

# ROCK RIDGE RANCH

## PROPERTY OVERVIEW



**2555 NE MCKAY CREEK RD | PRINEVILLE, OR 97754**

**\$1,950,000**



**DUSTY FLEGEL**

*THE ASSOCIATES REAL ESTATE, INC.*

BROKER LICENSED IN OREGON  
541-420-5927 | [dustyflegel@gmail.com](mailto:dustyflegel@gmail.com)

# **PROPERTY OVERVIEW**

**2555 NE McKay Creek Rd.**

- 1. DETAILS**
- 2. MAPS**
- 3. SURVEY**
- 4. ROAD MAINTENANCE  
AGREEMENT**
- 5. WELL LOG**



**Broker Dusty Flegel Licensed in Oregon**  
**The Associates Real Estate, Inc**  
**Prineville, Oregon 97754**  
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### **THE HOME:**

Enjoy your own private nature retreat on this stunning 250 acre property, overlooking McKay Valley! 360-degree views with direct access to 275 ac. BLM! Beautiful landscaping with storage galore! Spacious 3,434 sq ft single story, custom-built home with quality amenities including open floor plan, and high, vaulted ceilings throughout. Newly remodeled kitchen with stainless steel gas cook top, hood, and marble countertops. Large, yet tranquil primary suite, plus 2 additional bdrms, 2.5 ba, laundry, office, & 3 car garage! JOTUL wood burning stove. Sprawling decks with Fire Pit and barbeque plumbed to propane. Suited for multiple outdoor activities from horseback riding and hiking to ATV exploration! Year-round spring, greenhouse and beautifully landscaped yard. Over 7,500 sq ft of outbuildings including 4 Stall Barn, Hay Storage and a multi-purpose Activity Building. All approximately 8 miles from town! Too many Amenities to list! A 'must see' property!

### **THE OUTBUILDINGS:**

2,640 sq ft Shop/activity room and 2 car garage and covered bay.  
Plenty of room for crafts, wood working, library, pool table, foosball table, ping pong, work-out area etc..

1,120 sq ft 3 Car garage

2,256 sq ft 4 stall Barn, wash rack, tack room quarters

1,628 sq ft Hay Barn, Feeding stalls and Hay Storage

Walk through stall

Green house

### **THE 'AND MORE':**

Year of Home 2001

HVAC: Forced air elec / Heating and cooling / Heat pump.

Adjoins 275 acres of BLM. Two Landowner Preference Tags (LOP Tags)

Gated entry...private paved road, border fenced and cross fenced for horses

No above ground lines (All electrical lines underground)

Lawns with underground Sprinkler system, multiple water spigots through out

RV Parking space and plenty of room for all your toys!

