

An aerial photograph of a large, modern ranch house with a dark roof and stone accents, situated on a hillside. The house has a large deck and a two-car garage. In the foreground, there is a large, green, fenced-in field. The background shows a valley with scattered houses and a range of mountains under a sunset sky with orange and blue hues.

MK Ranch

65922 AND 65926 WALDRON TRAIL

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Property Overview

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MK Ranch is the definition of Tumalo tranquility. Nestled along the ridge at the end of the road lies nearly 60 acres of privacy for the equine and ranch enthusiast. With jaw dropping views from the Cascades to the Ochocos and the wonder of the regular wildlife, this property is truly a gem of Central Oregon.

- Selling for \$3,995,000
- 2 parcels combine to create one expansive property.
- The main house at nearly 3,700 SF on the ridge overlooks the valley, pastures and hay field.
- An additional 1,863 SF home is nestled on the lower parcel surrounded by pasture.
- 14 stall barn with sprinklered indoor and outdoor arenas.
- Nearly 40 acres of irrigation keeps the pastures and 25 acre hay field lush.
- 1,650 SF shop for storage.
- Below the hay barn, sits an orchard with apple trees and berries.
- 20' x 30' greenhouse is perfect for the gardener.



65922 Waldron Trail



- Original home built in 1998 & extensive remodel in 2007:3,693 sq. ft.
- In door riding Arena: 11, 280 sq. ft. (sprinklered)
- Outdoor riding arena (sprinklered)
- 14 stall stables with heated & plumbed tack room
- Hay storage
- Equipment area
- Green house & orchard 20' x 30' (apples & berries)
- Chicken and bird coops (2)
- Six fenced pastures
- Gazebo
- Misc. sheds
- 45 acres
- 26.11 irrigation acres

House: Exterior

- Slate entry and wainscoting
- Extensive composite decking with metal railing
- Metal & comp roofing
- Breckinridge boar and batt siding
- Mature landscaping with irrigation
- Gravel pathway downstairs
- Heated greenhouse
- Sun patio
- Oversized two car garage
- Asphalt drive

House: Interior

Entry & Great Room

- Extensive custom exposed beams
- Gas fireplace with custom mantle and slate surround
- Wall paneling
- Custom front door and large deck slider
- Knotty alder, trim, base and doors throughout
- Hickory flooring
- Ceiling speakers
- Can lighting

Butler's Pantry

- Sink
- Refrigerator
- Extensive cabinetry

Kitchen

- Granite counter tops and backsplash
- GE stainless steel appliances featuring refrigerator, oven, warming drawer, electric range, hood, microwave and double dishwashers
- Knotty alder cabinetry
- Custom lighting

Powder Room

- Copper sink
- Tile flooring

Laundry Room

- Counter and storage
- Sink
- New washer and dryer
- Tile flooring

Dining Area

- Custom knotty alder built-ins
- Clear story windows

Living/Den Area

- Custom Knotty alder sliding doors with side lights
- Woodstove
- Ceiling fan
- Can lighting
- Recessed speakers
- Slider to private sun patio

Primary Bedroom

- French doors
- Sitting area with built-ins and shelving
- Built-in dresser

Primary Bathroom

- Heated floors
- Large walk-in closet
- Large tile walk-in shower with glass block
- Soaking tub

Downstairs Area Features

- Private entry
- Three bedrooms
- One full bathroom with double sinks
- Bonus room
- Mechanical room/storage area. Features dual furnaces and hot water heaters
- Hickory and carpet flooring

Misc.

- New exterior and interior lighting fixtures
- Interior paint throughout
- Garage built-ins with work bench

