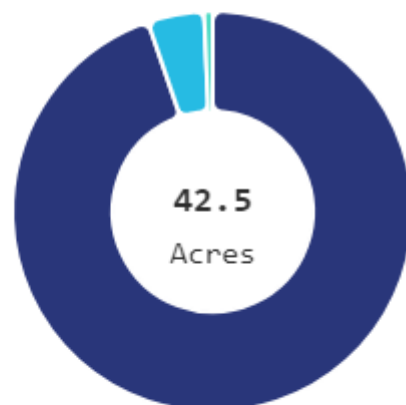
## Active

City	State	County
Lakeview	OR	Lake
Asking Price		\$ 650,000.00
Acres		47
Price Per Acre		\$ 13,829.79
Water Rights		46
Value of Water Rights Per Acre		\$ 14,124.04
Dryland Value Per Acre		\$ 13,829.79
Water Score		98%
Market Appreciation		3%
Climate Score		0.97
Projected Annual Growth Rate		0.058360735
Ranch Value Index (RVI)		\$ 687,934.48
RVI 5yr	33%	\$ 863,141.41
RVI 15yr	76%	\$ 1,522,015.74
RVI 30yr	134%	\$ 3,563,895.27

Land Breakdown:

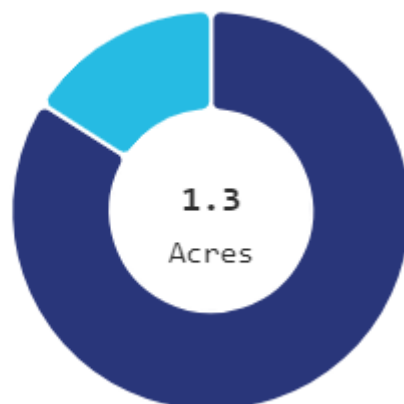


Developed \$1,571,991 (\$37,008/ac)



- Developed/Open Space \$1,489,556 (40.698 ac)
- Developed/Low Intensity \$71,524 (1.557 acres)
- Developed/Med Intensity \$10,910 (0.222 acres)

Cropland \$3,411 (\$2,557/ac)



- Alfalfa \$2,866 (1.112 acres)
- Other Hay/Non Alfalfa \$546 (0.222 acres)

### Soil Type 1

Dominant Soil Group:	C
Soil Classification:	0
Soil Acres:	48.38
Soil Description:	Drews loam, 0 to 5 percent slopes, goose lake valley, northern part, mlra 21
Carbon Offset Est. Current Year (ton/ac/yr):	0.217
Carbon Offset Est. Current Year (ton/yr):	10.482
Carbon Offset Est. 30 yr Avg (ton/ac/yr):	0.311
Carbon Offset Est. 30 yr Avg (ton/yr):	15.042

### Soil Type 2

Dominant Soil Group:	C/D
Soil Classification:	95
Soil Acres:	3.19
Soil Description:	Stockdrive fine sandy loam, 0 to 1 percent slopes
Carbon Offset Est. Current Year (ton/ac/yr):	1.167
Carbon Offset Est. Current Year (ton/yr):	3.722
Carbon Offset Est. 30 yr Avg (ton/ac/yr):	1.209
Carbon Offset Est. 30 yr Avg (ton/yr):	3.858