Private well at 15 GPM with two 3,000 gallon cisterns

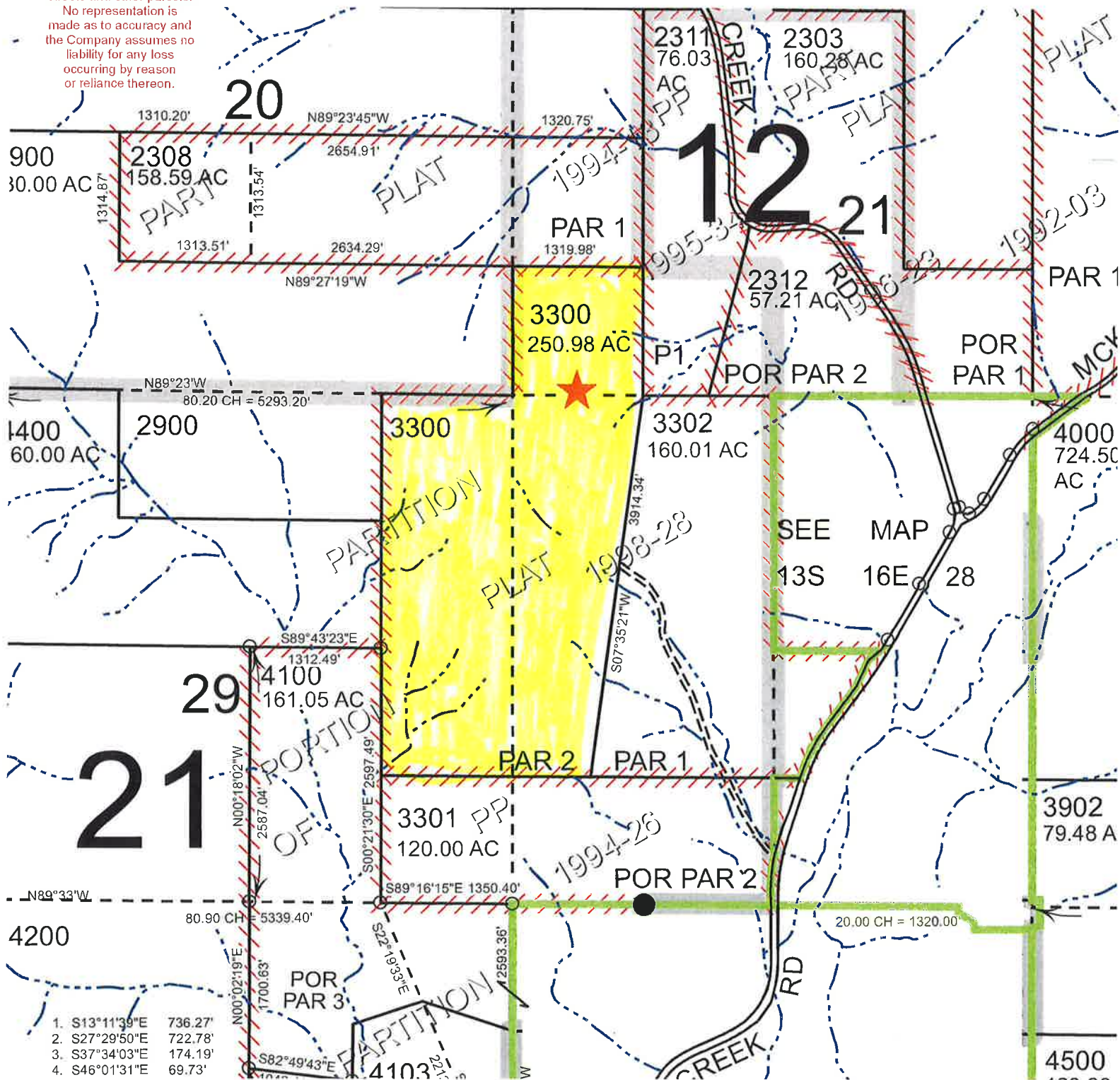
Private standard septic, 500 gallon buried propane tank





This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels.

No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason or reliance thereon.