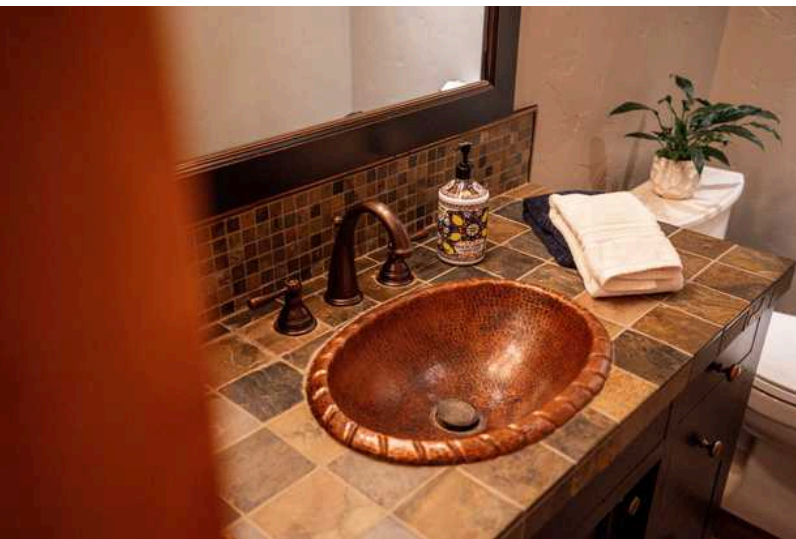


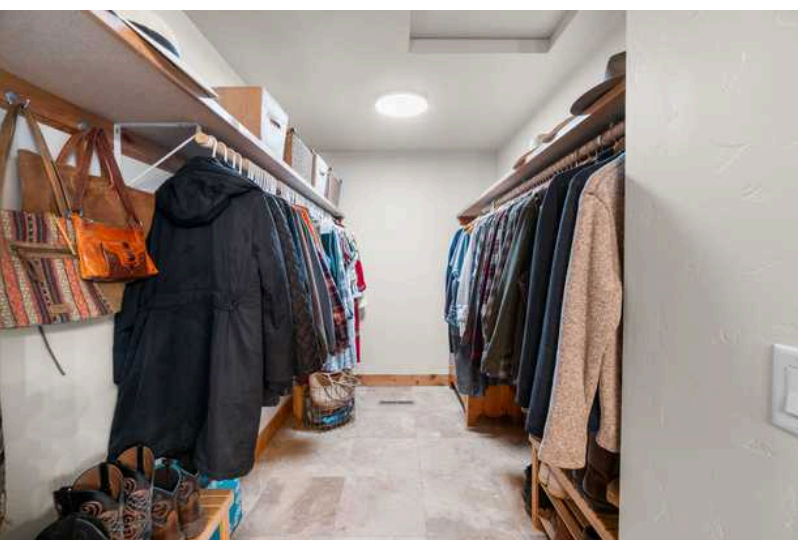


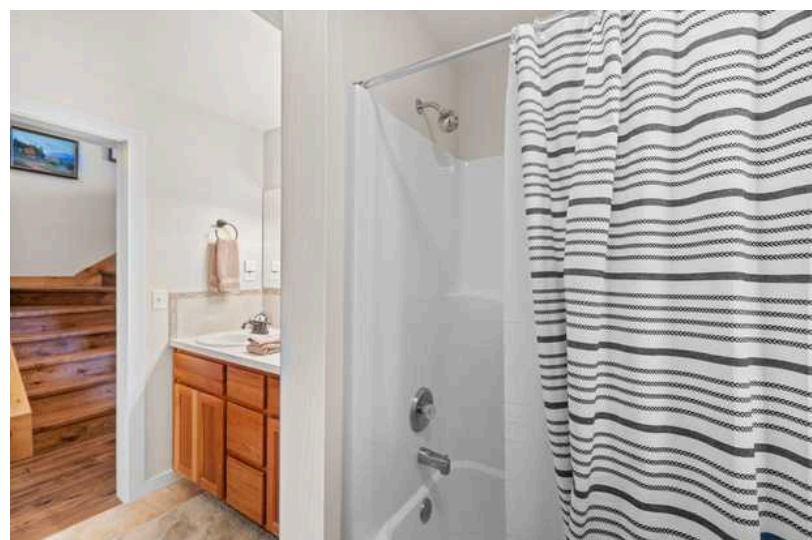




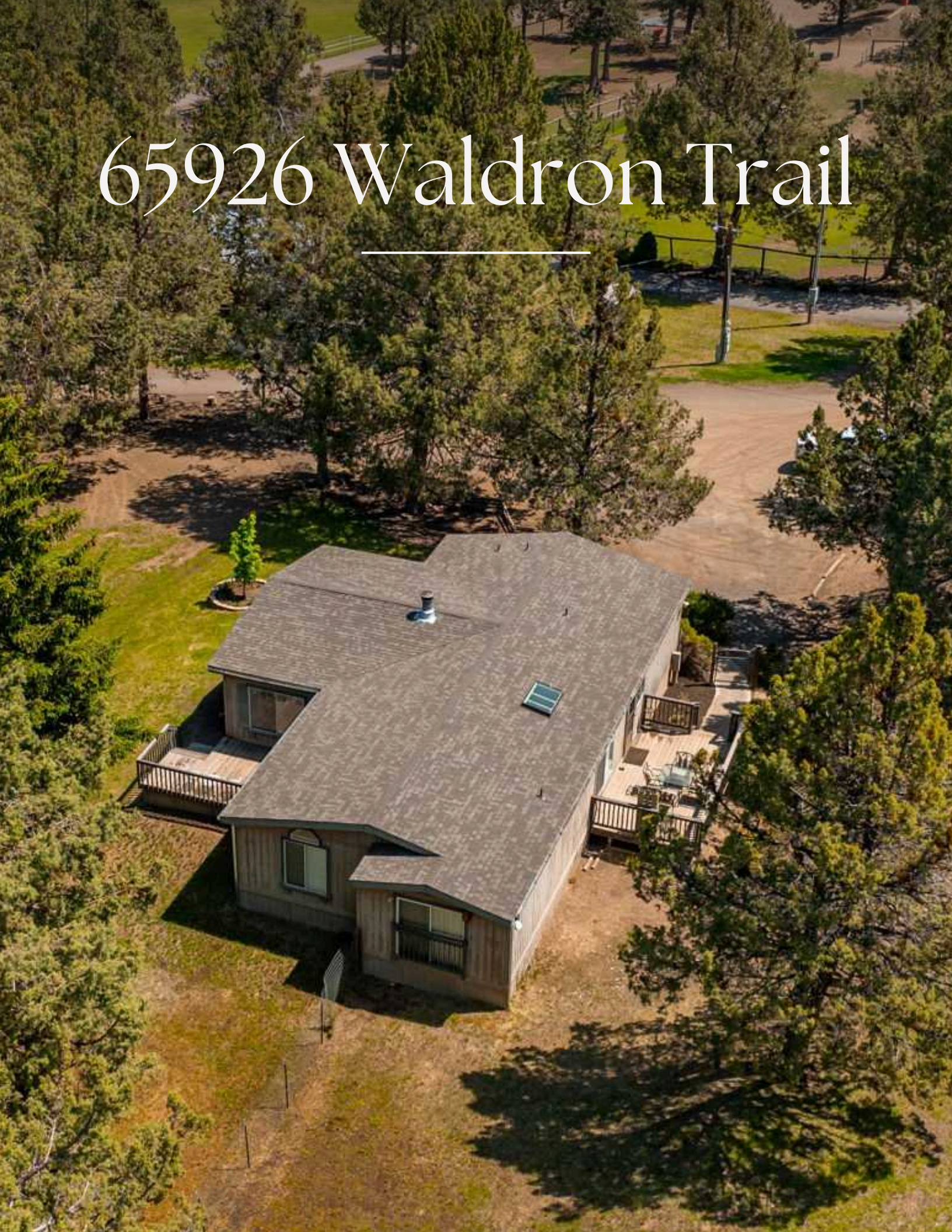








65926 Waldron Trail



- 1991 Manufactured home: 1,863 sq. ft
- Shop: 1,650 sq. ft
- Three fenced pastures
- 13.60 acres
- 13.05 irrigation acres
- Well house (both properties)

Farm House: Exterior

- Front & rear decks
- Fenced
- Mature landscaping with irrigation
- New siding below belly band

