

Winberry Ridge Ranch

42647 Winberry Road, Fall Creek, OR

Additional Information

Location: Close to the National Forest and BLM, approximately 6 miles to Lowell and near Fall Creek Reservoir.

Acreage Description: 92.77 acres consisting of approximately 65 acres of timberland with the remaining acreage in agricultural hay ground and Christmas trees.

Improvements & Upgrades: Improvements include a pole barn used for lumber, firewood, storing hay and equipment storage, a carport formerly attached to a manufactured home, and a small building housing a spring holding tank. Electrical service and panels remain at the carport area. A sand filter septic system is in place as well.

Rental & Lease Agreements: Neighbor currently cuts and bales hay for cattle use with an estimated yield of 700–900 bales annually. No written agreement is in place.

Soils & Production: Agricultural fields currently used for hay production. These fields feature productive 1A Class agricultural soil consisting of Abiqua silty clay loam offering excellent conditions for premium hay production. Property is in Forest Deferral tax status and supports both timber and agricultural use.

Utilities: Lane Electric provides electrical service to the property. No current internet service.

Domestic Water: Spring water source with developed springs located on the property. Water system has not been maintained in recent years.

Rivers, Creeks, Ponds, Etc.: Two developed springs, several additional natural springs and two seasonal creeks.

Trees & Timber: Approximately 65 acres of timber with selective logging completed historically for private sawmill use. No clearcuts have been performed.

Wildlife & Hunting: Property supports elk, blacktail deer, bear, cougar, coyotes and turkey. Landowner preference tags may be available.

Summary: This F1 zoned property offers a blend of timber production, recreation and agricultural opportunities in a desirable rural setting near National Forest access and Fall Creek Reservoir. The property includes open hay ground, timber acreage, natural water features, RV hook up, septic, power, and utility access, making it suitable for long-term investment and recreational enjoyment. Seller previously pursued replacement dwelling rights after removal of a manufactured home; however, the appeal process was not completed.

Horsepower Real Estate represents the Seller of this property. This information is derived from sources deemed reliable but not guaranteed by the brokerage or broker and should be verified by potential Buyers. Buyers are urged to seek independent verification, thorough professional inspections and personal review of the condition of the property and the information contained herein.



Your Property

Winberry Creek

Report Generated on: Wed May 13 07:05:19 2026

<https://landmapper.ecotrust.org/>

Acres: 92.8

Elevation Range: 889 - 1,411 ft

Township, Range, Section: S15 (T19S R01E)

