

20 Acres Riverside Ranch, Prineville, OR

PARCEL ID: 171805B0-02000, 171805B0-00400, and 171805C0-00200



Description

Don't miss this chance to own these beautiful properties in the peaceful and serene Riverside Ranch Subdivision - considered a cultural feature in Prineville, Crook County OR. Wake up to the gorgeous panoramic views on this 20 acres property made up of 3 separate parcels located in Upper Ridge Rd and Dear Lodge Rd just 25 miles away from Prineville proper.

Fill your eyes with the beauty of the cascade mountains in the distance and the twinkling city lights and stars at night. This property can be a horse property, used for small farming and homestead, farm dwelling, traditional dwelling, or rural building site.

You need 20 acres in Riverside Ranch Subdivision to build. Luckily, lots do not need to be adjacent to each other to build. So this property is the perfect place to build your dream house and live the life you've been dreaming of. All three lots are not adjacent but right by each other. Three lots will be sold together.

Great investment opportunity in a growing part of Oregon, owning multiple parcels here offers a lot of opportunity for the Buyer to do a lot with the properties.

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Property Details:

ACREAGE

20.29

PARCEL ID

171805B0-02000, 171805B0-00400, and
171805C0-00200

ZONING

(EFU-1)

COUNTY

Crook

STATE

Oregon

ANNUAL TAXES

\$226.55

ACCESS

Parcel No: 171805B0-02000 - Can be accessed via SE Lower Ridge Rd

Parcel No: 171805B0-00400- Can be accessed via Dear Lodge Rd

Parcel No: 171805C0-00200 - Can be accessed via SE Lower Ridge Rd

TERRAIN

Properties are gently rolling.

UTILITIES

No power lines nearby. Can drill a well and install septic.

MORE INFO ON ZONING

- The purpose of Crook County's exclusive farm use (EFU) zones is to protect and maintain agricultural lands for farm use, consistent with Statewide Planning Goal 3 and existing and future needs for agricultural products. The EFU zones are also intended to allow other uses that are compatible with agricultural activities, to protect forests, scenic resources, fish and wildlife habitat, and to maintain and improve the quality of air, water and land resources of the county. It is also the purpose of the EFU zone to qualify farms for farm use valuation.

CAMPING:

- A private campground may provide yurts for overnight camping. No more than one-third or a maximum of 10 campsites, whichever is smaller, may include a yurt. The yurt shall be located on the ground or on a wood floor with no permanent foundation.

RV'S:

- No structures are allowed on the property without approval for a dwelling. If an applicant owns 20 acres in Riverside Ranch Units 2 and 3, they may apply for a non-farm dwelling. If that dwelling is approved, they may live in an RV for up to one year while the house is being built.

There is a provision in their code allowing a property owner to place a recreational vehicle on their property for up to six months. This requires an application for a temporary RV permit.

MOBILE HOMES:

- Mobile homes are not listed as the allowed temporary hardship type of dwelling in the area but a manufactured home is allowed subject to the following:

(a) One manufactured dwelling, or recreational vehicle, or the temporary residential use of an existing building may be allowed in conjunction with an existing dwelling as a temporary use for the term of the hardship suffered by the existing resident or relative, subject to the following:

(i) The manufactured dwelling shall use the same subsurface sewage disposal system used by the existing dwelling, if that disposal system is adequate to accommodate the additional dwelling. If the manufactured home will use a public sanitary sewer system, such condition will not be required;

(ii) The county shall review the permit authorizing such manufactured homes every two years; and

(iii) Within three months of the end of the hardship, the manufactured dwelling or recreational vehicle shall be removed or demolished, or, in the case of an existing building, the building shall be removed, demolished or returned to an allowed nonresidential use.

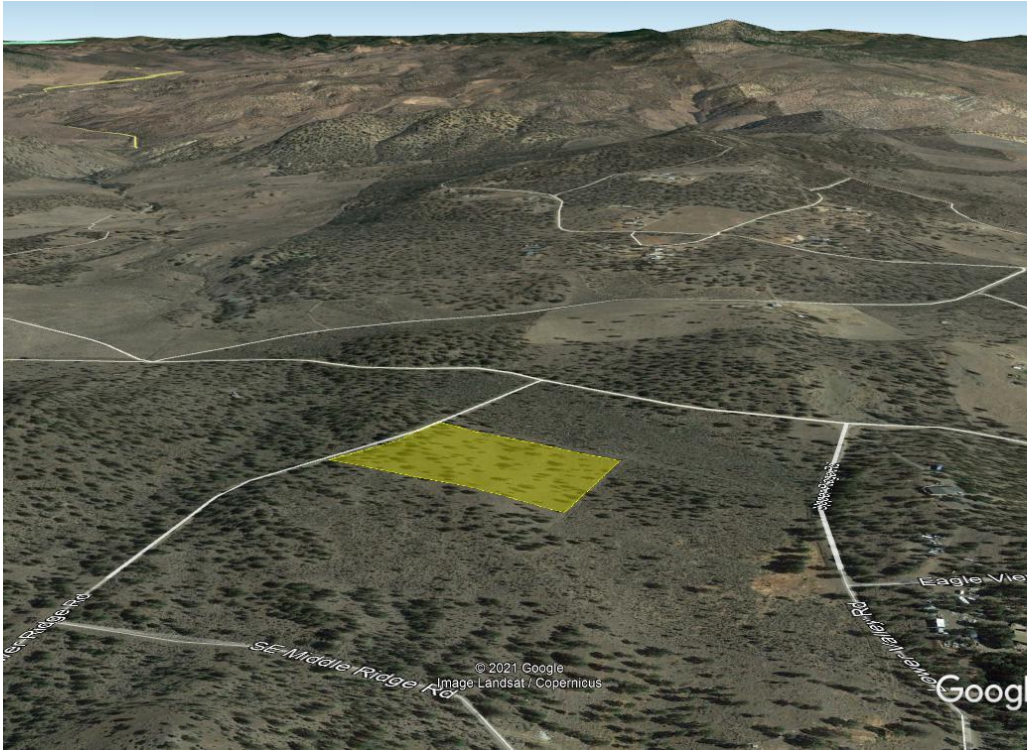
Manufactured Dwellings (including single wide) are allowed per the citing standards CCC 18.132 and would need to be manufactured within the last 15 years from the date of application.

BUILDABILITY

- These properties are in Riverside Ranch, a subdivision that was platted in the 1960s, prior to the County's land partition and zoning code. As a result of several land use decisions, the County requires a minimum lot size of 20 acres in this area. This can be achieved by have 3 or four lots that total 20 acres. A dwelling in this area would also require a conditional use approval for a non-farm dwelling. There are other limitations on this property because it is in mapped habitat for deer winter range.

The property does not need to be adjacent for meeting the 20-acre minimum. The dwelling would be located on one of the parcels and the others would then have a deed restriction recorded on them.

To site a dwelling on the property, the owner would need to go through the non-farm dwelling application process and meet the wildlife density requirement.



CENTER COORDINATES

44.130963, -120.603605

44.122387, -120.601610

44.128311, -120.597747

GOOGLE EARTH

[View on Google Earth](#)

GOOGLE MAPS

[View on Google Maps](#)

Contact property sales manager for
pricing and terms!!

*Wilco reserves the right to approve or deny any proposed installment payment plans.

Questions? Contact the Property Sales Manager:

Miles McLaughlin | 605-250-1256 | Miles@WilcolandLLC.com