Farm House: Interior

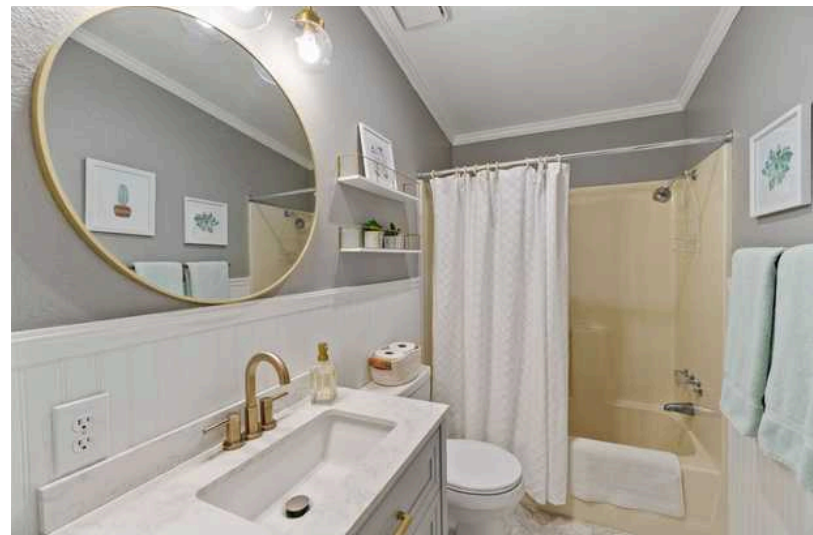
- New LVP & carpet throughout
- New paint throughout
- New crown molding and trim throughout
- Wainscoting in laundry room and hall bathroom (both remodeled)
- Wood stove with wall paneling
- Updated appliances
- New Skylight
- New washer & dryer
- Utility sink in laundry room
- Large walk-in closet in primary suite
- Soaking tub and shower in primary suite
- Interior lighting fixtures
- Curtains throughout