Structural Fire District: LOWELL RFPD

Forest Fire District: South Cascade

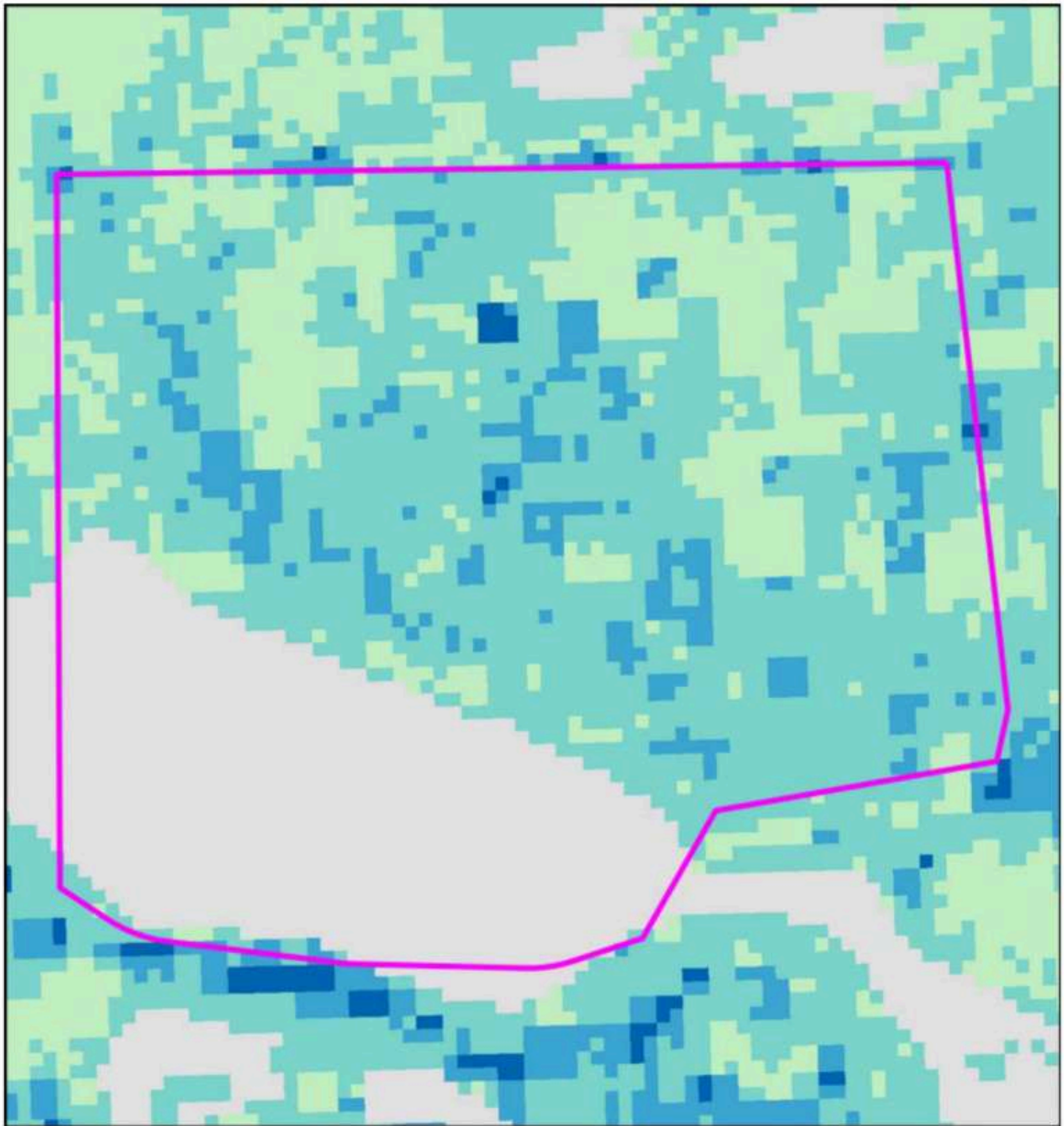
Watershed: Winberry Creek

Watershed (HUC): 170900010905

Zoning: Prime Forest 80

Counties: Lane

Central Coordinates: -122.6811° W, 43.9153° N



Quadratic Mean Diameter (inches)

Seed/Sap (1-5")

Small (5-10")

Medium (10-15")

Large (15-20")

Very Large (20"+)

Non-forest

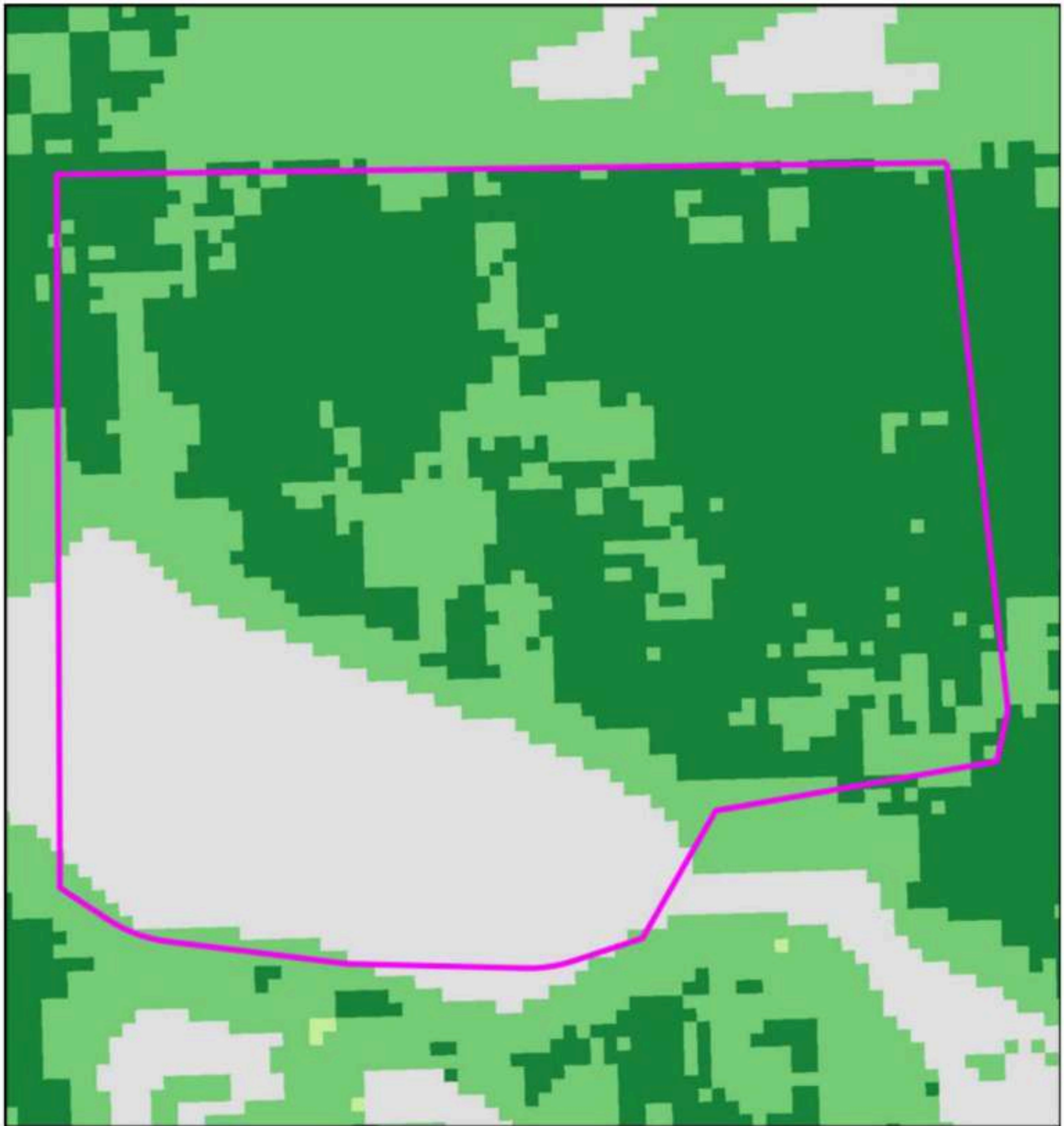
Created Wed May 13 07:05:19 2026
<https://landmapper.ecotrust.org>

