



2665 N Pacific Hwy W Rickreall, OR



PROPERTY FEATURES

- **CUSTOM HILLTOP ESTATE**
 - **PRIVATE** 3,921 SF home built in 1991 w/attached 2-car garage
- **ASTONISHING VIEWS** with ±95-ac located in the **Van Duzer Corridor AVA**.
- **±73-TILLABLE ACRES**; ±13-ac pasture; Oak Savanna forest
- Lots of **Features and Updates** - See included amenities/updates page.
- **OUTBUILDINGS:**
 - Shop 1,440
 - Feeder Barn 1,728 SF + Lean-to 384 SF

VIDEO TOUR LINK

<https://vimeo.com/1052390617>

CALL FOR DETAILS

Find us on  **Instagram**

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2665 N PACIFIC HWY W RICKREALL, OR

Truly astonishing views from this custom, private hilltop estate! Overlooking the Cascade Mountains, nearby vineyard, and Valley below, this stately 3,921 SF home offers well placed decks, beautiful stone patios, and view windows to capture it all. With spacious open living areas, 5 bedrooms + office, 4 bathrooms, updated kitchen, new roof and carpets, 2-fireplaces with woodstove inserts, and full finished basement, there is plenty of room to enjoy. The property includes fenced pasture areas, ± 73 -ac cropland (currently leased thru 10.1.28), oak savannahs, 30'x48' shop, and 36'x48' barn with loft + 8'x48' lean-to. The property is well positioned in Oregon's beautiful wine country and within the Van Duzer Corridor American Viticulture Area (AVA) with an easy commute to Salem, McMinnville, and the Oregon Coast. Serviced by Perrydale water service + backup well with holding tank.



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This information deemed reliable, but not guaranteed. All maps, exhibits presented are based on information obtained from the county must be verified by interested parties.

2665 N PACIFIC HWY W RICKREAL, OR

OUTBUILDINGS & LAND

- 1,400 SF (30'x488') **Shop** built in 2001
- 1,728 SF **Barn** built 1991 w/12'x24' loft, and 384 SF lean-to
- 95-gross acres; ±73-tillable acres
- **Primary Tillable Soils:** Woodburn (Cls 2), Helmick (Cls 3), and Bashaw (Cls 4)



- Within Oregon's Van Duzer Corridor AVA
- Gently sloping w/S-SE exposures
- Elevations from 190' to 368'
- Perrydale community water service
- ±13-ac of pastures w/fencing
- Oak Savanna forest



AMENITIES AND UPGRADES

The home has been updated over the past few years with too many items to list. Below are some of the most recent upgrades as well as some of the highlights, amenities and inclusions.

RECENT UPDATES

- 2025** • Cistern pump & pressure tank for the Well
- 2024** • Architectural roof
 - Carpet throughout (except Living/Dining Room)
 - Window & Door Screens
 - Decks stained and resealed
 - Window seals checked and replaced as needed
- 2023** • Water heaters (2)
- 2022** • Driveway was redone (.70mi) w/new ditching, culverts, rock base and drainage
- 2020** • Septic tank replaced
- 2015 -2016** • Hardy-Plank siding, stone on chimneys -
 - Kitchen updated; Stainless steel appliances, washer/dryer, quartz countertops, tile floors, cabinetry, wine rack, lighting
 - Dining room buffet with quartz countertops -
 - Bathroom vanity, with marble countertop, toilet, light fixture and tile floor

NEGOTIABLE INCLUSIONS

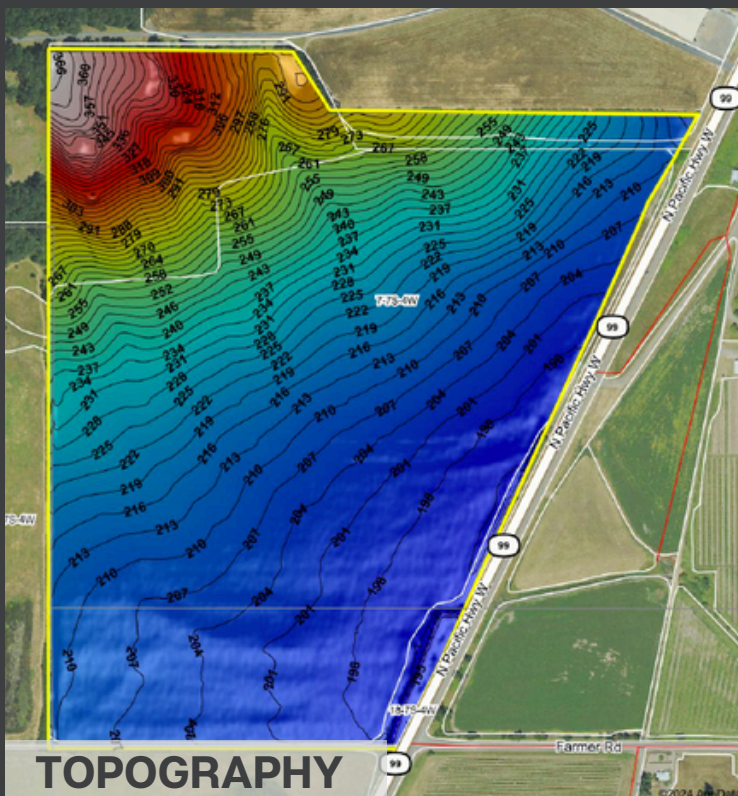
- 2021 Kubota RTV with 13.4 hrs & 40.3 miles
- 1992 Tractor with 664 miles; front scoop, brush hog & rear blade implements
- Space heater in Well house
- Barn loft extension ladder
- Shelving in garage