Shop

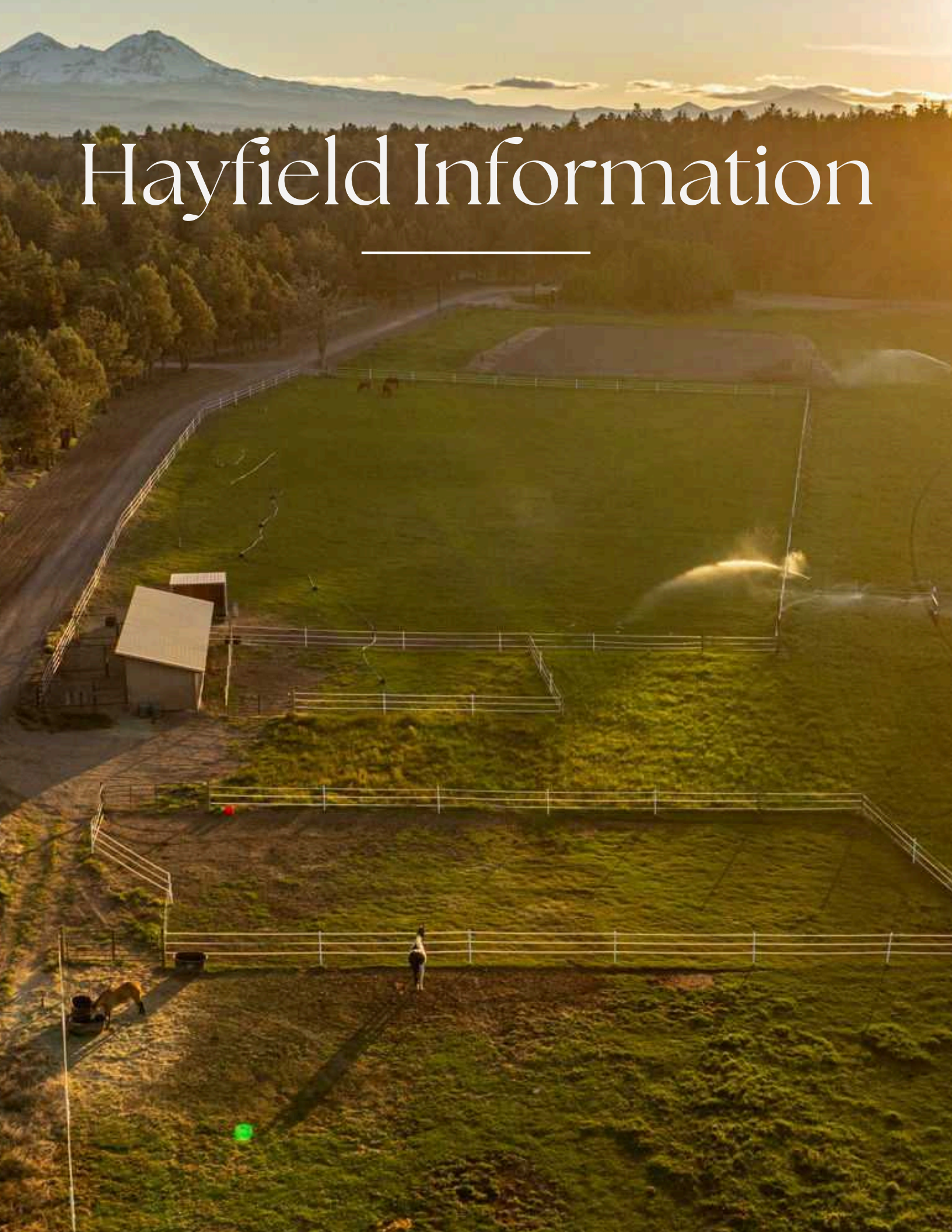
- Metal roof
- Electrical







Hayfield Information



- The hayfield is just under 25 net acres and is watered by a pivot irrigation system. There is a small strip that is watered by a Nelson big gun.
- The mix of grass is orchard, Timothy Brome and Rye and bluegrass.
- The yield is influenced by many factors, including weather water, application and water, availability and fertilizer application.
- The blue grass is slightly invasive, and the fields would probably benefit from being reseeded in the next few years . Blue grass is a very palatable feed, but it does not have the weight that you would get with a pure orchard field.

