



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

Hidden Lake Ranch

Presented by: Paul Terjeson & Steve Helms

Your Private Piece of Paradise in the Heart of the
Willamette Valley

Address: 9663 Jackson Hill Dr. Salem

Price: \$5,400,000

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.

AGENT INFORMATION



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**Oregon
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KELLERWILLIAMS
Luxury
INTERNATIONAL

KW MID-WILLAMETTE
KELLERWILLIAMS, REALTY





The Main House

This unique custom built home features a spacious open floor plan over 3 stories. Home is over 13,686 square feet with 4 Bedrooms & 8 bathrooms.



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.



Enter through double doors into the grand entry, where there is a gorgeous cherry multi-level imperial spiral staircase.



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 a large storage area.





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.





The master bathroom has a sauna, jetted tub, spacious shower with large windows, separate enclosed hot tub room, his & her walk-in closets 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.





Downstairs features a second living room with a brick fireplace, multiple "hang out" areas, 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.









Upstairs features two large bedrooms each with their own bathroom & walk-in closet. Elevator access to all three floors.







13 Acre Lake stocked with Bass & Trout. Recreational activities include fishing off the deck, kayaking, canoeing & hiking the many trails along the property.





The Grounds

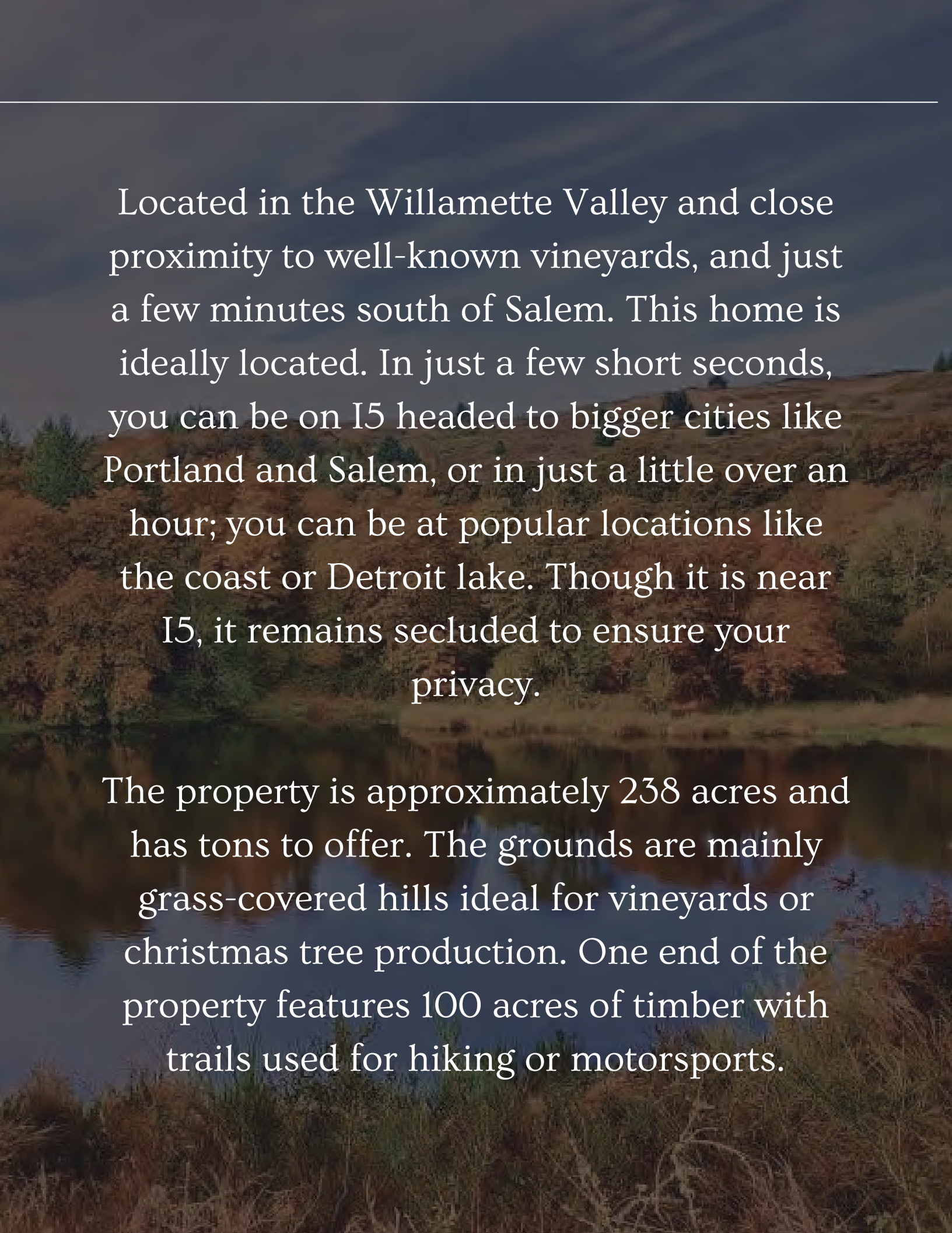
At approximately 238 acres the property is made up
of 4 different tax lots.



Each parcel is unique in size/features but they are all zoned EFU.

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 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.