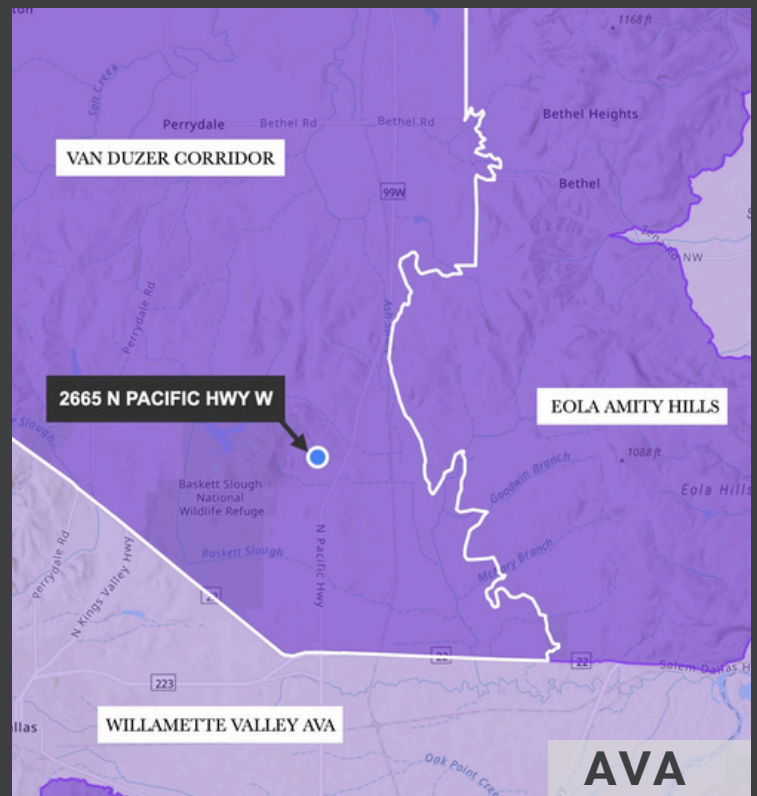
MAPS & INFORMATION



AERIAL



TOPOGRAPHY



AVA



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COUNTY INFO

Obtained through county records



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REAL PROPERTY TAX STATEMENT
JULY 1, 2024 TO JUNE 30, 2025
POLK COUNTY, OREGON
850 MAIN STREET
DALLAS, OREGON 97338-3184

ACCOUNT NO:
468897

PROPERTY DESCRIPTION

CODE: 0206
MAP: 07407-00-00506
ACRES: 95.00
SITUS: 2665 N PACIFIC HWY WEST HWY RICKRE
LEGAL:

KECK THOMAS M & MARGARET T
PO BOX 61
RICKREALL OR 97371

CHEMEKETA COMMUNITY COLLEGE 319.49
WILLAMETTE ESD 151.45
DALLAS SD 2 2,323.92

EDUCATION TOTAL: 2,794.86

POLK COUNTY 875.93
POLK COUNTY PUBLIC SAFETY 252.67
CHEMEKETA REGIONAL LIBRARY 41.75
SOUTHWEST RFPD 439.60
SOUTHWEST RFPD LOCAL OPTION LEV 413.46
POLK SOIL/WATER CD 25.52
4-H/M GARDEN/AG/FOREST EXT DIST 38.28

GENERAL GOVT TOTAL: 2,087.21

CHEMEKETA CC BONDS AFTER 2001 123.07
SOUTHWEST RFPD BONDS AFTER 2001 330.77
DALLAS SD 2 BONDS AFTER 2001 879.66

BONDS - OTHER TOTAL: 1,333.50

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	536,100	550,560
STRUCTURES	676,190	692,860
TOTAL RMV	1,212,290	1,243,420
ASSESSED VALUE	495,707	510,449
TOTAL PROPERTY TAX:	5,954.14	6,215.57

If your net taxable value has grown by more than 3% from last year and you have any questions, please contact the Assessor's Office at (503) 623-8391.

POTENTIAL ADDITIONAL TAX LIABILITY

ASSESSMENT QUESTIONS (503) 623-8391
TAX QUESTIONS (503) 623-9264

2024 - 2025 TAX (Before Discount) 6,215.57

PAYMENT OPTIONS			
Date Due	3% Option	2% Option	Trimester
11/15/24	6,029.10	4,060.84	2,071.86
02/18/25			2,071.86
05/15/25		2,071.86	2,071.85
Total	6,029.10	6,132.70	6,215.57

TOTAL DUE (After Discount and Pre-payments) 6,029.10

↑ Tear Here PLEASE RETURN THIS PORTION WITH YOUR PAYMENT Tear Here ↑

2024 - 2025 PROPERTY TAXES				POLK COUNTY REAL		ACCOUNT NO. 468897	
PAYMENT OPTIONS	Discount	Date Due	Amount	Date Due	Amount	Date Due	Amount
Full Payment Enclosed	3%	11/15/24	6,029.10				
or 2/3 Payment Enclosed	2%	11/15/24	4,060.84			& 05/15/25	2,071.86
or 1/3 Payment Enclosed	0%	11/15/24	2,071.86	& 02/18/25	2,071.86	& 05/15/25	2,071.85

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

☐ Mailing address change on back

Enter Payment Amount
\$

MAKE PAYMENT TO:

POLK COUNTY TAX OFFICE
850 MAIN STREET
DALLAS, OREGON 97338

KECK THOMAS M & MARGARET T
PO BOX 61
RICKREALL OR 97371

Polk County
2024 Real Property Assessment Report
Account 468897

Map 07407-00-00506
Code - Tax ID 0206 - 468897

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing KECK MARGARET T, TRUST
KECK MARGARET T, TR
18108 SW 133RD TERR
TUALATIN OR 97062

Deed Reference # 2024-8385
Sales Date/Price 10-28-2024 / See Record
Appraiser GOTTING, ERIC

Property Class 451 **MA SA NH**
RMV Class 401 01 21 000

Site	Situs Address	City
1	2665 N PACIFIC HWY WEST HWY	RICKREALL

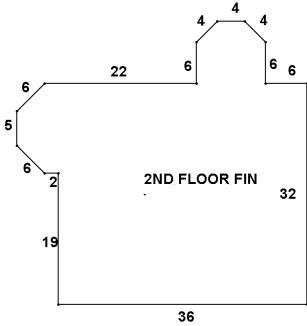
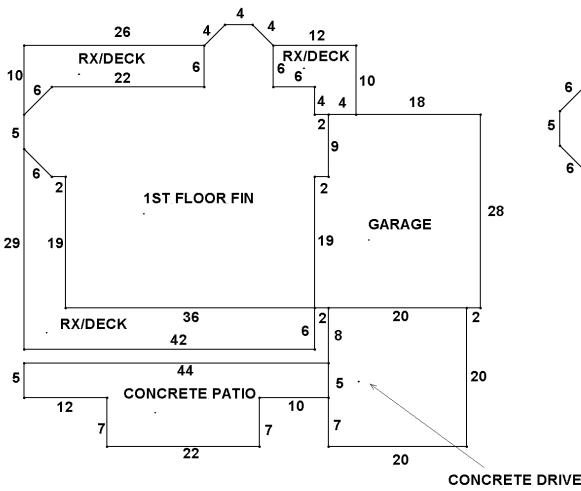
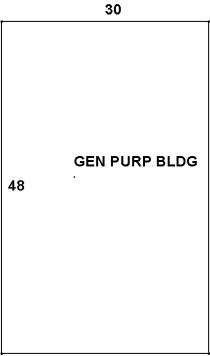
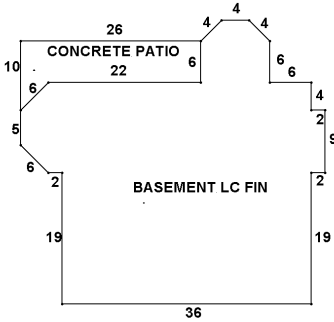
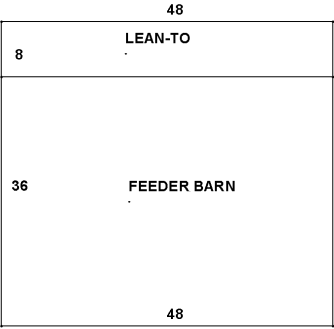
Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0206	Land	550,560		Land	0
	Impr	692,860		Impr	0
Code Area Total		1,243,420	741,060	510,449	0
Grand Total		1,243,420	741,060	510,449	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0206	1	☒		EFU	Farm Site	108	1.00 AC	B1	006*	5,480
	0	☒		EFU	Farm Use Zoned	108	34.85 AC	B4	006*	190,970
	0	☒		EFU	Farm Use Zoned	108	31.93 AC	H3	006*	174,960
	0	☒		EFU	Farm Use Zoned	108	18.63 AC	H4	006*	102,080
	0	☒		EFU	Farm Use Zoned	108	8.59 AC	H6	006*	47,070
					OSD - AVERAGE - SA	100				30,000
Code Area Total							95.00 AC			550,560