Property boundary



Data Sources
 Ecotrust





Canopy Cover (percent)

- Open (0-10%)
- (10-30%)

Forest Canopy Cover

- (30-70%)
- Closed (70-100%)

Non-forest

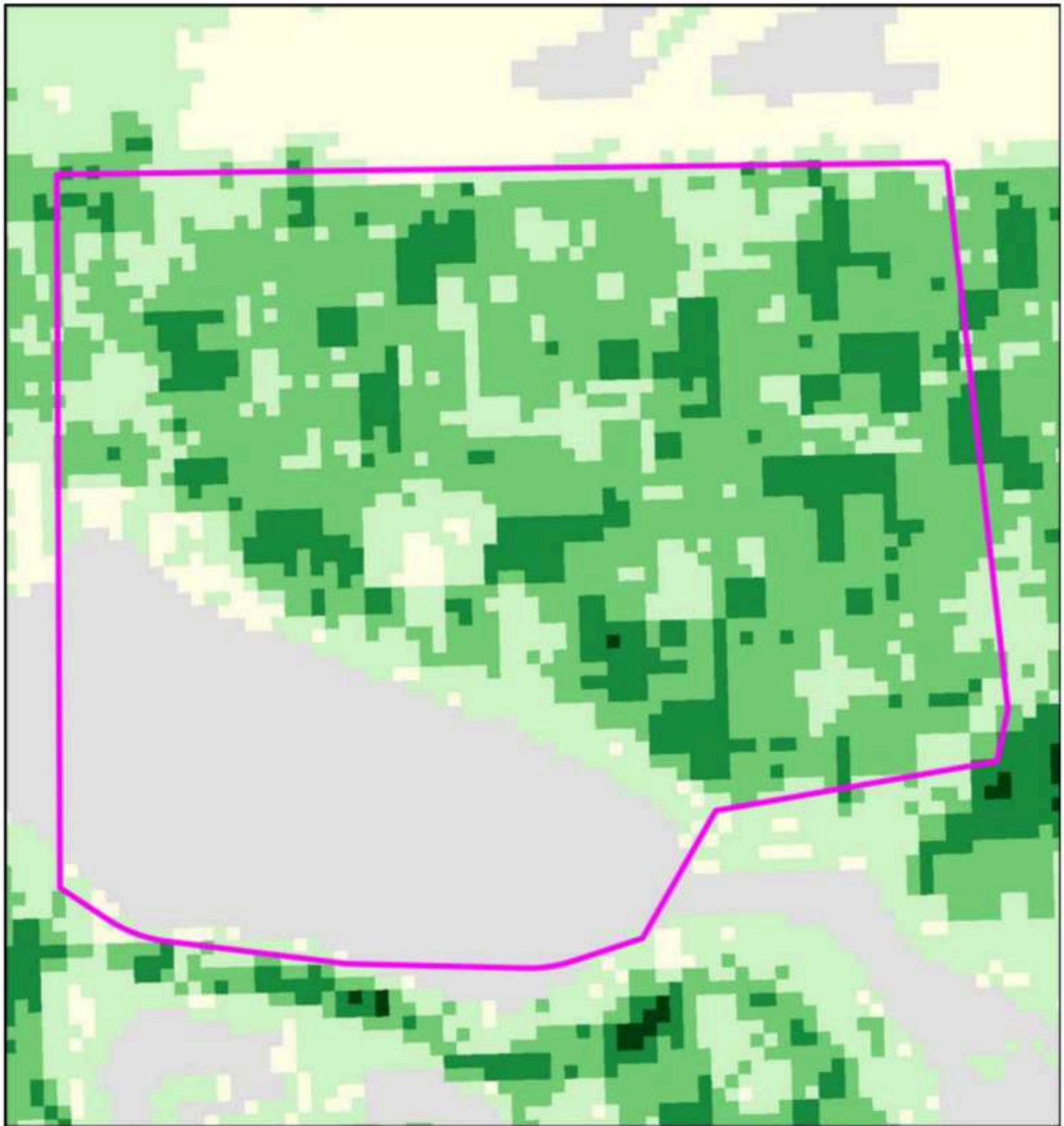
Property boundary



Created Wed May 13 07:05:19 2026
<https://landmapper.ecotrust.org>

Data Sources
 Ecotrust





Forest Density

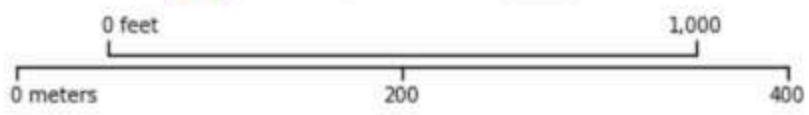
Created Wed May 13 07:05:19 2026
<https://landmapper.ecotrust.org>