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 milkhouse with a clean-up shower and restroom, machine sheds, and silos.



The Green House

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.





The Original Farm Home

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.



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

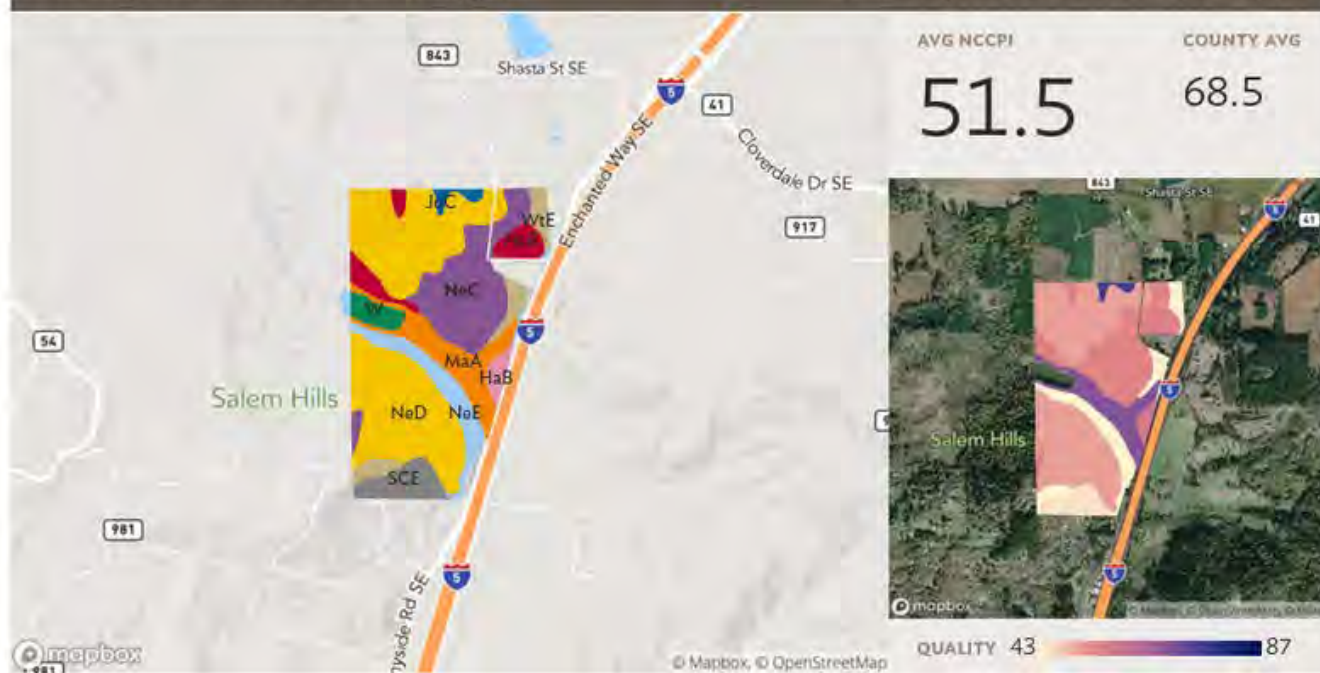
Water Rights

The water rights that pertain to the subject property are as follows:

Document No.	Source	Use	Priority Date	Acreage/Volume
Cert. 26236	Neil Creek/ Reservoir 26235	Irrigation	7/2/1954	69.7 ac.
Cert. 26235	Neil Creek	Storage for Irrigation	7/2/1954	80.7 af
Cert. 23167	Neil Creek/ Miller Creek/ Reservoir 23166	Irrigation/ Supplemental Irrigation	11/5/1952	13.3 ac. primary 6.4 ac. supplemental
Cert. 23166	Neil Creek/ Miller Creek	Storage for Irrigation	11/5/1952	4.3 af
Cert. 13442	Neil Creek/ Miller Creek	Storage for Irrigation	7/31/1939	7.0 af
Cert. 13500	Neil Creek/ Miller Creek	Irrigation	3/22/1937	8.5 ac.
Cert. 13532	Reservoir 13442	Supplemental Irrigation	8/2/1939	8.5 ac.

5 fields, 238 acres in Marion County, OR

TOWNSHIP/SECTION 9S 3W – 2, 3, 10, 11



Source: NRCS Soil Survey

All fields

238 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
NeD	Nekia silty clay loam, 12 to 20 percent slopes	103.50	43.5%	3	51.2
NeC	Nekia silty clay loam, 7 to 12 percent slopes	43.98	18.5%	3	54.5
MaA	McAlpin silty clay loam, 0 to 3 percent slopes	23.41	9.8%	2	69.2
NeE	Nekia silty clay loam, 20 to 30 percent slopes	16.49	6.9%	4	40.0
NeB	Nekia silty clay loam, 2 to 7 percent slopes	13.19	5.6%	3	55.6
WtE	Witzel very stony silt loam, 3 to 40 percent slopes	12.33	5.2%	6	21.7
SCE	Steiwer and Chehulpum silt loams, 3 to 40 percent slopes	12.08	5.1%	6	44.3
W	Water	6.17	2.6%		N/A
HaB	Hazelair silt loam, 2 to 6 percent slopes	3.78	1.6%	3	56.6