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0206	1	1991	154	Two story with basement	110	3,921			649,370
	2	1991	311	FEEDER BARN	100	1,728			15,480
	3	1991	302	LEAN-TO	100	384			1,800
	4	2001	300	GP BUILDING	100	1,440			26,210
Code Area Total						7,473			692,860

Exemptions / Special Assessments / Notations									
Notations									
■ FARM POT'L ADD'L TAX LIABILITY									

BUILDING DIAGRAM AND OUTBUILDINGS



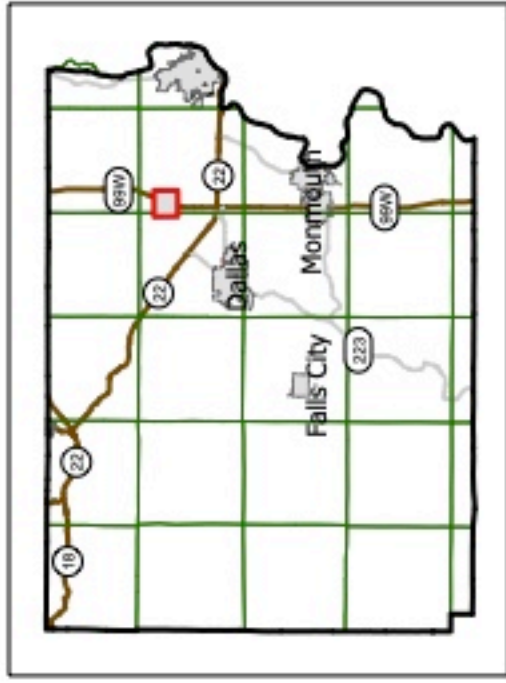
2665 N PACIFIC HWY W

Appraiser	Date	Bldg	Description	SqFt	Dimension
DS	6/5/1992	1	1ST FLOOR FIN	1313	
DS	6/8/2006	1	2ND FLOOR FIN	1295	
		1	BASEMENT LC FIN	1313	
		1	GARAGE	654	
		1	CONCRETE PATIO	164	
		1	GEN PURP BLDG	1440	
		1	FEEDER BARN	1728	
		1	LEAN-TO	384	
		1	CONCRETE DRIVE	400	
		1	CONCRETE PATIO	374	
		1	RX/DECK	374	
		1	RX/DECK	164	
		1	RX/DECK	96	

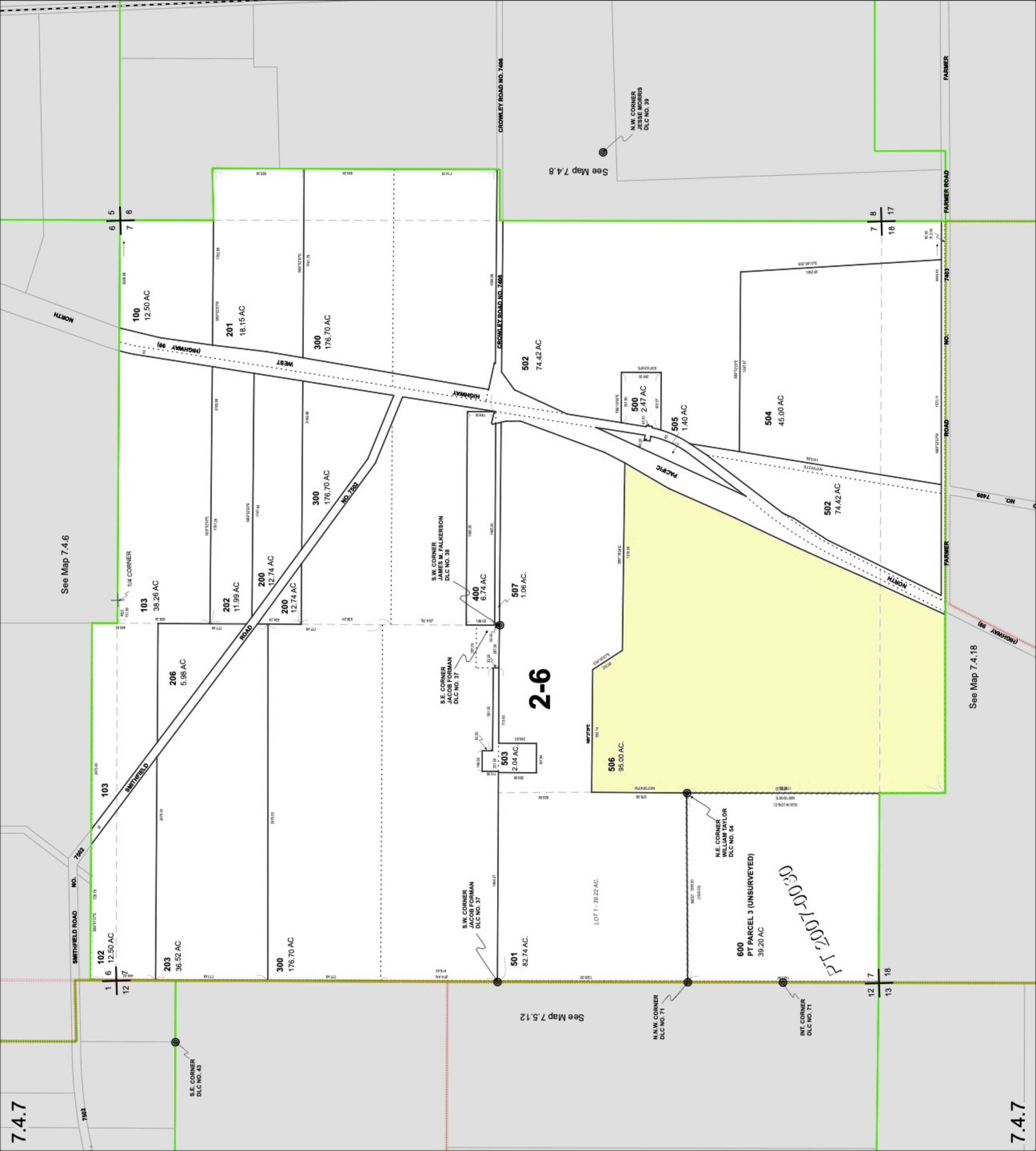
Polk County, Oregon
SEC. 7 T. 7 S. R. 4 W. W.M.
Scale 1"=400'

