

Oakview Ranch

SCIO, OREGON



HUNTING | RANCHING | FLY FISHING | CONSERVATION

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Introduction:

Oakview Ranch is a sportman's paradise that is comprised of 144 acres of old-growth oak stands, open meadows, creeks, vernal pools and wetlands. Previously a grass-seed farm, the wetlands and vernal pools that were once prevalent throughout the Willamette Valley, have been restored on the property through a program with the U.S. Department of Agriculture. An 80-acre conservation easement held by the USDA now protects these wetlands and waterfowl and wild game magnets in perpetuity. Hunting is still allowed under easement, making this property a waterfowl hunter's dream. Additionally, the ranch enjoys approximately ½ mile of Crabtree Creek, which supports resident rainbow and cutthroat trout, bass, bluegill and steelhead, and a ¾ mile section of Little Creek, an intermittent tributary to Crabtree Creek. Other species on the property include black-tailed deer, wild turkey, valley quail, dove, beaver and occasional visits from Roosevelt elk. The ranch has multiple structures on the property, and the ranch is fully self-sufficient for energy, water and food. The main house is comprised of a total of approximately 4,800 sqft of livable space including a 3-car garage with an extra bay for two ATVs, a large recreation room, custom wood floors, and two kitchens; one is a chef's kitchen.



Play video of the ranch



Ryland Moore, Sales Associate

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Location:

Situated in the heart of the Willamette Valley, the western flyway, and located in close proximity to the three largest population centers in Oregon, Oakview Ranch is ideally located for the all-around outdoor enthusiast who favors easy access to Portland, Eugene, Corvallis or Salem. An owner could be hunting in the morning and easily make it to a football game in either Corvallis or Eugene that afternoon. Linn County is known as the “grass seed capital of the world” and with over 120,000 residents, the area is known for large farms, timber production, and manufacturing. Scio, with a population of nearly 1,000 residents, is known as the Covered Bridge Capital of the World and was incorporated in 1866.

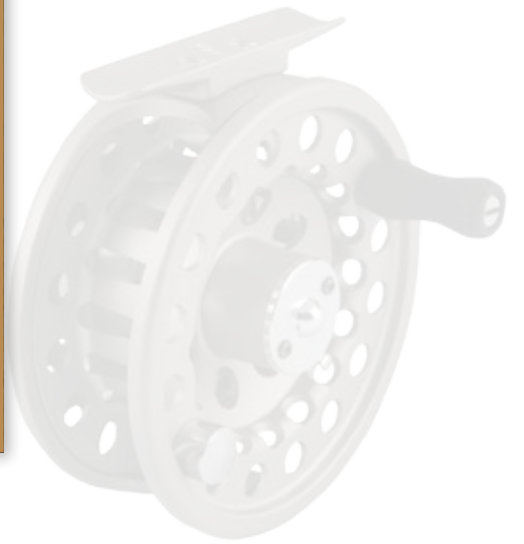
The ranch lies 15 minutes from shopping and restaurants, 30 minutes from Salem, Oregon, and 30 minutes from Corvallis. Commercial air service is available nearby at the Eugene Airport, which is 1 hour away and at the Portland International Airport, which is 1½ hours from the ranch. If flying to the property, one would have a choice of multiple public airports all within close proximity of the ranch including Lebanon State Airport, Albany Municipal Airport, Salem Municipal Airport and Corvallis Municipal Airport. The ranch does have an area that could be used for a runway for a small plane.



Live Water:

Crabtree Creek borders the ranch for approximately ½ of a mile. Crabtree Creek is a tributary to the South Santiam River and hosts wild and hatchery rainbow trout, wild cutthroat trout, wild steelhead, and some bass and bluegill. While not a trophy fishery, it is popular with anglers in the area who have access.