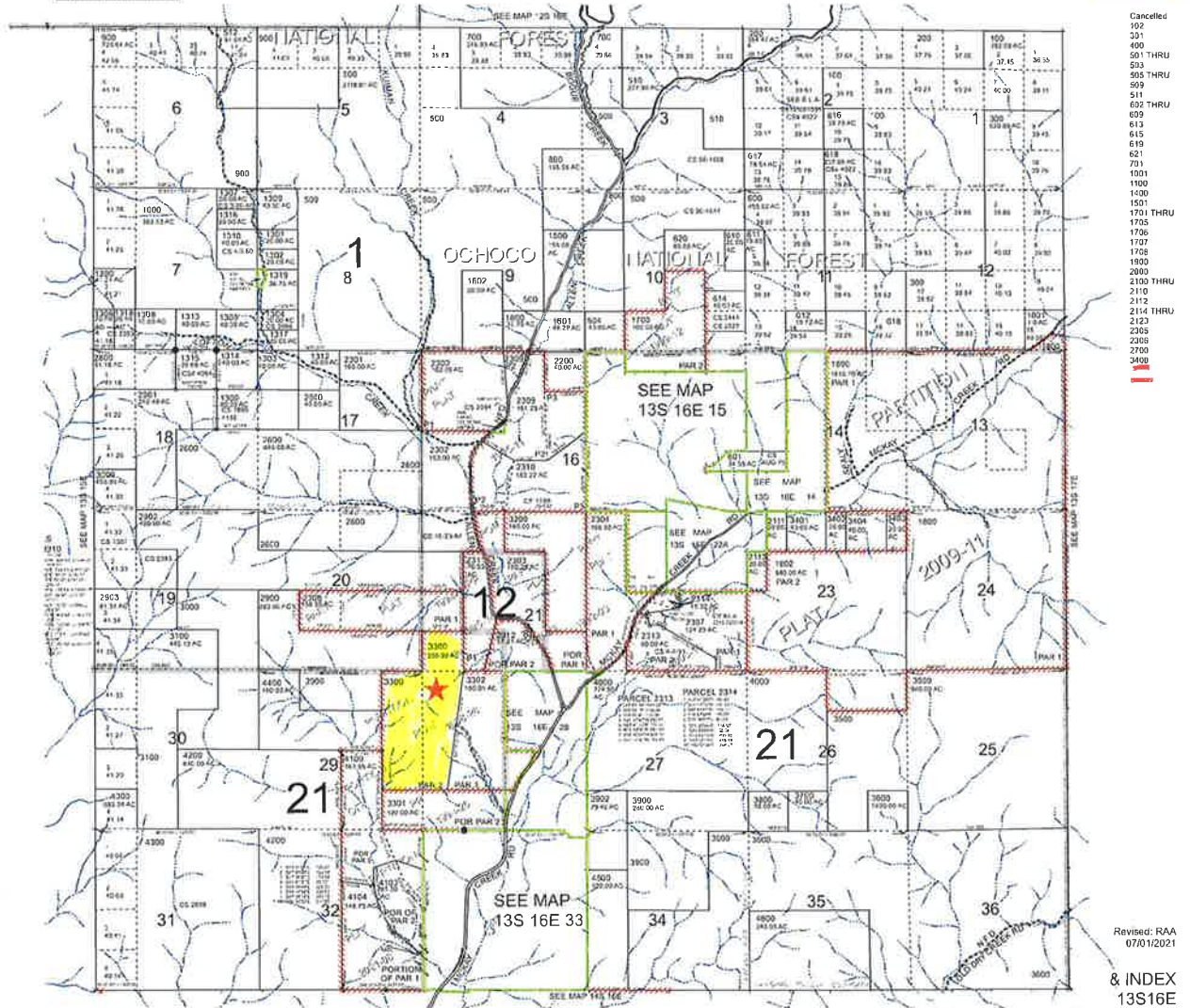
  
**COMPLIMENTS OF**  
**AmeriTitle**

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THIS MAP WAS PREPARED FOR  
 ASSESSMENT PURPOSE ONLY  
 0 1000 2000 3000 Feet

T.13S. R.16E. W.M.  
 CROOK COUNTY  
 1" = 2000'

**13S16E**  
**& INDEX**





Aerial Map



Parcel ID: 15201

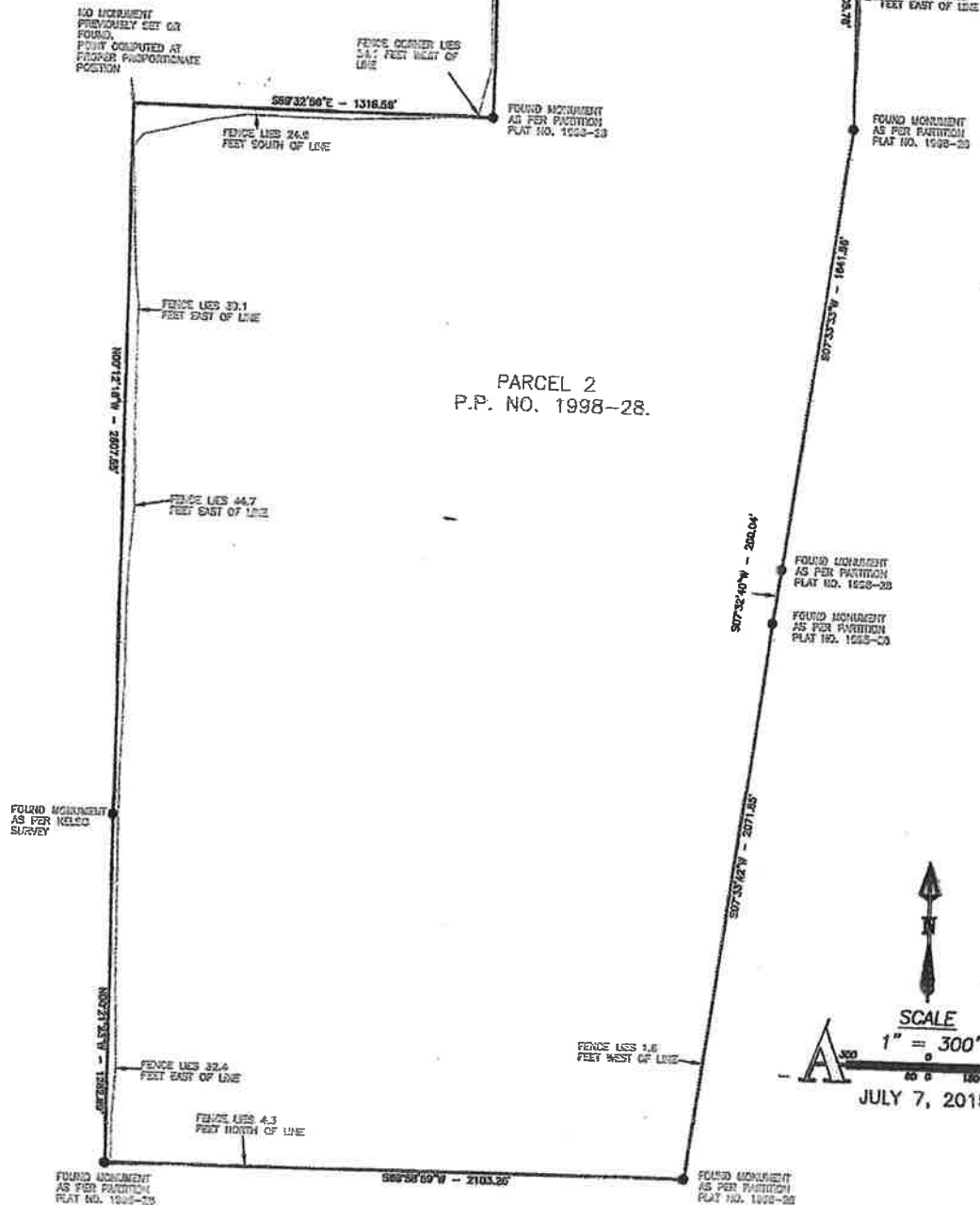
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