Harvest Total

- 2023
 - Second Cutting - 11.6 ton
 - First Cutting - 42 ton
- 2022
 - Second Cutting - 27.5 ton
 - First Cutting - 48 ton
- 2021
 - Second Cutting - 25.6 ton
 - First Cutting - 47.3 ton
- 2020
 - Second Cutting - 42.5 ton

Irrigation Equipment

- 200 gpm irrigation pump
- 12 stations
- Pivot irrigation system (hay pasture)
- Nelson big gun (happy pasture)
- Number of pods throughout properties



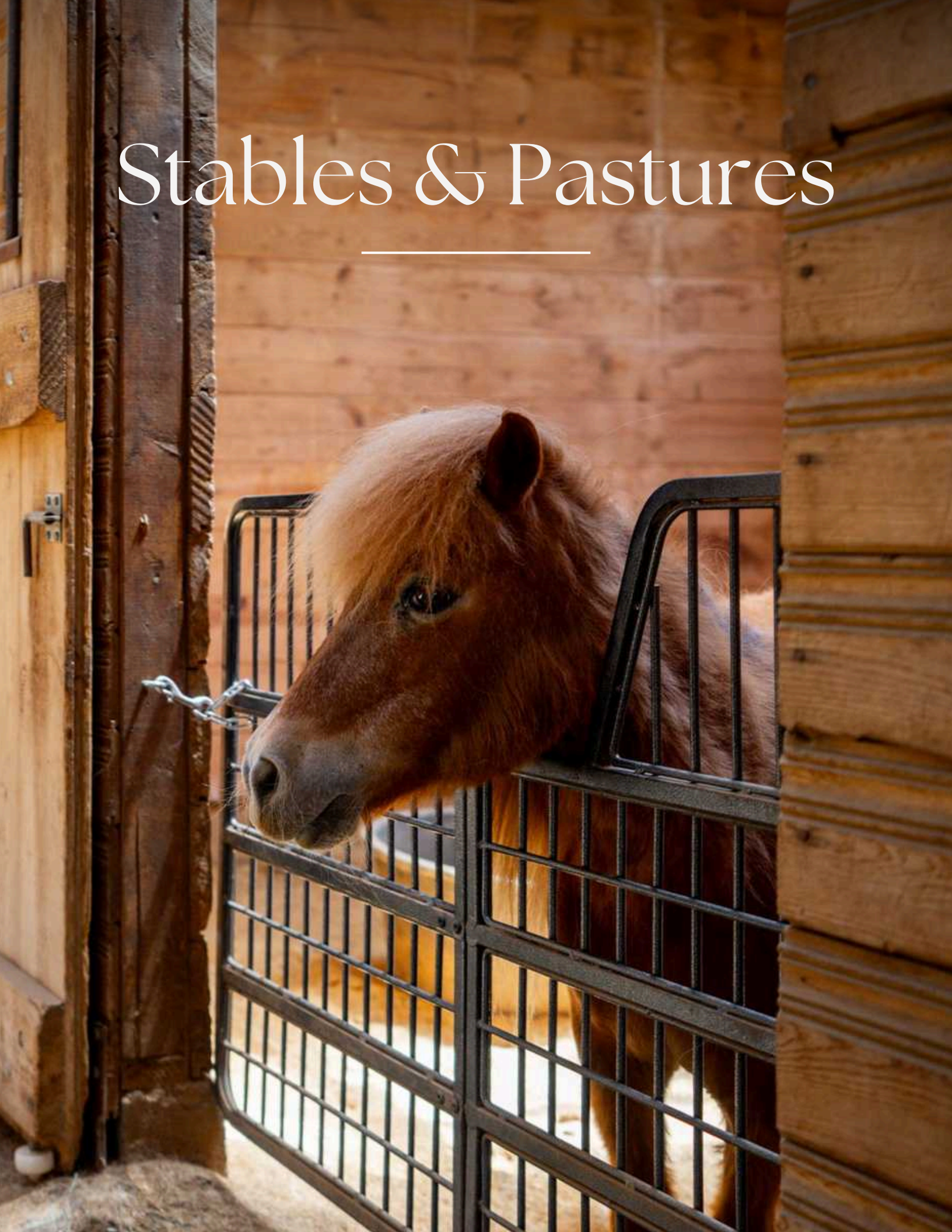
Hayfield Information

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Stables & Pastures









Stables & Pastures

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Greenhouse



Greenhouse

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