Cancelled No.
101
204
205
301
302

- Legend
- Taxlot Lines
 - Tax Code Lines
 - Taxlot Lines (Not Masked)
 - Historic
 - Public Road CL
 - Subdivision
 - Railroad
 - Water Lines
 - PLSS Lines
 - Map Index Lines



MAP FOR ASSESSMENT
PURPOSES ONLY



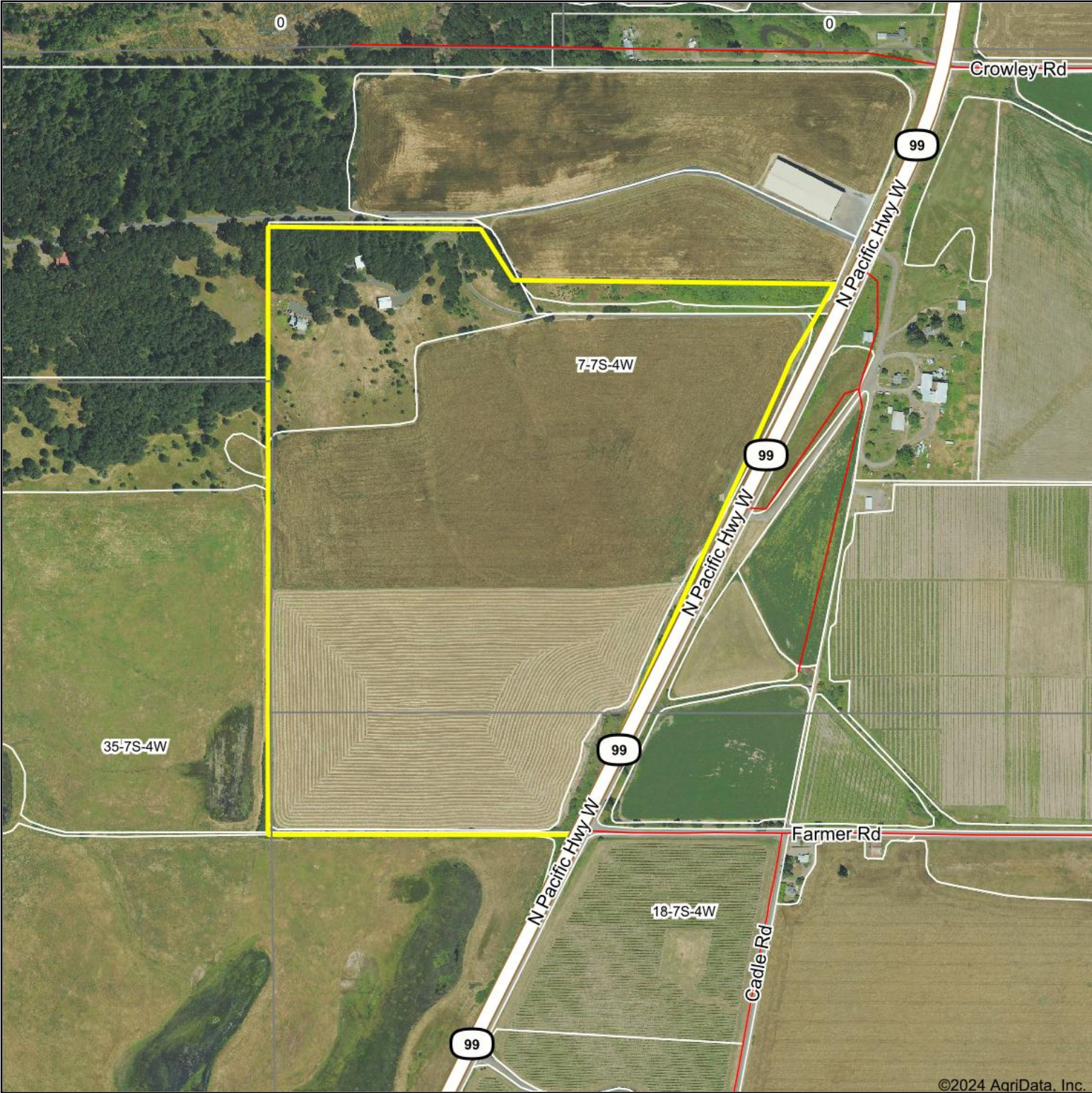
MAPS

Estimated based on county GIS mapping records

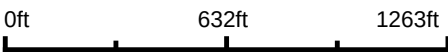


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Aerial Map



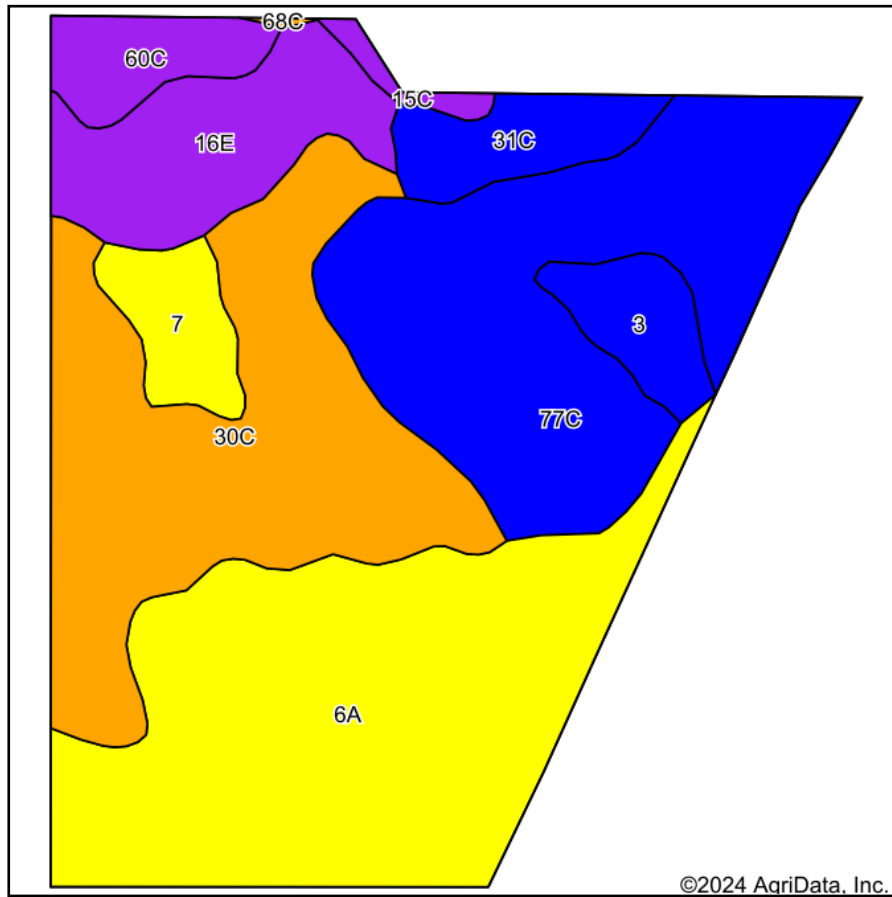
Boundary Center: 44° 58' 19.95, -123° 13' 31.64



7-7S-4W
Polk County
Oregon

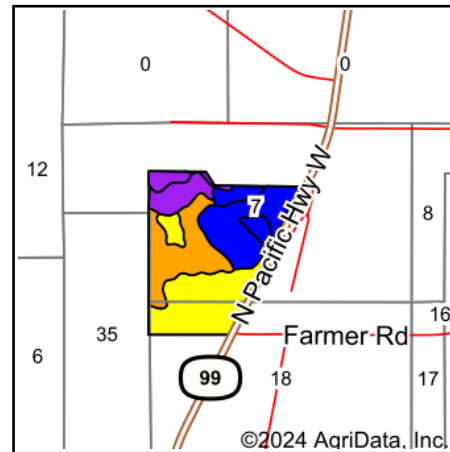


Soils Map



Soils data provided by USDA and NRCS.

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State: **Oregon**
 County: **Polk**
 Location: **7-7S-4W**
 Township: **Dallas**
 Acres: **95**
 Date: **8/20/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: OR053, Soil Area Version: 22

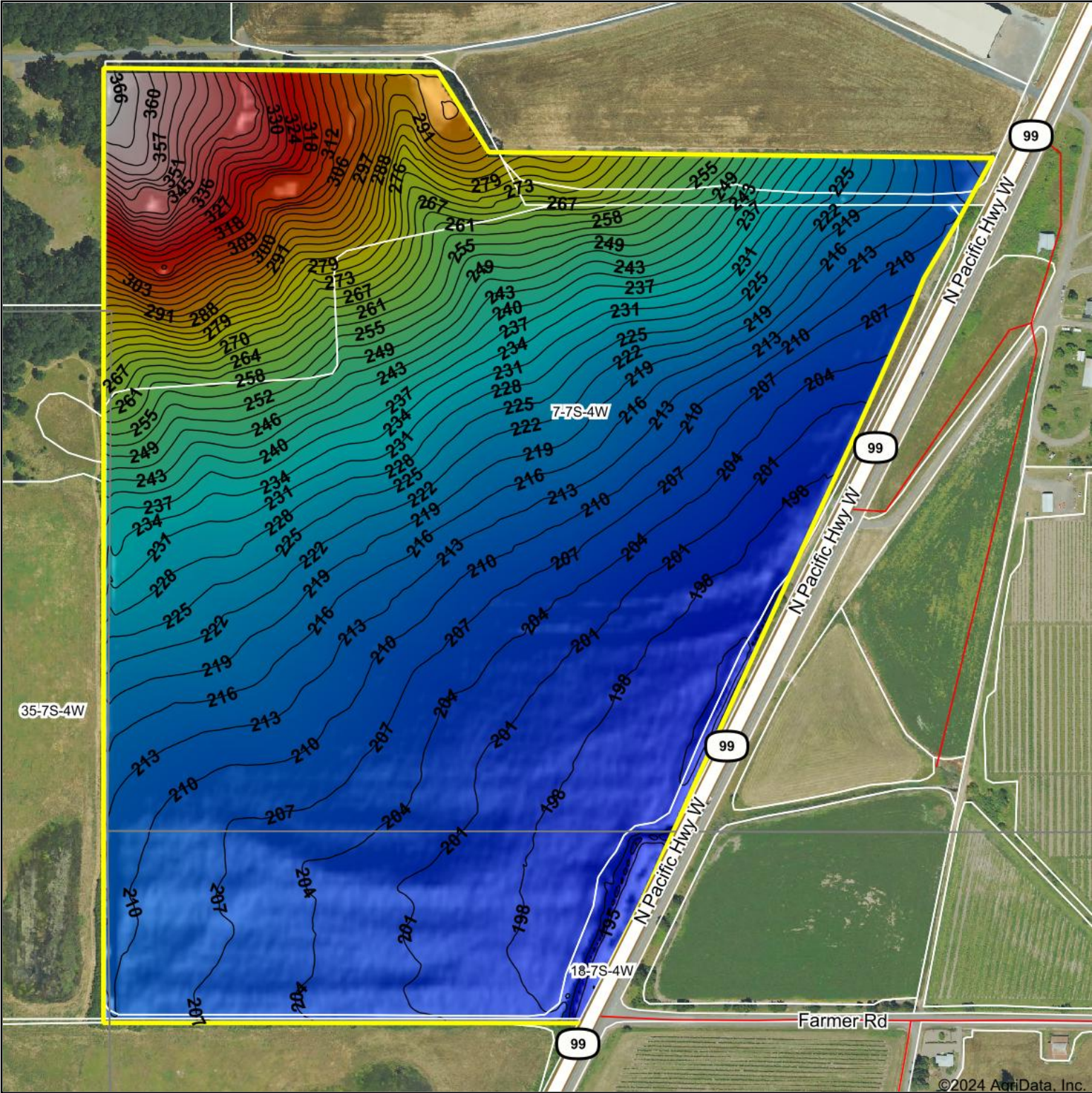