Oakview Ranch is located in between the South and North Santiam Rivers; both are within 15 minutes of the ranch. They are well regarded as excellent winter and summer steelhead fisheries as well as good fisheries for spring chinook salmon. Runs of winter steelhead occur from January through March, and summer steelhead fishing is best in late May through July. Spring chinook salmon fishing can be excellent in June as well. Like Crabtree Creek, both Santiam forks support strong populations of rainbow and cutthroat trout that will readily rise to a well-presented fly. Fishing is best in the summer months when more prolific hatches are present.





Improvements:

Oakview Ranch has all of the improvements and amenities one would need for personal use, as a hunt club, a bed and breakfast, or as a family compound. The original house, built in the 1920s, is two stories and has 4 bedrooms and 2 baths with a full kitchen and living room, plus laundry. The addition of 3,600 sqft in 2008 makes this house extraordinary. With an additional bedroom, a large master, a gourmet chef's kitchen, an open floor plan, a pantry and food storage area, a gym, a mud room, a laundry room, vaulted ceilings and large windows looking out onto an expansive covered porch with hot tub, this house has it all. There is now a total of 6 bedrooms and 4.5 baths in the 4,800 sqft home. In addition, there is a three-car garage, with an extra bay for two ATVs, a gunroom and a large 8'x10' concrete safe and a sewing room with an additional full bath, which could be converted to a potential in-law suite above the garage.

Other improvements include storage sheds for farm equipment and a large shop with 14-foot bay doors on both ends to accommodate the largest vehicles, RVs or equipment. Additional features are a 500-yard rifle range with multiple shooting stations, a large machine shed and shop, a woodshed, a pump house, a chicken coop and fenced livestock runs.

With large, fenced raised-bed gardens, fruit trees and a grape arbor, solar panels with battery backup, a canning room, a wood-fired furnace, an HV/AC system, generator, high-speed Internet and a biodiesel processing facility, the entire ranch can be run from supplies on the property and off-grid. This, coupled with the water well onsite that has a 2,500-gallon storage tank, provides a unique dimension. The ranch can be fully operational without any outside support.



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Big Game Hunting:

Oakview Ranch is home to black-tailed deer and the occasional elk. Located in the Willamette Unit, a general season deer tag is required and allows for the harvest of one buck deer with a visible fork. The rifle season is October 4th through November 7th, and the bow-hunting season is August 4th through September 8th and November 22nd through December 14th. With the sale of the ranch are two Landowner Preference (LOP) tags for the Willamette Unit. The big game season runs September 1st to February 28th each year.



Bird Hunting:

Upland Bird

Oakview Ranch supports healthy populations of valley (California) quail and wild turkey. In addition, there is an upland bird farm next door and occasional pheasants will appear on Oakview Ranch property.



Waterfowl

Oakview Ranch is located along one of the main western waterfowl flyways. With several wildlife refuges and grass seed farms in the general geographic area and the restored wetlands and vernal pools on the property, Oakview Ranch attracts a lot of ducks and geese throughout the hunting season.

Summary

Oakview Ranch is the idyllic all-around recreational ranch. Located in close proximity to major metropolitan areas, commercial and private airports, and offering excellent waterfowl hunting and solid deer and upland bird hunting, this property would make an ideal hunt club, family compound, or partnership. With fishing and swimming, a 500-yard rifle range on the property, and with the infrastructure to remain completely off-grid, this ranch offers multiple scenarios for its future use.

PRICE: \$1,250,000

TAXES: \$4,481 in 2014

CONTACT:

Ryland Moore, Sales Associate

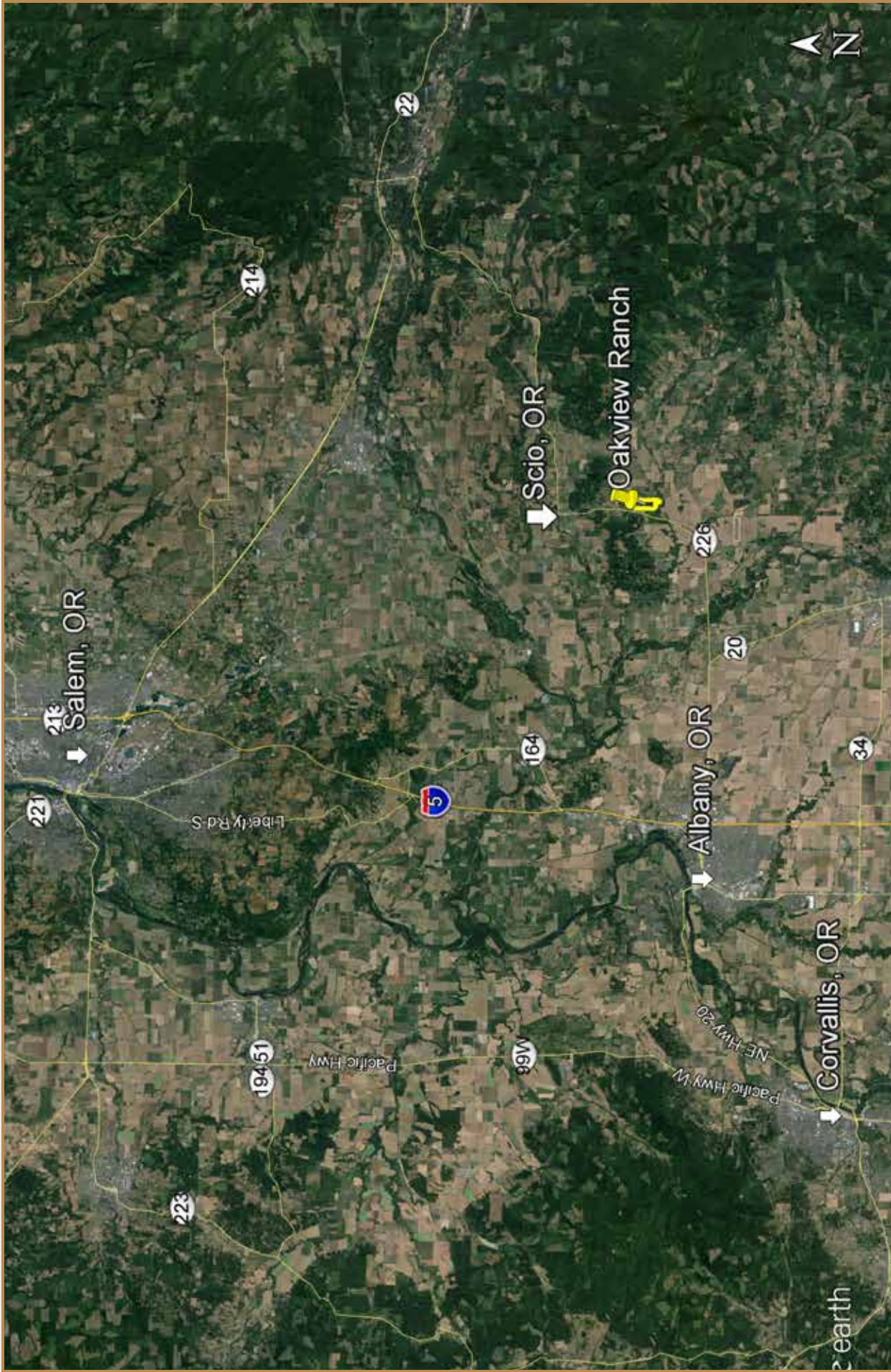
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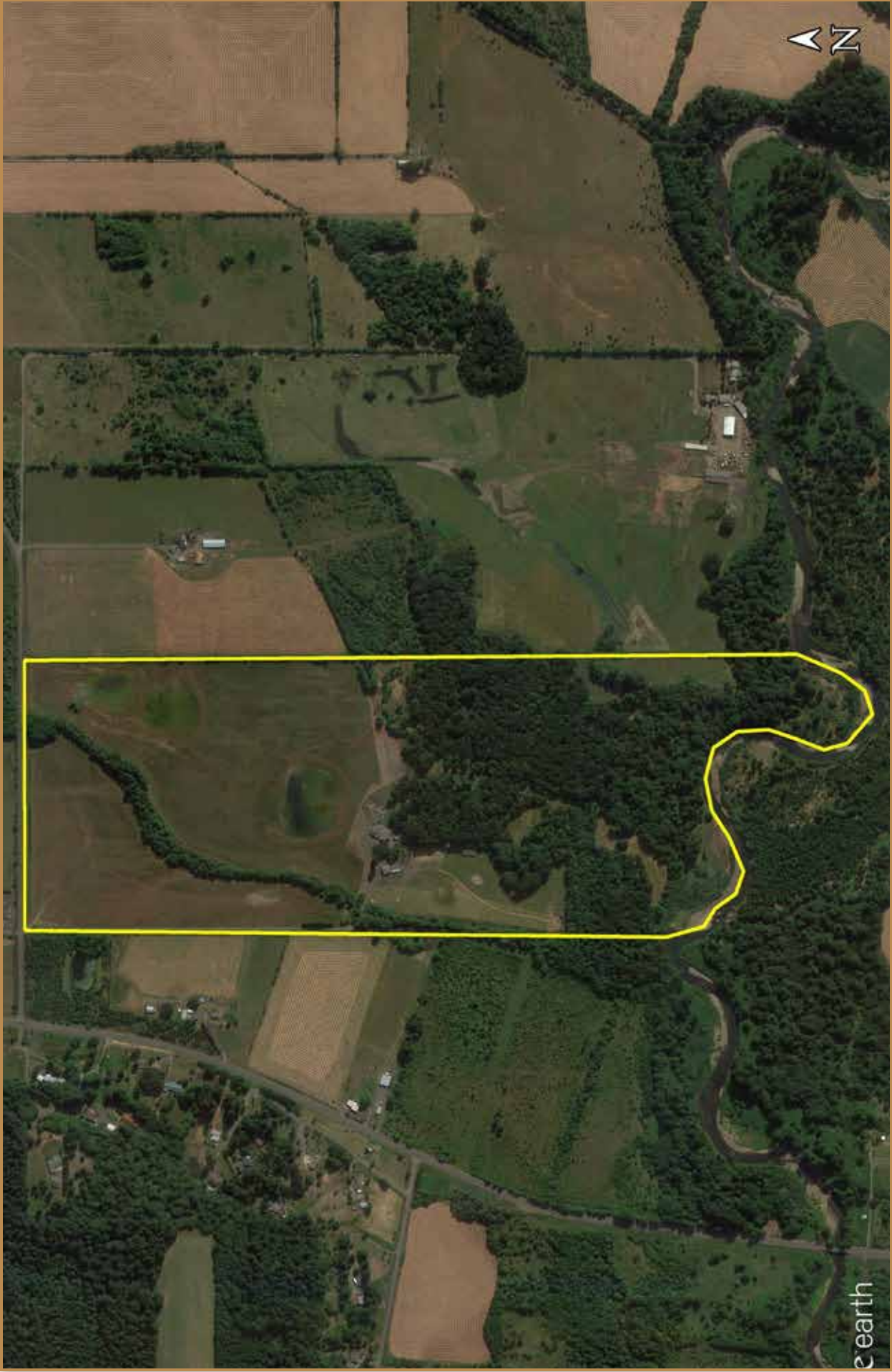
Notes:

- 1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you.
- 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.
- 3) Live Water Properties LLC represents the Seller as a Seller's Agent.



Oakview Ranch Location Map

Maps are for visual aid only ~ accuracy is not guaranteed.



Oakview Ranch Aerial Map

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Oakview Ranch Terrain Map

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Oakview Ranch Topographical Map

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