

HIDDEN LAKE RANCH

PROPERTY DETAILS & PHOTOS

OREGON FARM & HOME BROKERS



**Oregon
Farm & Home**
★ B R O K E R S ★

KW MID-WILLAMETTE
KELLERWILLIAMS REALTY

KELLERWILLIAMS
LAND

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Luxury
INTERNATIONAL

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Introduction

Hidden Lake Ranch is a premier lakefront compound with 238+/- private acres adjacent to Willamette Valley Vineyards. The stunning primary residence with over 13,000 sqft, 20' floor-to-ceiling windows, and over 5,000 sqft of lakeside decks gives one the sensation of floating on your private lake. This magnificent property consists of 1 lakeside Apartment Air B&B, 1 large farm home Air B&B, 1 separate office, Cottage Rental, multiple farm buildings, multiple pastures, 110 acres farmable Nekia soils with 80 acres water rights, and 100 acres timber. This property is a rare find with endless views and a perfect location.

Ground Value	Acres or Square Foot
Water Rights	80 Acres
Tillable	115 Acres
Timberland	100 Acres
Mechantable Timber	40 Acres
Waste Ground	30 Acres
Additional Value	
Lake, View, Location	
Buildailbilty Infastructure	
Estate Values	
Main Estate	13686 SqFt
White Garden Rental	928 SqFt
Orignial Farm House	2750 SqFt
Green Farm Home	1800 SqFt
White Cottage House	840 SqFt
Outbuildings	
Heritage Barn	
Hay Storage Barn *North	
Large Feeder Barn	
Machine Shed w/ Concrete	
Milkhhouse with Apartment	
Lumber Mill Building	



The Site

At approximately 238 acres the property is made up of 4 different tax lots. Each parcel is unique in size/features but they are all zoned EFU. The parcel numbers are R36294, R36087, R36117, and R36295.



The Location

Located in the Willamette Valley and close proximity to well-known vineyards, and just a few minutes south of Salem. This home is ideally located. In just a few short seconds, you can be on I5 headed to bigger cities like Portland and Salem, or in just a little over an hour; you can be at popular locations like the coast or Detroit lake. Though it is near I5, it remains secluded to ensure your privacy.



The Grounds

The property is approximately 238 acres and has tons to offer. The grounds are mainly grass-covered hills ideal for vineyards or christmas tree production. One end of the property features 100 acres of timber with trails used for hiking or motorsports. Other recreation activities include fishing in your private lake stocked with bass and trout and hunting for deer. On top of offering fishing, the lake boasts a water feature with lake lights and a boat slip.



Outbuildings

The property has a myriad of different types of outbuildings. There are several smaller multipurpose buildings, Air BnB's, Rentals, and general-purpose shops. Along with the smaller buildings stands larger loft barns, a heritage barn, a milkhouse with a clean-up shower and restroom, machine sheds, and silos.

Systems

Heating Cooling System

Four remarkably efficient hydrothermal heat pumps placed in bottom of the lake.

Four furnaces located in the main residence for optimal air circulation.

Well

One well services the entire farm.

Septic

The property has a variety of septic systems.

Main Estate: Separate Septic

Green Farm Home: Separate Septic

Studio Home: Separate Septic

Original Farm Home: Separate Septic

Bunk House and White Cottage Home: Shared Septic



The Main Estate

This 13,686 SQFT 4 Bedroom, 8 Bathroom custom built home constructed in 2000 is a masterpiece in the rolling hills of South Salem. The house has many unique features, including a private lake, boat slip, water fountain, elevator, automatic lights, hot tub room, sauna, and a temperature-controlled wine cellar.

Main Floor

Enter through the french doors into the grand entry, a gorgeous cherry multi-level imperial spiral staircase. The entry's left is a half bath and to the right is the master suite. Walk straight ahead into a formal living area with tall windows looking onto the lake. The formal living room includes a grand fireplace and a step-down bar. To the other side of the living room is a formal dining area, an open kitchen with tons of countertop space, a butlers kitchen, a walk-in pantry with a temperature-controlled wine cellar, a bathroom, and lots of storage.

The master suite right off the grand entry has two points of access from the inside of the home, and both sets of doors have automatic keypad locks. Once you enter the room, you will see a beautiful fireplace, a wet bar, and a formal seating area. Next, make your way through the arched entry into a hallway that leads to two master closets, separate bathrooms, and an expansive master bathroom. The master bathroom has a sauna, jetted tub, spacious shower with large windows, separate enclosed hot tub room, and beautiful views! Entry to the expansive deck looking onto the lake. The railing is white with windowpane glass as not to obstruct any views.

Bottom Floor

The grand staircase extends to the downstairs floor, where the theme of large windows and open spaces continues. The bottom floor of the property is designed for entertainment. It has multiple "hang out" areas, including one in front of the second brick fireplace, a full-service kitchen, bathrooms, tons of storage space, deck access, and an independent Air Bnb.

The Air Bnb has a complete kitchen, dining area, stackable washer and dryer, deck access, private bathroom, and private entrance.