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
6A	Bashaw silty clay loam, 0 to 3 percent slopes	28.99	30.4%		Poorly drained	IVw	IVw	28
30C	Helmick silt loam, 3 to 12 percent slopes	22.29	23.5%		Somewhat poorly drained	IIle		62
77C	Woodburn silt loam, 3 to 12 percent slopes	22.10	23.3%		Moderately well drained	Ile	Ile	90
16E	Chehulpum-Steiwer complex, 12 to 40 percent slopes	8.00	8.4%		Well drained	VIe		51
31C	Helvetia silt loam, 0 to 12 percent slopes	3.60	3.8%		Moderately well drained	Ile	IVe	89
7	Bashaw clay, 0 to 3 percent slopes	3.17	3.3%		Poorly drained	IVw	IVw	36
60C	Rickreall silty clay loam, 3 to 12 percent slopes	3.09	3.3%		Well drained	VIe		52
3	Amity silt loam	2.96	3.1%		Somewhat poorly drained	IIw	IIw	90
15C	Chehulpum silt loam, 3 to 12 percent slopes	0.72	0.8%		Well drained	VIe	IVe	53
68C	Suver silty clay loam, 3 to 12 percent slopes	0.08	0.1%		Somewhat poorly drained	IIle		58
Weighted Average						3.41	*-	*n 57.8

