

# RIM ROCK

INTEGRITY \* DILIGENCE \* EXCELLENCE



**6388 Cascade Hwy  
Silverton, Oregon**

**MLS 732245**

**Presented by Sam Rawlins with Rim Rock Advisors Co, LLC**



63120 Powell Butte Hwy, Bend, Oregon 97701 ~ 541.633.4350 ~ [www.rimrockinvest.com](http://www.rimrockinvest.com)  
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## Summary

**Beautiful 63.03 acre improved livestock farm with grass land pastures, custom built 3177 sqft home and a 8320 sq ft barn with horse/cattle feeding facility, hay storage and completely finished shop. Excellent horse/livestock property includes small reservoir, corrals and cattle working facilities. Superb pasture with excellent soils for possible vineyard, hazelnut or other farm development. Great private setting off Cascade Highway, minutes from downtown Silverton.**

## Home

**Originally built in 1992, this home was quality built and includes 4 bedrooms, 3.5 bathrooms, an enclosed hot tub atrium room, full open brick fireplace and finished, attached 894 sqft three car garage. Back patio BBQ area overlooking the pasture area facing south. The master bath has a shower and soaking jet tub with wonderful views of the property from the tub. The home is heated with a heat pump system and has well water for domestic and stock use. Interior finishes are hardwood and carpeting with custom wood molding. Open floor plan with lots of natural light.**

## Barn/Shop and Livestock Facility

**Built in 2000, this building features a heavy concrete floor and a large ceiling span for hay and other livestock feed storage. One side is enclosed to provide a finished shop area, complete with concrete floor, insulated, heated, restroom w/sink, and shop bench. This space is well lit and is wired for both 110 and 220. The other side is a lean to feeding area and has concrete pads with feed bunks and stock water tanks. The yard area around this building is heavily graveled,**

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providing large mud free area for farm equipment. Behind the building is a livestock working facility with sorting pens, alleyway, squeeze chute and loading chute. Pasture Nice pasture land that has been both hayed and used for grazing. Four separate fenced fields all with good stock water availability and access to pens and barn area. Mature oak trees and reservoir give the grazing/hay land a very beautiful layout.

*This is an outstanding property in an excellent location in the beautiful Willamette Valley of Oregon. Please contact us for further information or to schedule a time to view the property.*



**\$1,295,000**

**Sam Rawlins**  
**Principal and Broker**  
[samkrawlins@gmail.com](mailto:samkrawlins@gmail.com)  
**541.620.4242**

**6388 Cascade Hwy NE** Asking Price: **\$1,295,000** Status: **ACTIVE** MLS #: **732245**  
**Silverton** **97381** Beds: **4** Baths-Full: **3** Half: **1** Built: 1992 Approx SqFt: **3177** Acres: **63.030**

**Location Information**

Area: **90 MARION COUNTY**  
 County: **Marion** Zoning:  
 Elem School:  
 Middle School:  
 High School:  
 Lot **061W2** Block:  
 Subdivision:  
 Cross Street:  
 Directions to Property:

Click for Map or Assoc Docs:  **Financial / General Information**

Asking Price: **\$1,295,000**  
 Price per SqFt: **\$407.62**  
 Original Price: **\$1,795,000**  
 Tax Info:  
 Tax Acct #: **R16461, R16462**  
 Tax Amount:  
 Tax Years:  
 Property Class: **Residential**  
 Property Type: **Residence**  
 Suitable for: **Agribusiness, Pasture/Ranch**

**Interior Information**SqFt: **3177**

- (approx) per Source: **County**  
 # Baths - Lower Level:  
 # Baths - Level 1:  
 # Baths - Level 2:  
 Approx Rm DimensionsLevel  
 LivRm **1/Main**  
 DinR  
 FamRm  
 Kitch **1/Main**  
 Util  
 MBed **1/Main**  
 Bed2  
 Bed3  
 Bed4  
 AdtlR  
 Negotiable  
 Inclusions:  
 Exclusions:

Basement:  
 Bonus Rms: **Office**  
 Dining: **Area (Combination)**  
 Dishwasher: **Yes** Disposal: **Yes**  
 Dual Living: **No**  
 Fireplace: **Living Room, Family Room, Wood**  
 Flooring: **Carpet, Wood**  
 Handicap Amenities:  
 Heating: **Electric, Central AC, Heat Pump, Hot**  
 HiSpd Commun? **Unknown**  
 Range Facil: **Electric**  
 Security System:  
 Water Heater:  
 Wood Burning Stove:

Virtual Tour:

This property is perfectly equipped for horses and livestock, including barn w/shop and feed bunk, round pend, cattle working facilities and fenced pastures. Custom built home includes spacious kitchen w/island, multiple wood fireplaces, hot tub room w/skylights and 3 car garage. The setting provided by mature oaks and fir trees scattered throughout makes for a beautiful serenity rarely found. Includes 6 acres of water rights (buyer to verify).

Private Remarks:

Please call at least 24 hours ahead to schedule showing.

**Structure / Buildings Information**

Home Style: **1 Story**  
 Year Built: **1992** New Constr? **N**  
 Garage Capacity: **3**  
 Garage Type: **Attached**  
 Garage Dimens:

Exterior Color:  
 Foundation: **Slab**  
 Patio: **Patio**  
 Roof: **Tile**  
 City Sewer? **No** Septic:  
 Siding:  
 Water: **Well**

MH Size  
MH TypeMH Make  
MH ModelOutbuildings: **Barn, Separate Shop**

Description	Use	Size
<b>Bldg 1</b>		
<b>Bldg 2</b>		
<b>Bldg 3</b>		
<b>Bldg 4</b>		

**Exterior / Land Information**

Acres: **63.030**  
 Acres Irrigated:  
 Approx Lot SqFt: **2,745,587**  
 Appr Lot Dimensions  
 Deferral:  
 Sp. Assessments or Liens:  
 Water Rights? **Yes** **Well**

Fenced Yard:  
 Flood Plain: Landscape: **Yes**  
 Lot Type:  
 RV Amenities: **Area/Room For**  
 Soil Type: **Silty clay loam**  
 Swimming Pool:  
 UG Sprinklers: **Yes**  
 Timber:

Land Description:

Use Size

**Land 1:**  
**Land 2:**  
**Land 3:**

**Miscellaneous Features**

55+? Insp Rtp Avail? **No**  
 Green Home: View:  
 Home Warranty:  
 HOA: **No Association**

**Listing / MLS Information**

List Broker: **SAMUEL RAWLINS**  
 Broker Lic: **201209377**  
 Phone: **Cell: 541-620-4242**  
 E-mail: **samkrawlins@gmail.com**  
 List Office: **RIM ROCK INVESTMENTS LLC**  
 OfficeID#: **201211396**  
 Office Ph: **OFC: 541-633-4350**  
 Co-List:  
 Owner/Phone **Almina Larson Fam TR**  
 Occupant/Phone  
 Showing: **Appt Nec, Call L/Broker**

Expected Availability Date **4/6/2018**Selling Office **2.5%**

Agency Type: **EA**  
 Differing Coop Offer: **No** Dual/Variable Commission: **No**

Escrow At:  
 Possession:  
 Seller Terms:  
 For Sale Sign:

Other Stat:  
 Listing Date: **3/1/2018** DOM: **538**  
 WVMLS Lockbox: at:  
 Prop Address Internet Display: **Yes**

Contract Date:

**Sold Information**

Closing Date: Sold for:

How Sold:

Buyer:  
Sold by:

Closing Notes

Name/Zoning	Category	Acres
Larson Family Property	Dry Land	58.00
	Wasteland	4.03
	Homesite	1.00
Totals		63.03