Top Floor

The winding stairs to the top floor enter you into a casual sitting area that looks out to the lake. On each side of the sitting site sits a large size bedroom. Each bedroom has a large walk-in closet with automatic sensor lights, tons of storage, and full bathrooms.



Green Farm Home

Sitting at the front of the property stands this charming green farm home. The home is a reasonable distance away from the central estate and other residences and offers excellent sunset views. The house has 3 bedrooms/ 2 bathrooms and is 1800 SqFt. It has been recently remodeled to give it a fresh, clean look but still keeping the classic farm home features.

The home's current use is an Air Bnb.



White Cottage House

The south end of the property is home to multiple buildings, including an 1100 SqFt white cottage home. The home is 1 story with 2 bedrooms / 1 bathroom. It is freshly remodeled. The house is currently a rental. Could be a lucrative Air BnB.



Original Farm Home

This home is the original farm home was constructed in the early 1930s. The house is alongside the creek and has a newer retaining wall. The two-story home is 2,750 SqFt with 4 bedrooms / 2.5 bathrooms. Bonus rooms include a pantry and laundry room.



White Garden Rental

This small white garden rental is currently office space. 928 SQFT with two "bedrooms" / 1 bathroom and an attached garage. Past renters include filmmakers, photographers, designers, and more. The "house" sits at the top of the property and has a lovely garden next to it.

MAIN ESTATE





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GROUNDS





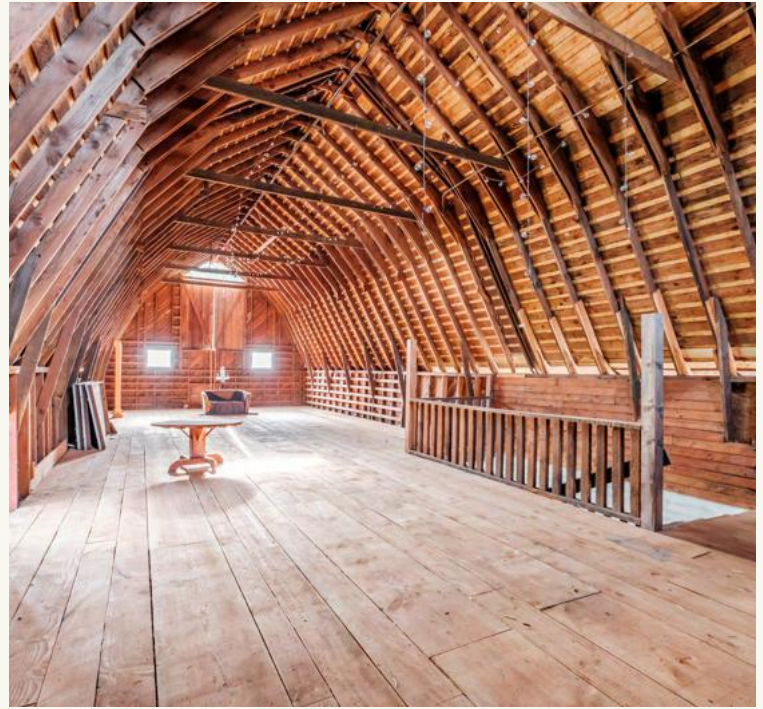
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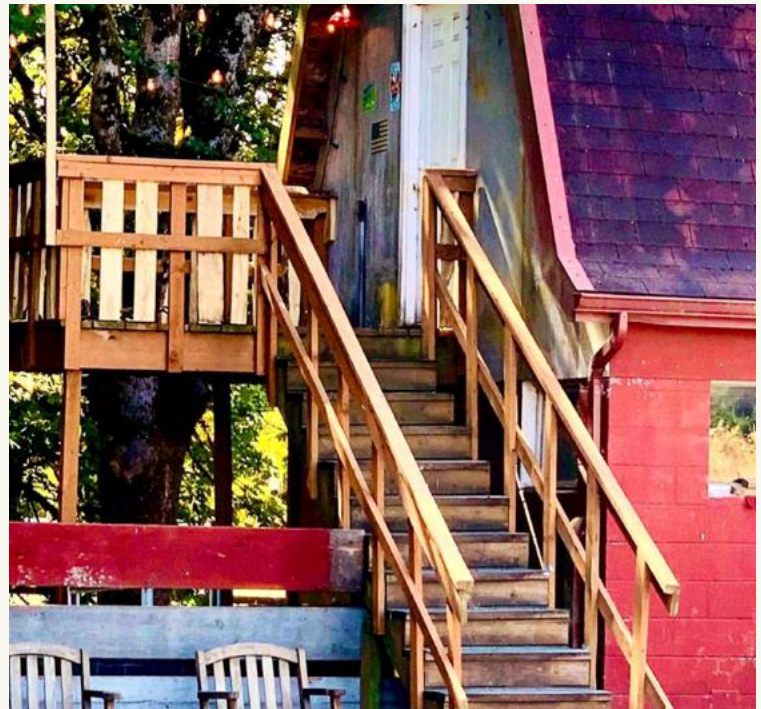
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OUTBUILDINGS





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GREEN FARM HOME





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