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Topography Hillshade



Low Elevation High

Source: USGS 3 meter dem

Interval(ft): 3

Min: 190.3

Max: 367.8

Range: 177.5

Average: 230.8

Standard Deviation: 38.22 ft

0ft 402ft 804ft

N

W E S

8/20/2024

7-7S-4W
Polk County
Oregon

Maps Provided By:

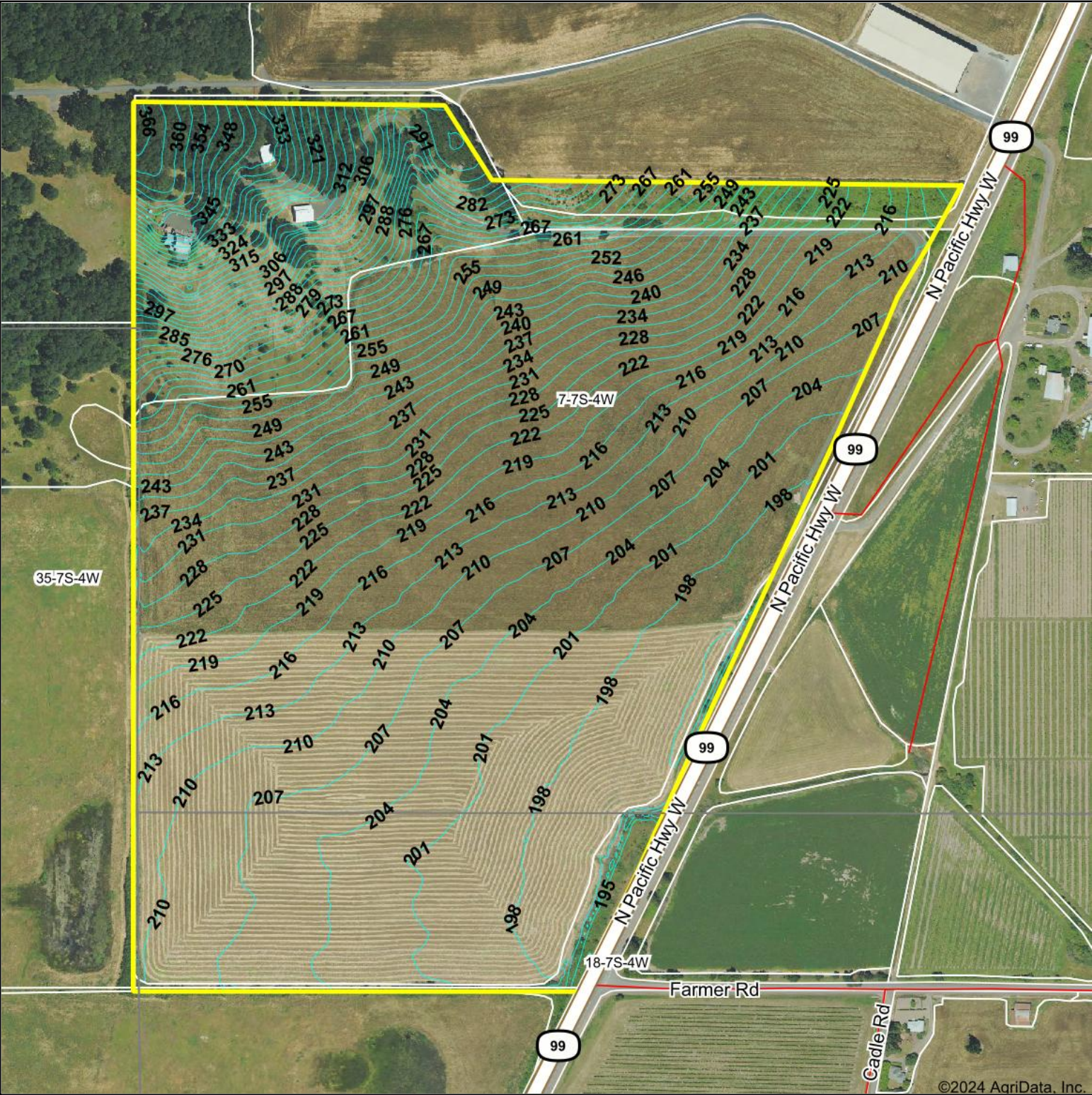
surety
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 44° 58' 19.95, -123° 13' 31.64

Topography Contours



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 190.3

Max: 367.8

Range: 177.5

Average: 230.8

Standard Deviation: 38.22 ft

0ft 432ft 865ft



8/20/2024

7-7S-4W
Polk County
Oregon

Boundary Center: 44° 58' 19.95, -123° 13' 31.64

Maps Provided By:

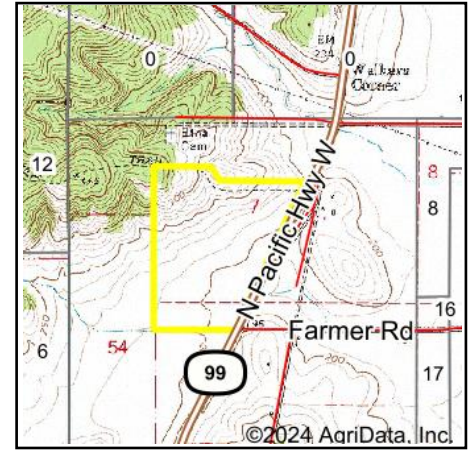
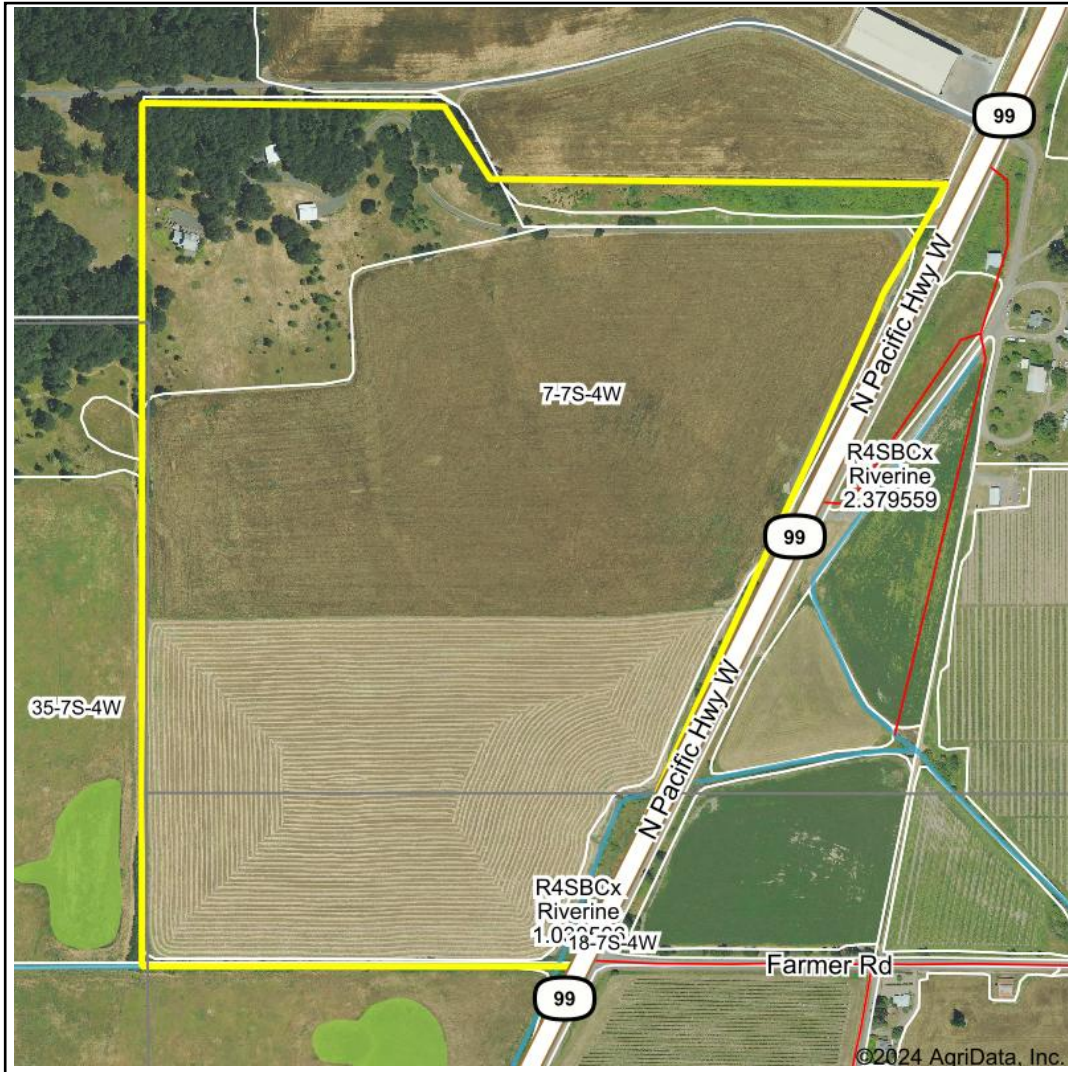


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Field borders provided by Farm Service Agency as of 5/21/2008.

Wetlands Map



State: **Oregon**
 Location: **7-7S-4W**
 County: **Polk**
 Township: **Dallas**
 Date: **8/20/2024**

Maps Provided By:

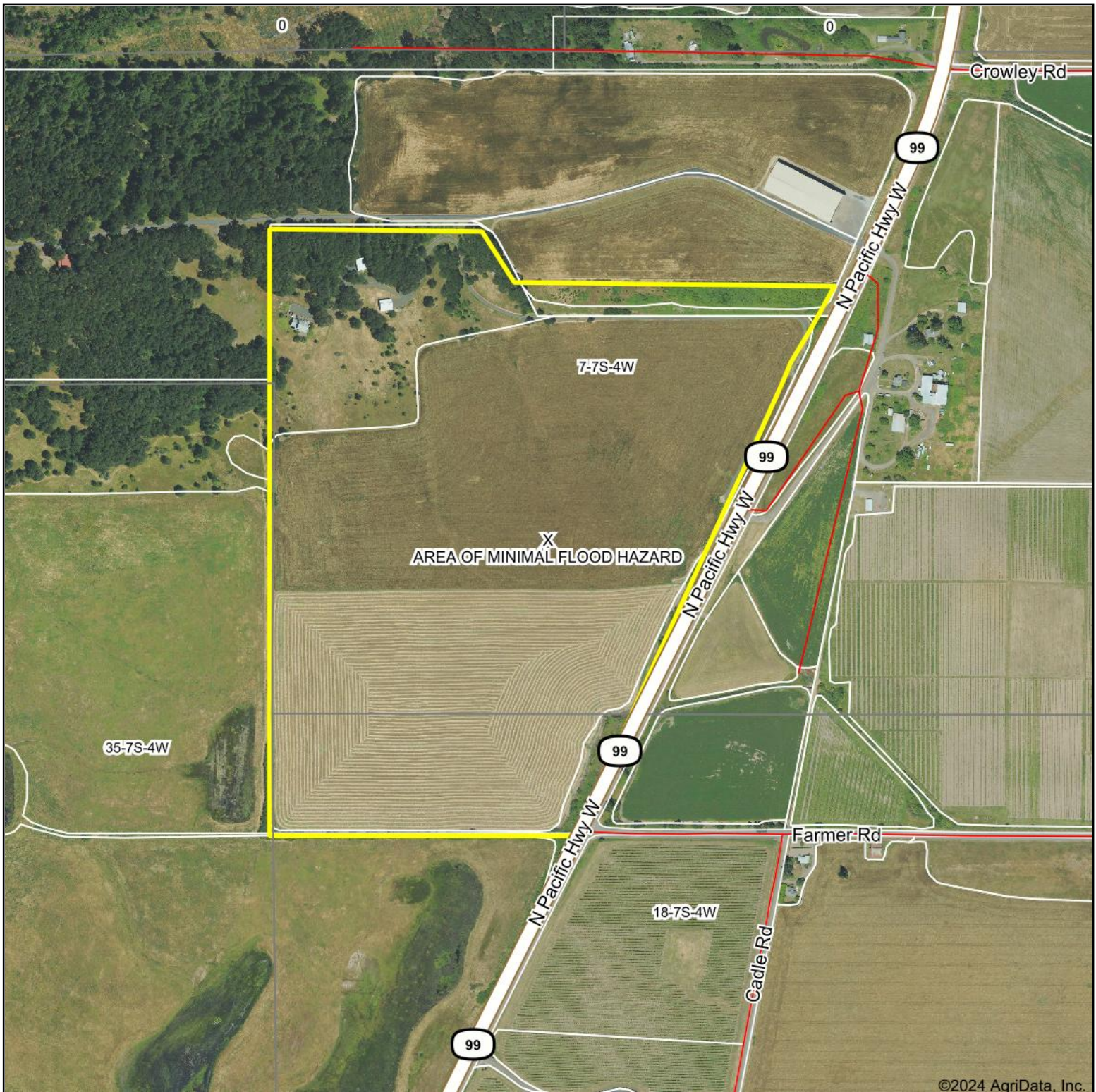


0ft 629ft 1258ft

Classification Code	Type	Acres
R4SBCx	Riverine	0.40
Total Acres		0.40

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Aerial Map



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Boundary Center: 44° 58' 19.95, -123° 13' 31.64

0ft 632ft 1263ft

7-7S-4W
Polk County
Oregon

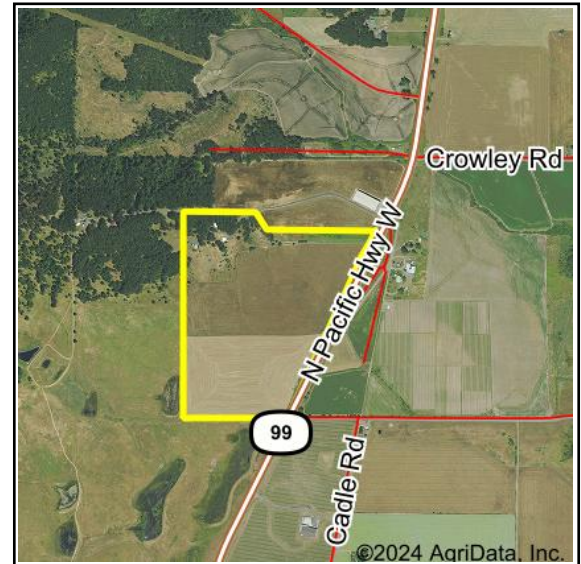
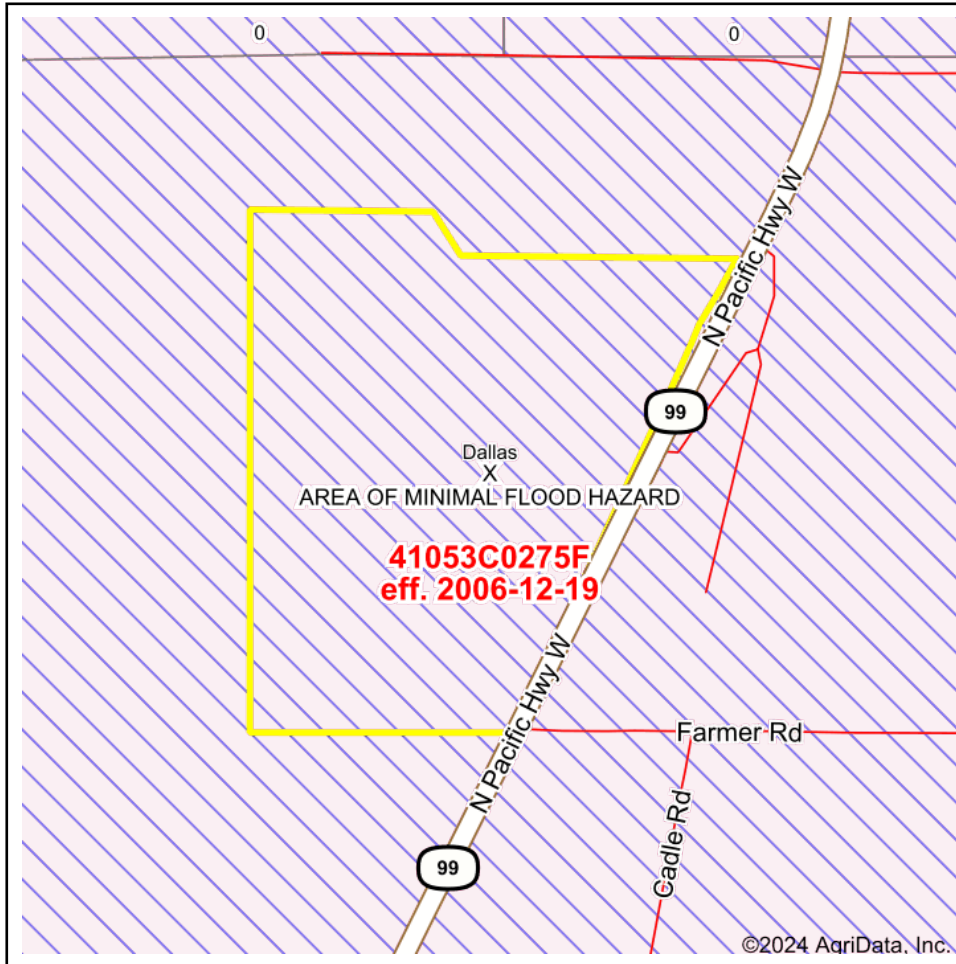


Maps Provided By:
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8/20/2024

Field borders provided by Farm Service Agency as of 5/21/2008. Flood related information provided by FEMA

FEMA Report



Map Center: 44° 58' 19.34, -123° 13' 31.83
 State: OR Acres: 95
 County: Polk Date: 8/20/2024
 Location: 7-7S-4W
 Township: Dallas

Maps Provided By:

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Name	Number	County	NFIP Participation	Acres	Percent
POLK COUNTY	410186	Polk	Regular	95	100%
Total				95	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	95	100%
Total			95	100%

Panel	Effective Date	Acres	Percent
41053C0275F	12/19/2006	95	100%
Total		95	100%