### Soils

Summary by Map Unit — Marion County Area, Oregon (OR643)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Am	Amity silt loam	2	5.0	7.9%
NeB	Nekia silty clay loam, 2 to 7 percent slopes	3	31.8	50.5%
NeC	Nekia silty clay loam, 7 to 12 percent slopes	3	12.1	19.2%
NsE	Nekia very stony silty clay loam, 2 to 30 percent slopes	6	3.7	5.9%
SuC	Silverton silt loam, 2 to 12 percent slopes	2	10.0	15.9%
WuA	Woodburn silt loam, 0 to 3 percent slopes	2	0.33	0.5%
Totals for Area of Interest			63.03	100.0%

RECEIVED  
MAR 14 1958  
STATE ENGINEER  
SALEM, OREGON

Registration No. GR - 1183

Certificate No. GR - 1144

### Registration Statement

#### OF CLAIMANT OF RIGHT TO APPROPRIATE GROUND WATER

TO THE STATE ENGINEER OF OREGON:

I, Fred E. Warnack  
of Rt. 1, Box 126, Silverton County of Marion  
(Mailing address)

State of Oregon, do hereby make application for a certificate of registration as evidence of a right to appropriate ground water.

- 1. Source from which water is withdrawn is pumpwell  
(Flowing well, pump well, infiltration trench, or tunnel)
- 2. Location is: 2 miles East of Silverton  
(Approximate distance and direction from nearest city or town)

and is more particularly described as follows:

(a) 2000 feet north & 800 feet east from S<sup>1</sup>/<sub>4</sub> corner Section 25  
(Give distance and bearing to corner of section or other legal subdivision)  
being within NW<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub> of Sec. 25, Twp. S, Rge. 1 West  
(Smallest legal subdivision) (N. or S.) (E. or W.)

or (b) within limits of recorded platted property, town or city:

in Lot \_\_\_\_\_, Block \_\_\_\_\_ of \_\_\_\_\_  
(Name of plat or addition)  
County of Marion  
(If within city or town, give name)

3. Construction Work was begun on Dec 1940; was completed on Jan 1941  
(Date) (Date)  
and the ground water claimed was first used for the purposes set out below on June 1945  
(Date)

since which time the water has been used intermittently  
(Continuously or Intermittently)  
from May to Oct  
(Date) (Date)

4. Quantity of water claimed and used is 22.4 gallons per minute; \_\_\_\_\_ acre feet per year.

5. Purpose or Purposes for which water is used irrigation  
(Domestic, irrigation, municipal, manufacturing, industrial, etc.)

6. Description of Well: Depth 207 feet. Type dribbled  
(Dug or drilled)  
diameter 6 inches. Elevation of ground at well site 320 feet, mean sea level.  
(As near as known)  
Depth to water table 130 feet.

7. Capacity of Well: 22.4 g.p.m. with 160 feet drawdown.  
\_\_\_\_\_ g.p.m. with \_\_\_\_\_ feet drawdown.

Date of test Not Tested

If Flowing Well: Measured discharge 710 g.p.m. on \_\_\_\_\_  
(Date)

Shut-in pressure at ground surface \_\_\_\_\_ lbs. per sq. in. on \_\_\_\_\_  
(Date)

Water is controlled by \_\_\_\_\_  
(Cap, valve, etc.)

8. Casing: (Give diameter, commercial specifications and depth below ground surface of each casing size.)

6 inch diameter *steel casing* from *0'* to *16'* feet  
inch diameter from to feet  
inch diameter from to feet  
inch diameter from to feet

Describe and show depth of shoe, plug, adapter, liner or other details:  
.....  
.....

9. Perforated Casings or Screens:

*none* from to  
(Number per foot and size of perforations, or describe screen)  
from to  
from to  
from to

10. Log of Well: (Describe each stratum or formation clearly, indicate if water bearing, and give thickness and depth as indicated.)

MATERIAL	Thickness (Feet)	Depth to Bottom (Feet)
<i>Info Unavailable</i>		

If log of well is not available, give name and address of driller.