PLAT NO. 1998-28, LOCATED  
 SW1/4 SW1/4 OF SECTION 21 AND IN TH  
 NW1/4 AND N1/2 S1/2 OF SECTION 28  
 AND IN THE E1/2 NE1/4 AND S1/2  
 SW1/4 OF SECTION 29, T.13S., R.16E.,  
 W.M., CROOK COUNTY, OREGON  
 C-LP-113-98

**SURVEY FOR**  
 STEVE BETHROCK  
 3825 NE MCKAY CREEK RD  
 PRINEVILLE, OR 97704  
 (303) 320-3231

**SURVEY BY**  
 ARMSTRONG SURVEYING  
 & ENGINEERING, INC.  
 257 NE SEYMOUR ST  
 PRINEVILLE, OR 97704  
 (541) 447-7791





CT386SKH  
After Recording Please Return To:  
Mary Jo Grimes  
Les Schwab Main Office  
PO Box 667  
Prineville, Oregon

AMERITILE  
**ROAD MAINTENANCE AGREEMENT**

**PARTIES:** C. Bradley Waibel and Julie G. Waibel, Husband and Wife (Waibel)  
Mel H. Olson and Terry L. Olson, Husband and Wife (Olson)

**RECITALS:**

- A. Waibel owns the real property (Waibel Property) described on Exhibit A and Olson owns the real property (Olson Property) described on Exhibit B.
- B. Access to the Waibel Property and Olson Property is provided pursuant to certain easements (Road) described in Partition Plat No. 1994-26, recorded November 23, 1994, and Partition No. 1998-28, recorded August 25, 1998.
- C. The parties desire to enter into this Agreement for the repair and maintenance of the Road.

**AGREEMENTS:**

- 1. Waibel and Olson shall share equally the costs of maintaining and repairing the Road to keep it in a good, safe and operational manner at all times. Such maintenance and repair will include, but not be limited to, periodic grading and graveling of the Road surface. Prior to incurring any cost for maintaining or repairing the Road, Waibel and Olson shall agree upon the person to perform the work and the cost thereof. If Waibel and Olson are unable to agree, the matter shall be submitted to an arbitrator selected from the American Arbitration Association to determine whether the proposed maintenance or repair is necessary to keep the Road in a good, safe and operational manner. The cost of such arbitration shall be shared equally by the parties.

MT-161172 (499)



2. Waibel and Olson shall each promptly pay their share of any amounts due for work performed on the Road under this Agreement.
3. This Agreement shall run with the Waibel Property and the Olson Property, and be binding upon, apply and inure to the benefit of the successors and assigns of the parties hereto.
4. If any legal proceeding is commenced for the purpose of interpreting or enforcing any provision of this Agreement, the prevailing party shall be entitled to its attorneys fee.