Basal Area (sq.ft./acre)

- | | | | |
|-------------------|-----------|-------------------|-------------------|
| Less Dense (0-50) | (100-150) | More Dense (250+) | Property boundary |
| (50-100) | (150-250) | Non-forest | |



Data Sources
 Ecotrust



Conservation Opportunity Areas

Below is a list of Conservation Opportunity Areas that fall within the same subwatershed as your property. Conservation Opportunity Areas (COAs) are places where broad fish and wildlife conservation goals would best be met. To learn more, visit: OregonConservationStrategy.org

Middle Fork Willamette River

ID: 115

Ecoregion: WC

URL:

<http://oregonconservationstrategy.org/conservation-opportunity-area/middle-fork-willamette-river/>

ID:

Ecoregion:

URL:

ID:

Ecoregion:

URL:

ID:

Ecoregion:

URL:

ID:

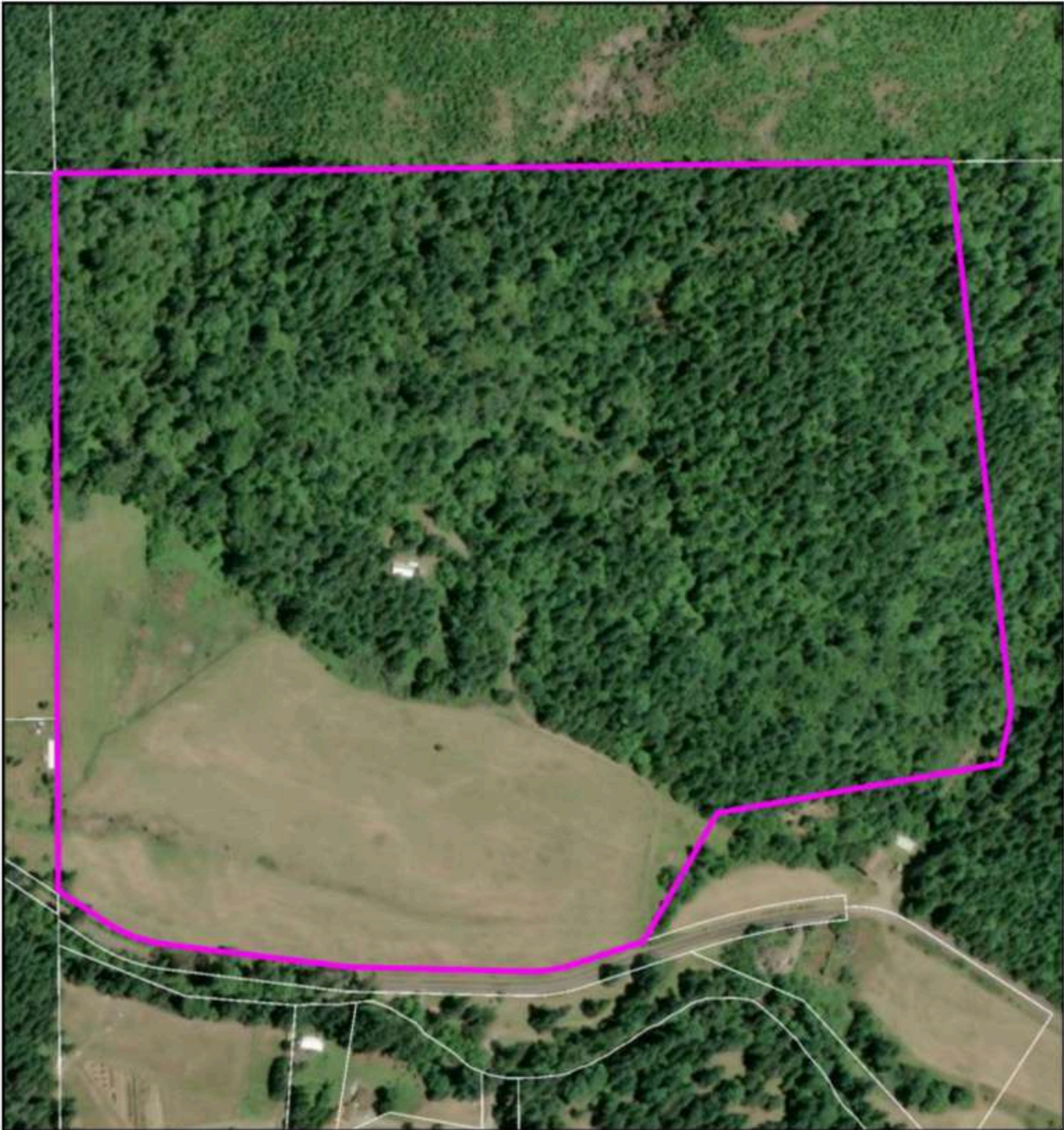
Ecoregion:

URL:

ID:

Ecoregion:

URL:



Created Wed May 13 07:05:19 2026
<https://landmapper.ecotrust.org>

Aerial Imagery date: 07/05/2025

Aerial Photo



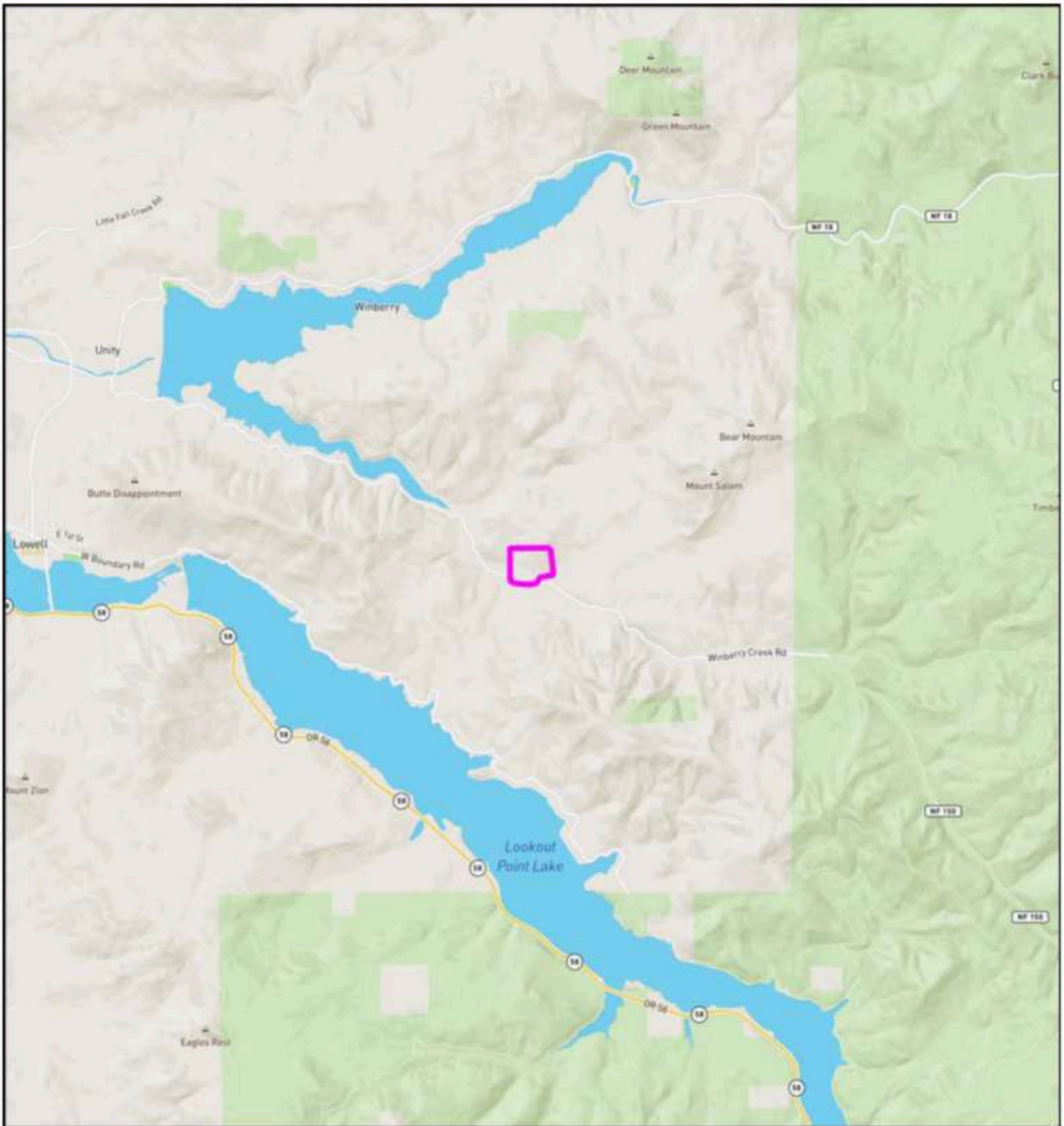
Property boundary



Tax lot boundary

Data Sources
ESRI





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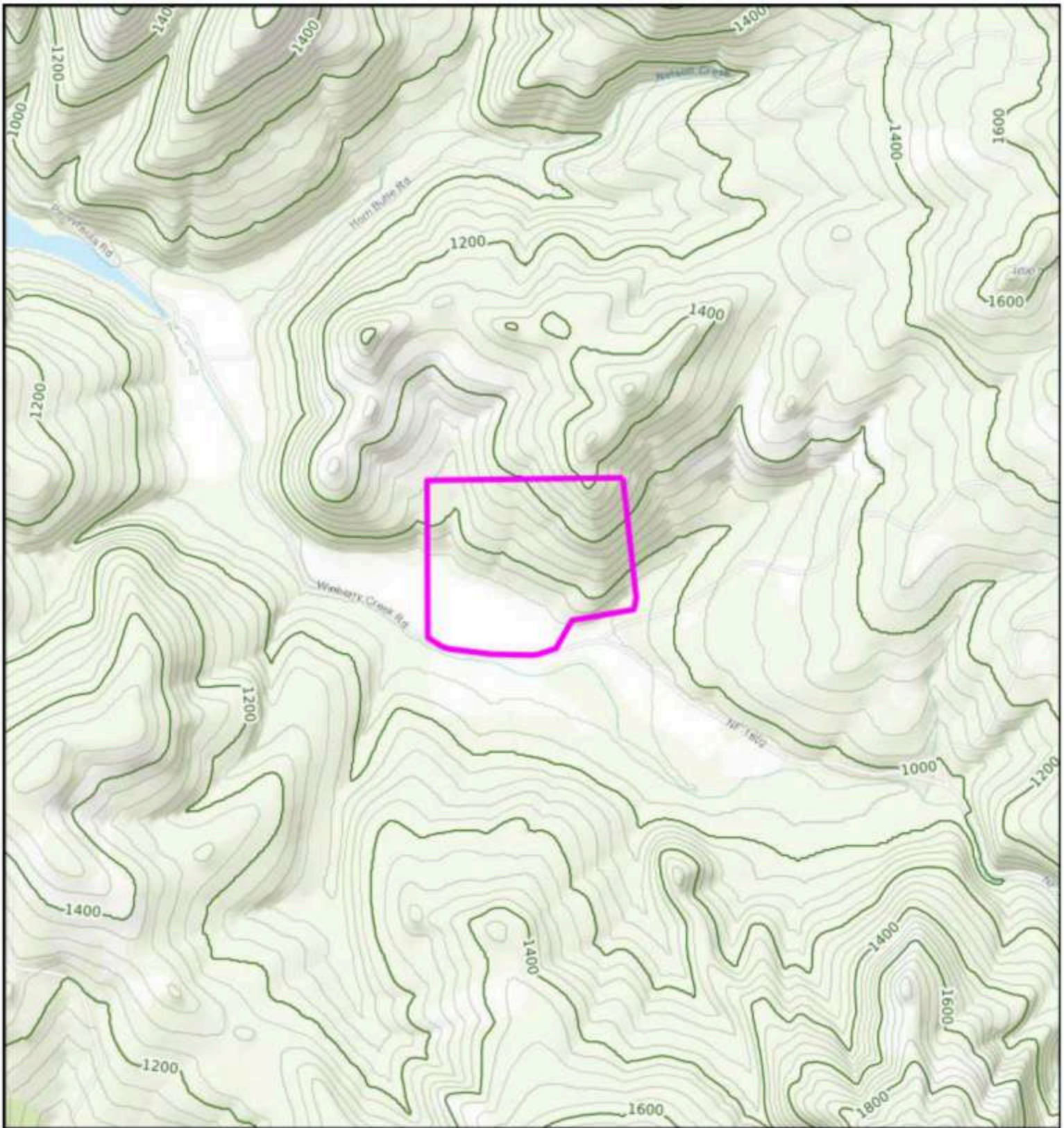
Vicinity