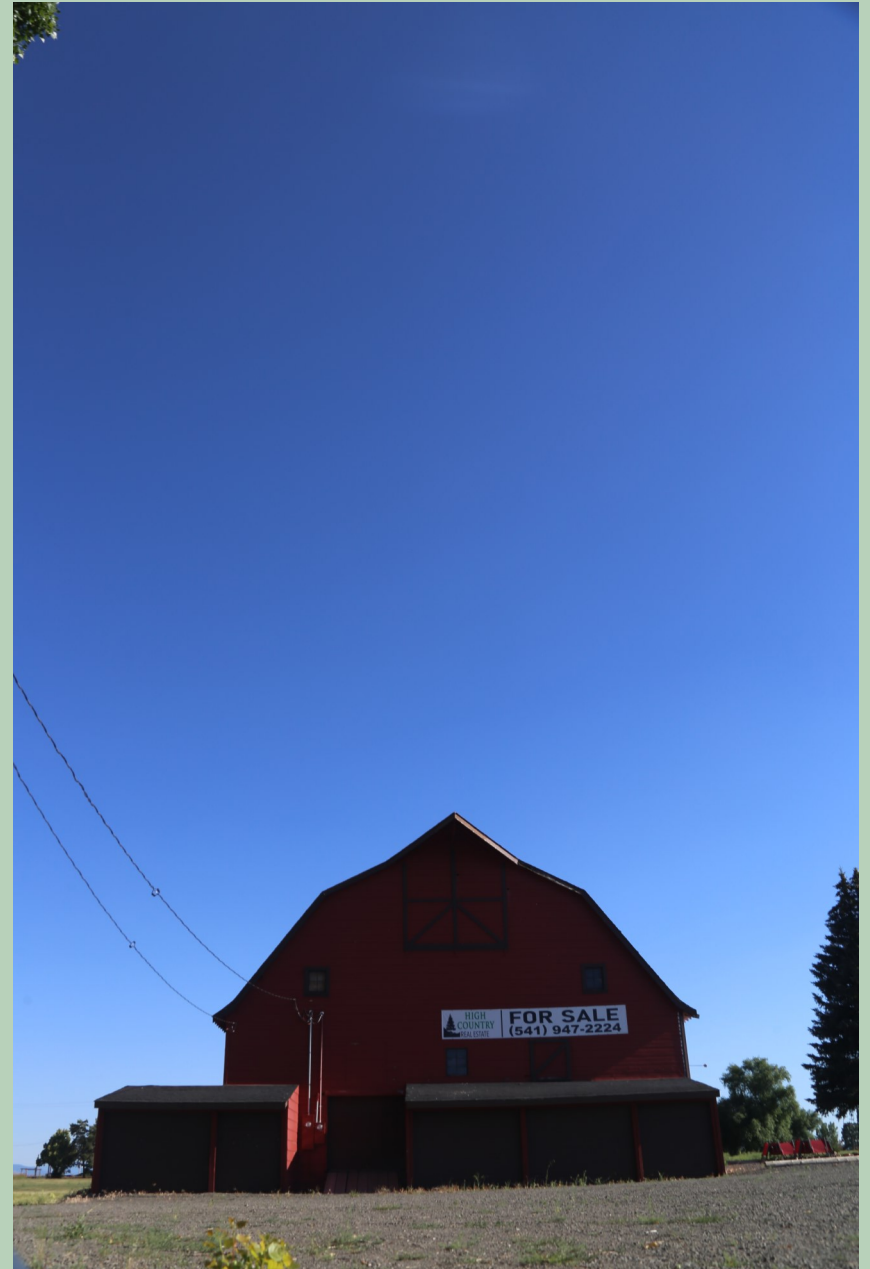
## A Canvas for Celebrations

**Wedding Venue:** The scenic backdrop and spacious grounds offer a picturesque and versatile setting for weddings and other significant events.

**Regenerative Agriculture:** The property is primed for regenerative agriculture, fostering a balanced ecosystem with opportunities for adaptive pasture rotation and sustainable farming.

**Destination Restaurant & Brewery:** The property holds potential as a rustic destination restaurant or brewery, offering guests a unique dining and craft beer experience amidst the Pacific Northwest's beautiful landscapes.

Inviting visionaries to seize this opportunity to craft a harmonious future that blends with the property's illustrious past and pristine surroundings.



## Seize the Opportunity

Embark on a journey of endless possibilities with 9 Iron Farms, a property that promises not just a prosperous investment but a venture steeped in rich history and natural beauty. We cordially invite you to explore the myriad opportunities that this unique property has to offer, a venture where dreams meet reality in the picturesque landscapes of the Pacific Northwest.

## Connect with Broker Rich Bradbury

To delve deeper into the potential that 9 Iron Farms holds and to visualize your dreams turning into reality, get in touch with Rich Bradbury, your guide to this gateway of opportunities. Rich is here to assist you with any information you require and to schedule a personal viewing of the property, allowing you to experience firsthand the charm and potential that lies within 9 Iron Farms.

**Phone:** (541) 417-0250

**Email:** [rich@highcountryrealestate.com](mailto:rich@highcountryrealestate.com)

## Step into a Bright Future

We invite you to step into a future where innovation meets heritage, where your vision can carve out a prosperous path amidst the natural splendor of 9 Iron Farms. Connect with Rich Bradbury today to embark on this exciting journey.