DATED this 14th day of March, 2001,

C. Bradley Waibel  
C. BRADLEY WAIBEL

Julie G. Waibel  
JULIE G. WAIBEL

Mel H. Olson  
MEL H. OLSON

Terry L. Olson  
TERRY L. OLSON

STATE OF OREGON     )  
                                  ) ss.  
County of Crook     )

This instrument was acknowledged before me on 3-16, 2001 by C. Bradley Waibel and Julie G. Waibel, husband and wife,



Mary Jo Grimes  
Notary Public for Oregon  
Residing at: Prineville OR  
My Commission Expires: 1-24-2003

STATE OF OREGON     )  
                                  ) ss.  
County of Crook     )

This instrument was acknowledged before me on March 16, 2001 by Mel H. Olson and Terry L. Olson, husband and wife.



Karen R. Hamelin  
Notary Public for Oregon  
Residing at: Prineville OR  
My Commission Expires: 9-25-04



ITION PLAT NO 1998-28  
 TITION SURVEY OF PARCEL 1 OF  
 NO. 1994-26, LOCATED IN THE SW1/4  
 NW1/4 OF SECTION 21 AND IN THE NW1/4  
 AND NE1/2 S1/2 OF SECTION 28, AND IN THE  
 E1/2 NE1/4 AND NE1/4 SE1/4 OF SECTION 29  
 T13S. R16E. W.M. CROOK COUNTY, OREGON.  
 C LP-113-98  
 W O 98-1642

SURVEY FOR  
 WEL H. OLSON  
 TERRY L. OLSON, CR. RD.  
 2511 NE MCKAY CR. RD.  
 PRINCETON, OR. 97544  
 (541) 447-5185

SURVEY BY  
 ARMSTRONG SURVEYING  
 & ENGINEERING, INC.  
 378 EAST SECOND ST.  
 PRINCETON, OR. 97544  
 (541) 447-7191

LINE	DIRECTION	DISTANCE
2(1)	S26°12'05"W	68.09
2(2)	S46°12'46"W	120.16
2(3)	S12°59'49"W	190.20
2(4)	S17°21'46"W	152.97
5	N55°53'01"W	20.36
6	N32°13'24"W	196.01
7	N25°55'52"W	196.22
8	N29°37'46"W	267.58
9	N18°30'58"W	508.57
10	N10°22'55"W	76.37
11	N23°29'58"W	48.71
12	N29°38'48"W	88.57
13	N19°23'18"W	89.37
14	N07°00'23"E	4.87
15	N25°37'44"W	75.91
16	N57°24'36"W	104.22
17	N53°26'24"W	108.63

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2(1)	4693.00	96.28	48.38	96.78	S26°18'30"W	0°11'05"
2(2)	614.51	215.79	109.01	214.88	S58°16'40"W	20°02'10"
2(3)	1159.00	268.51	134.87	267.91	S39°45'44"W	13°57'17"
2(4)	1555.00	414.83	208.65	413.60	S25°20'09"W	15°12'06"
2(5)	415.00	171.61	87.05	170.39	N44°04'12"W	23°41'55"
2(6)	3300.00	362.43	181.39	362.23	N29°04'38"W	06°12'53"
7	360.00	212.11	36.97	213.99	N24°04'22"W	11°08'47"
8	560.00	102.68	58.04	102.50	N24°26'52"W	11°51'56"
9	830.00	99.70	49.91	98.64	N26°56'26"W	06°52'57"
10	690.00	74.03	37.05	73.99	N26°34'23"W	06°08'50"
11	260.00	134.28	67.32	134.10	N24°31'03"W	10°18'30"
12	150.00	68.10	35.18	68.49	N06°11'27"W	26°23'41"
13	590.00	386.05	202.92	378.08	N14°18'40"W	42°38'07"
14	240.00	91.24	46.18	90.69	N46°31'10"W	21°46'52"
15	1010.00	69.98	35.01	69.87	N55°25'30"W	3°58'12"

DEDICATE 50' NON-EXCLUSIVE  
 ROAD ACCESS EASEMENT TO  
 JOINT USE OF PARCELS  
 AND 2 THIS PLAT. DEDICATE  
 50' PUBLIC UTILITY EASEMENT  
 OVER IDENTICAL STRIP

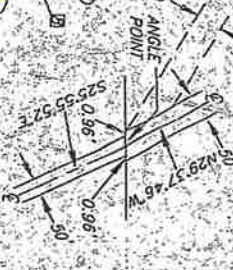
P.1 P.P. 1994-26  
 P.2 P.P. 1994-26  
 SEE DETAIL 2

EXISTING 50' ACCESS  
 ROAD EASEMENT  
 P.P. 1994-26

MCKAY COUNTY  
 ROAD  
 50' R/W



DETAIL 2  
 NOT TO SCALE



443017