 Property boundary

Data Sources
MapBox






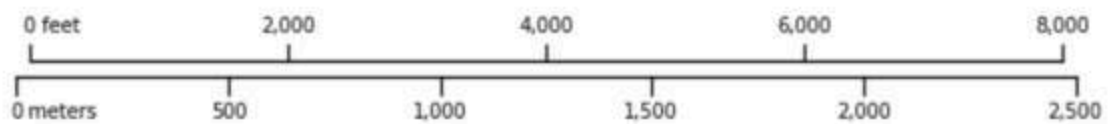
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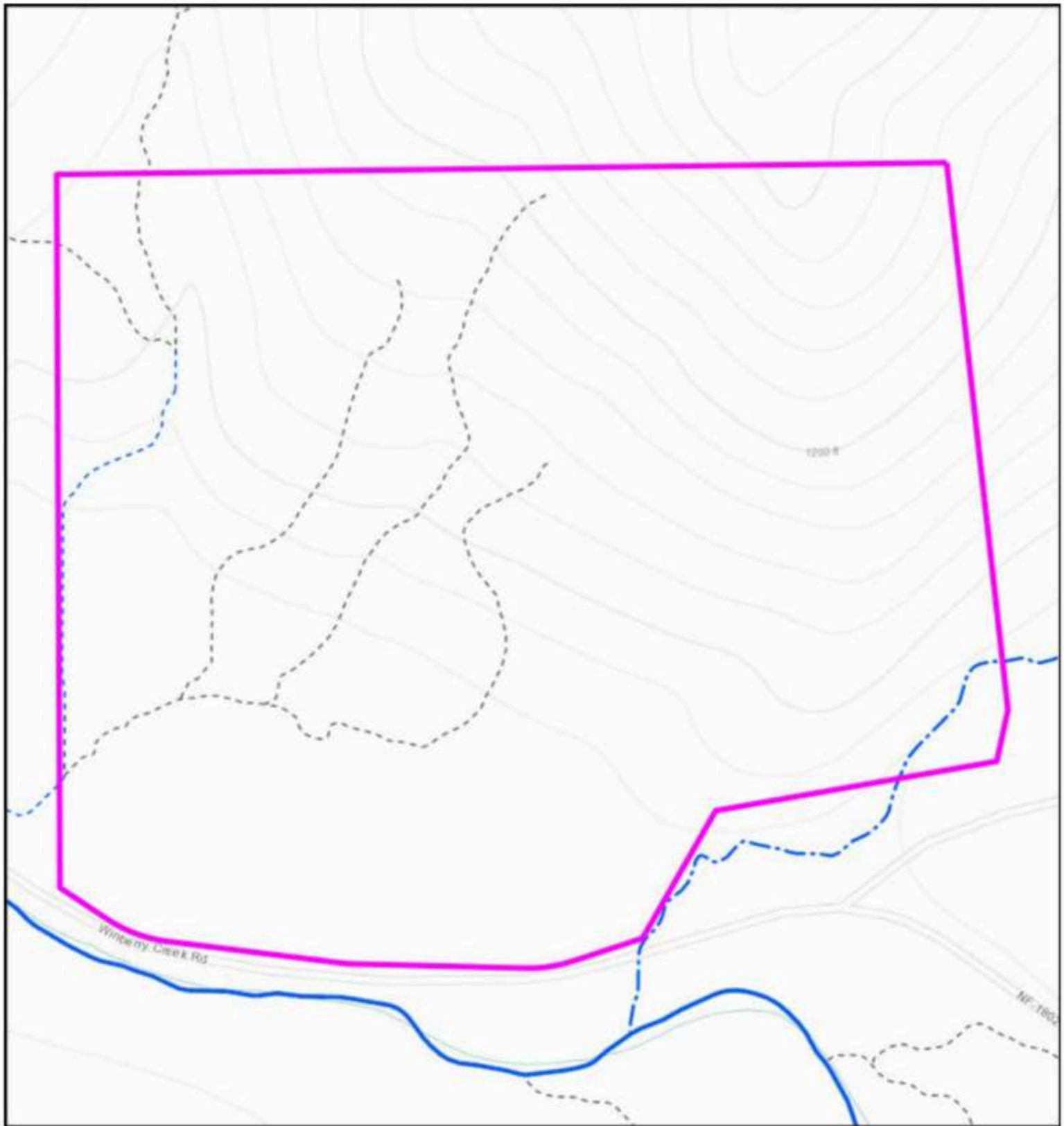
Topography



