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Address

5143 Umpqua Highway 99, Drain, Oregon 97435

Name of Property

Pass Creek Ranch

Home of Mt Scott Cattle Company and Registered Quarter Horses

Location:

Located on the border of North Douglas County with excellent access to I-5. (approximately ¼ mile) Positioned 29 miles to the airport, 25 miles to the University of Oregon, 23 miles to Lane Community College, and approximately 47 miles to the Oregon coast. Property backs to timber ground and offers strong rural privacy with convenient travel routes.

Acreage Description:

The property features 47.88+/- acres of usable ground suitable for an assortment of livestock. Gentle hillside slopes down to flat ground with current use is horses and cows.

Improvements & Upgrades:

- 60' x 120' indoor riding arena with 36' lean-to
- Barn with 10 stalls (additional 8 in progress)
- 12' x 24' tack room
- 24' x 30' shop slab with service pit

- Barn constructed in 2009

Home:

- Home built in 1962 (1,882 sq ft, 3 bed / 1.5 bath, carport) Many original features.
- Metal roof installed September 2020- Bathroom remodel (2024) and additional remodel in progress (2026)
- Exterior paint completed in 2025

Current Use:

This is a functioning private training barn and breeding facility.

Soils & Production:

Predominantly Class 1 & 2w soils, the property supports horses and cattle grazing.

Fencing:

The property features Hi tensile New Zealand fencing and cross fencing. With 3 large pastures and several other smaller turnout pastures.

Utilities:

- Electricity: Douglas Electric House and barn each have their own meter with the ability to add another meter at the tool shed.
- Internet: Douglas Fast Net

Domestic Water:

Water is supplied by water rights permit 44359. There currently is not any filtration system on the water supply. The seller will install a uv filter with an acceptable offer.

Rivers, Creeks, Ponds, Etc:

Two ponds on the property, with Pass Creek running around and through portions of the land, enhancing both usability and aesthetic appeal. There are water rights for domestic use and irrigation totaling 12.6 acres, under permit 44359. Buyers to do their own due diligence regarding water rights.

Trees & Timber:

Borders private timber ground on the south property line with current access from the property directly to a network of roads and trails. (New buyer would need to confirm continued access)

Wildlife & Hunting:

Abundant wildlife including geese, turkeys, ducks, deer, and elk. Located in a desirable hunting area (Melrose area) with Landowner Preference (LOP) tag opportunities for deer and elk.

Summary:

This 47.88-acre property offers a well-established equestrian setup with significant infrastructure already in place, including a large indoor arena, barn facilities, and multiple outbuildings. The combination of water features, irrigation potential, and location provides versatility for continued horse operations or expanded agricultural use. Convenient proximity to I-5 and regional amenities, along with natural privacy and bordering timberland, makes this a well-rounded rural property with strong usability and long-term value potential.

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.