*Rudolph Stadel**Rt. 3, Silverton*

## 11. Infiltration Trench: Covered or open .....

Dimensions: Length ..... ft. Minimum depth ..... ft. Maximum depth ..... ft.

Bottom width ..... ft. Discharge ..... g.p.m. Date of test .....

## 12. Tunnel: Type of lining .....

Dimensions: .....

(Length, course, and cross sectional size)

Position of water bearing stratum with reference to portal of tunnel .....

Log of tunnel: (Preceding table for log of well may be used, if desired. Give footage from portal and character of materials, as pertinent.)

## 13. Pumping Equipment:

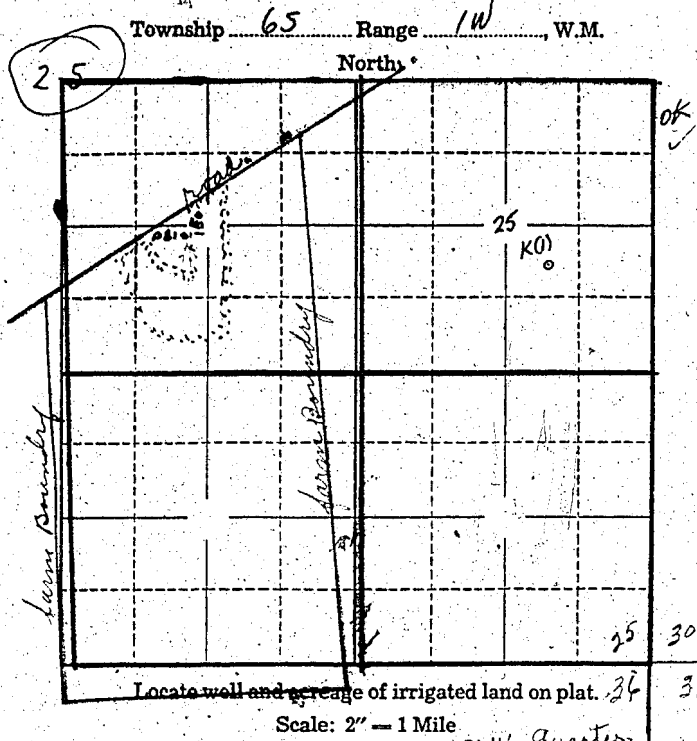
(a) Pump *Berkeley Submersible* Capacity *22.4* g.p.m.(Make, type and size)(b) Motor *1 HP Electric Motor*(Type and horsepower)

## 14. Location of area irrigated or to be irrigated, or place of use if for purposes other than irrigation.

Township North or South	Range E. or W. of Willamette Meridian	Section	Forty-acre Tract	Number Acres To Be Irrigated	Date of Reclamation
<i>T6S</i>	<i>RIW</i>	<i>25</i>	<i>NW<math>\frac{1}{4}</math> of SE<math>\frac{1}{4}</math></i>	<i>6<sup>0</sup></i>	<i>1955</i>

15. If the ground water supply is supplemental to an existing water supply, identification of any application for a permit, permit, certificate or adjudicated right to appropriate water made or held by the registrant.





STATE OF OREGON

County of Marion

ss. N.W. Quarter  
S.E. Quarter  
Section 25

I, Fred B. Karpasch, being first duly sworn, do hereby certify that I have read the foregoing Registration Statement and that all of the items therein contained are true to the best of my knowledge and belief.

[Signature]  
(Signature of Registrant)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

My commission expires \_\_\_\_\_  
(Notary Public)

(SEAL)

**CERTIFICATE OF REGISTRATION**

STATE OF OREGON

County of Marion

ss.

This is to certify that the foregoing Registration Statement was received in the office of the State Engineer on the 14 day of March, 1958, at 8:00 o'clock A.M. and has been duly recorded in said office in Book No. 6 of Registration Statements on page GR-1114

Witness my hand this 28 day of August, 1958

[Signature]  
(State Engineer)

By \_\_\_\_\_  
(Deputy)