 Property boundary

Data Sources
ESRI





Hydrology

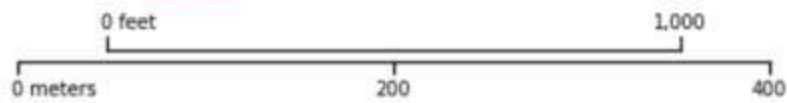
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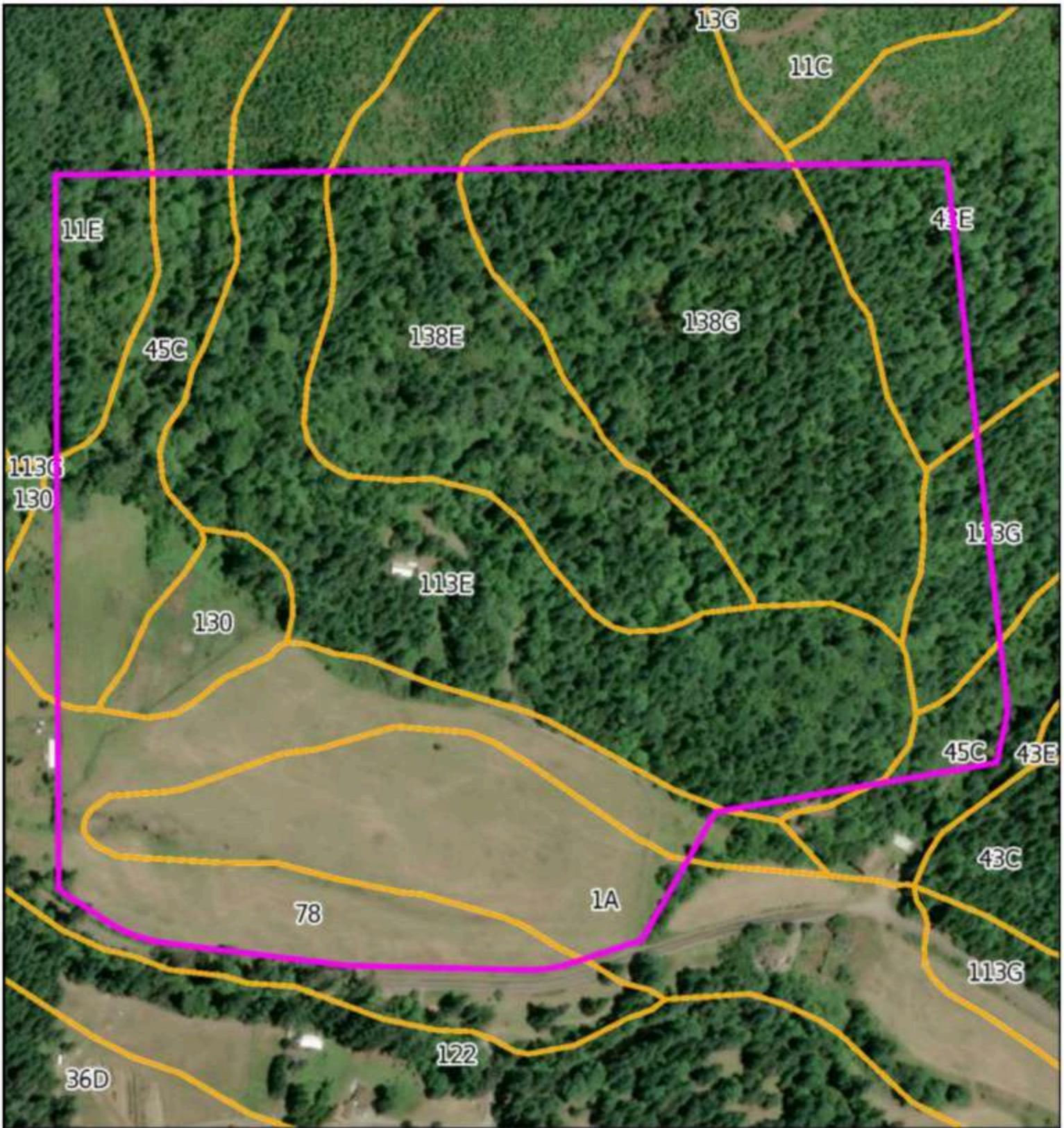
Streams: Size, type

