



19521 STATE HWY 42

Camas Valley, Oregon 97416

91-Acre Farm Property

Rare Camas Valley farm offering 91 acres, including approximately 76 acres of productive hay ground. Exceptional privacy, substantial agricultural improvements and a beautifully appointed 2015-built home. Zoned EFU and comprised of two tax lots, this special property combines a proven hay operation with live water, excellent infrastructure and an exceptional rural setting where wide-open views, natural beauty and privacy are part of everyday life. A beautiful 40 minute drive to the coast and only a short 20 minute drive to the I5 corridor.

The established hay ground produces approximately 200 tons annually. Hay sales operating from the property's impressive 60' x 80' hay barn is in effect until March 2027. Additional improvements include a 24' x 30' shop, and a substantial 72' x 30' six-bay open equipment building. The property offers tremendous versatility for continued hay production, cattle, an equine operation or a variety of other agricultural uses.

Noah Creek and Jim Belieu Creek flow through the property, adding movement, beauty and character to the landscape along with a pond. The Middle Fork Coquille River also runs through a portion of the property, adding another special live-water feature. Expansive hay fields and the surrounding rural terrain create an inviting habitat for wildlife, with frequent sightings of elk, deer, bear and turkey. From the open fields to the creek and river corridors, the property offers a front-row seat to the changing seasons and the wildlife that moves through the valley. With only one visible neighboring property when you pull in the driveway from the main highway, there is a remarkable sense of seclusion, quiet and breathing room - a setting where you can enjoy the land without feeling surrounded by development.

The 1,964-square-foot, single-level home features three bedrooms, two baths and an inviting open floor plan. Quality finishes include hardwood floors, high and vaulted ceilings, granite surfaces and a

beautifully finished kitchen with a large island, granite countertops and upgraded details. Large picture windows in the living and kitchen areas bring in natural light and frame the beautiful views of the property and the Southern Oregon Coast Range. The home and agricultural buildings have been exceptionally maintained and are in pristine condition.

Outdoor living is one of the property's standout features. A covered patio and outdoor kitchen provide an ideal place for entertaining, relaxing at the end of the day or simply taking in the sweeping views across the hay fields, surrounding Camas Valley countryside and the Southern Oregon Coast Range. The open landscape provides beautiful long-range views and a strong connection to the land, while the privacy makes the outdoor spaces feel like a true retreat. Whether watching wildlife cross the fields, enjoying the creeks, river and pond, or taking in the peaceful rural setting, the view and setting are an important part of what makes this farm special. Dog kennels and dog doors add convenience for animal owners, while RV parking, hookups and storage provide additional flexibility.

More than simply a productive farm, this property offers a rural lifestyle that is increasingly difficult to find: usable acreage, live water, substantial agricultural infrastructure, abundant wildlife, expansive views and exceptional privacy. Continue the established hay operation, bring cattle or horses, enjoy the property as a private country retreat, or create your own vision for this exceptional 91-acre Camas Valley farm. The combination of productivity, improvements, scenery and seclusion gives the property an uncommon range of possibilities.

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