- | | | |
|--------------|--------------|------------------|
| Large, fish | Large, SSBT | Large, non-fish |
| Medium, fish | Medium, SSBT | Medium, non-fish |
| Small, fish | Small, SSBT | Small, non-fish |

Property boundary

Data Sources
 ODF





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Soil Types

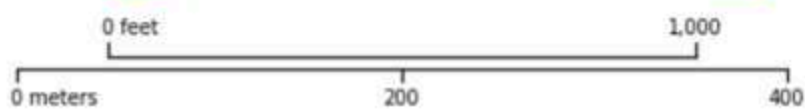


Property boundary



Soil type

Data Sources
 NRCS



Soil type table Winberry Creek

113E

Ritner cobbly silty clay loam, 12 to 30 percent slopes

Area: 20.8 acres (22.4%)

Drainage: Well drained

Site Index: Douglas-fir - 107 ft

Erosion Hazard: Erosion hazard moderate

Restrictive Layer Depth: 43.4 - 86.7 cm

11E

Bellpine silty clay loam, 20 to 30 percent slopes

Area: 3.0 acres (3.2%)

Drainage: Well drained

Site Index: Douglas-fir - 115 ft

Erosion Hazard: Erosion hazard severe

Restrictive Layer Depth: 43.4 - 86.7 cm

113G

Ritner cobbly silty clay loam, 30 to 60 percent slopes

Area: 2.4 acres (2.6%)

Drainage: Well drained

Site Index: Douglas-fir - 107 ft

Erosion Hazard: Erosion hazard severe

Restrictive Layer Depth: 43.4 - 86.7 cm

130

Waldo silty clay loam

Area: 2.8 acres (3.0%)

Drainage: Poorly drained

Site Index: None

Erosion Hazard: Erosion hazard slight

Restrictive Layer Depth: No Data Available

Soil type table Winberry Creek

138E Witzel very cobbly loam, 3 to 30 percent slopes

Area: 12.5 acres (13.5%)

Drainage: Well drained

Site Index: None

Erosion Hazard: Erosion hazard slight

Restrictive Layer Depth: 25.5 - 43.4 cm

1A Abiqua silty clay loam, 0 to 3 percent slopes

Area: 9.8 acres (10.6%)

Drainage: Well drained

Site Index: Douglas-fir - 135 ft

Erosion Hazard: Erosion hazard slight

Restrictive Layer Depth: No Data Available

138G Witzel very cobbly loam, 30 to 75 percent slopes

Area: 17.9 acres (19.3%)

Drainage: Well drained

Site Index: None

Erosion Hazard: Erosion hazard very severe

Restrictive Layer Depth: 25.5 - 43.4 cm

43E Dixonville-Philomath-Hazelair complex, 12 to 35 percent slopes

Area: 4.2 acres (4.5%)

Drainage: Well drained

Site Index: Douglas-fir - 109 ft

Erosion Hazard: Erosion hazard severe

Restrictive Layer Depth: 37.0 - 71.4 cm

Soil type table Winberry Creek



Dupee silt loam, 3 to 20 percent slopes

Area: 7.6 acres (8.2%)

Drainage: Somewhat poorly drained

Site Index: None

Erosion Hazard: Erosion hazard very severe

Restrictive Layer Depth: 90.8 - 135.3 cm



Area:

Drainage:

Site Index:

Erosion Hazard:

Restrictive Layer Depth:



McAlpin silty clay loam

Area: 11.7 acres (12.6%)

Drainage: Moderately well drained

Site Index: None

Erosion Hazard: Erosion hazard slight

Restrictive Layer Depth: 3.1 - 4.6 cm



Area:

Drainage:

Site Index:

Erosion Hazard:

Restrictive Layer Depth: