

McDonalds Way

White City, Oregon



LANDLEADER



Ranch
GROUP

541.696.LAND | Z5Ranch.com | Team@Z5Ranch.com



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Listed By: Garrett Zoller | Principal Broker | OR License #200411174





McDONALDS WAY

An Exquisite Retreat

Nestled amidst 10 expansive acres of pristine natural beauty, this newly built custom home, completed in December of 2024, offers an unparalleled sanctuary of privacy and tranquility. Designed with meticulous attention to detail and a commitment to luxurious living, this stunning residence provides a peaceful escape from the hustle and bustle of everyday life.

Step inside to discover a generously proportioned 2,224 square feet of meticulously crafted living space. The home features three spacious bedrooms, each designed as a private haven for rest and rejuvenation. Complementing these are two luxurious bathrooms, thoughtfully appointed with high-end fixtures and finishes, promising a spa-like experience. The open-concept design seamlessly connects living areas, creating an inviting atmosphere ideal for both intimate gatherings and grand entertaining. Large windows throughout the home invite an abundance of natural light, further enhancing the sense of spaciousness and offering captivating views of the surrounding landscape.

The double-deep, four-bay garage provides ample space for boats, snowmobiles, and a variety of other toys.

OFFERED AT - \$899,000



PROPERTY HIGHLIGHTS

Breathtaking Vistas and Abundant Wildlife

Spacious and Sophisticated Interiors

Extra-large shop Garage

Beyond the exquisite interiors, the property truly distinguishes itself with its breathtaking panoramic views. From the expansive windows, one can gaze upon sweeping vistas that stretch across the verdant landscape, culminating in the mesmerizing sparkle of city lights in the distant horizon as night falls. This unparalleled blend of natural beauty and distant urban charm creates a truly unique living experience.

The property's true allure lies in its profound seclusion. Surrounded by a dense canopy of mature trees, the home offers an unrivaled sense of peace and quiet. This natural buffer not only provides ultimate privacy but also fosters a thriving ecosystem. With deer and turkey are frequently observed traversing the grounds, adding to the serene natural ambiance and offering a constant connection to the wild. Imagine waking to the gentle sounds of nature and observing these magnificent creatures from the comfort of your own home – a truly remarkable daily experience.

This exceptional property represents a rare opportunity to own a bespoke, newly constructed home that harmonizes luxurious modern living with the untamed beauty of nature. It's more than a house; it's a private sanctuary where every day feels like a retreat.













McDonalds Way







First American Title

Customer Service Department

541.776.4555

cservice@firstam.com

Date: 07/03/2025

OWNERSHIP INFORMATION

Owner: Hanlin, Steven M

Parcel #: 10984531

CoOwner:

Ref Parcel #: 352W020000508

Site: 110 McDonalds Way White City OR 97503

TRS: 35S / 02W / 02

Mail: 2506 Wildwood Way Billings MT 59102

County: Jackson

PROPERTY DESCRIPTION

Map Grid:

Census Tract: 002701 Block: 1001

Neighborhood:

School Dist: 6 Central Point

Impr Type:

Subdiv/Plat: Valleys View Heights

Land Use: 400 - Tract - Vacant

Std Land Use: 8000 - Vacant Land (General)

Zoning: County-RR-10 - Rural Residential - 10

Lat/Lon: 42.553209 / -122.909363

Watershed: Gold Hill-Rogue River

Legal:

ASSESSMENT AND TAXATION

Market Land: \$153,850.00

Market Impr: \$0.00

Market Total: \$153,850.00 (2024)

% Improved: 0.00%

Assessed Total: \$118,570.00 (2024)

Levy Code: 0604

Tax: \$1,130.73 (2024)

Millage Rate: 12.3473

Exemption: \$0.00

Exemption Type:

MAIN PROPERTY CHARACTERISTICS

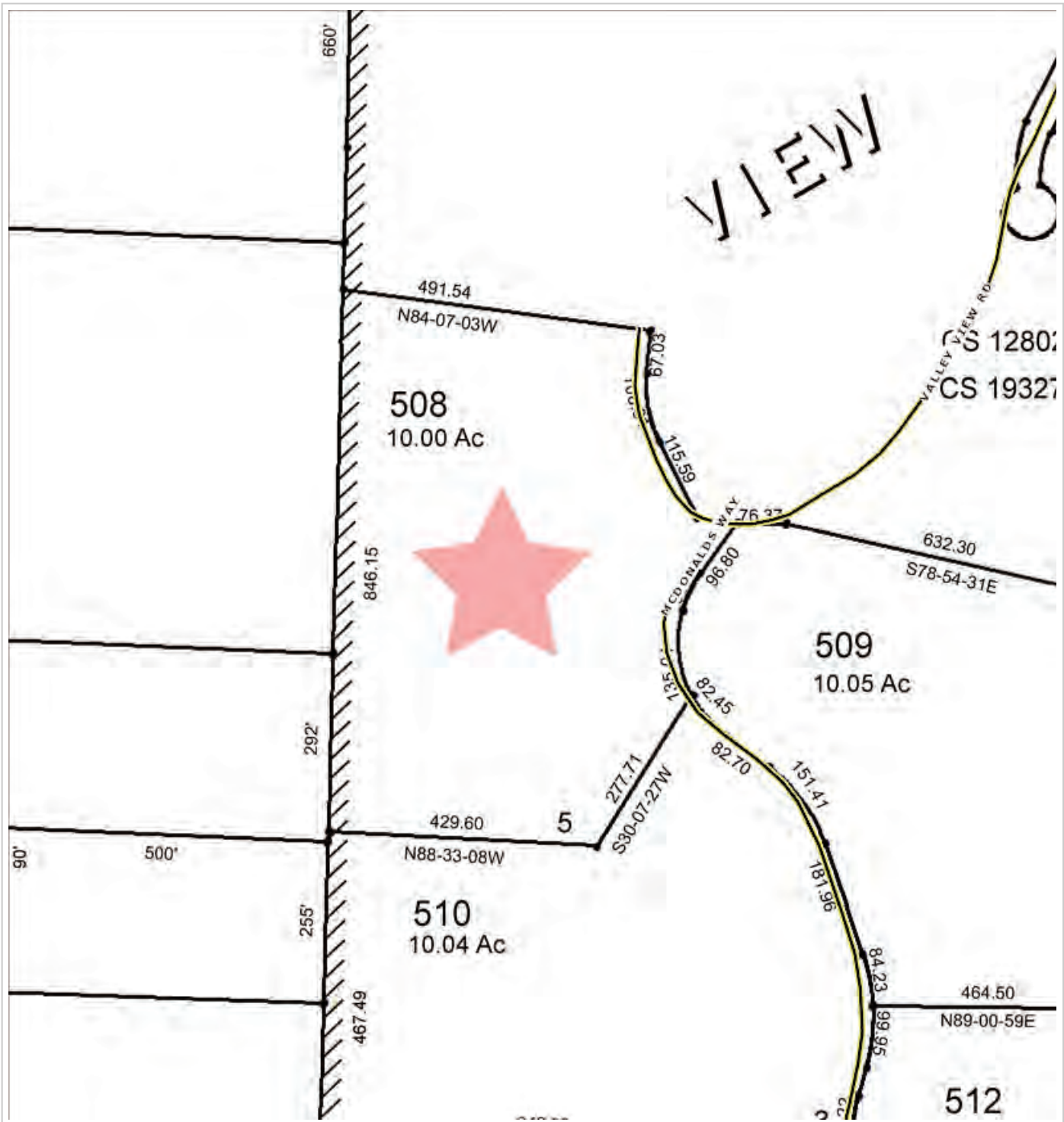
Bedrooms: 0	Total SqFt: 0 SqFt	Year Built: 0
Baths, Total: 0	First Floor: 0 SqFt	Eff Year Built:
Baths, Full: 0	Second Floor: 0 SqFt	Lot Size Ac: 10.00 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 435,600 SqFt
Total Units: 0	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories:	Basement Total: 0 SqFt	Lot Depth: 0
# Fireplaces: 0	Attic Fin: 0 SqFt	Roof Material:
Cooling: No	Attic Unfin: 0 SqFt	Roof Shape:
Heating:	Attic Total: 0 SqFt	Ext Walls:
Building Style:	Garage: 0 SqFt	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
STEVEN M HANLIN	12/27/2024	26662		Stand Alone Mortgage	\$150,000.00	Credit Line (Revolving)
STEVEN M HANLIN	09/24/2021	40620	\$239,500.00	Warranty Deed		Conv/Unk
SAVAGE LAND INVESTMENTS LLC	12/21/2017	42702		Bargain and Sale Deed		Conv/Unk
SAVAGE LLC	12/18/2017	42315		Warranty Deed	\$130,000.00	New Conventional
VALLEY VIEW HEIGHTS LLC	09/06/2006	45015		Intrafamily Transfer & Dissolution		Conv/Unk

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.

Assessor Map



First American Title

Parcel ID: 10984531

Site Address: 110 McDonalds Way

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Aerial Map



First American Title

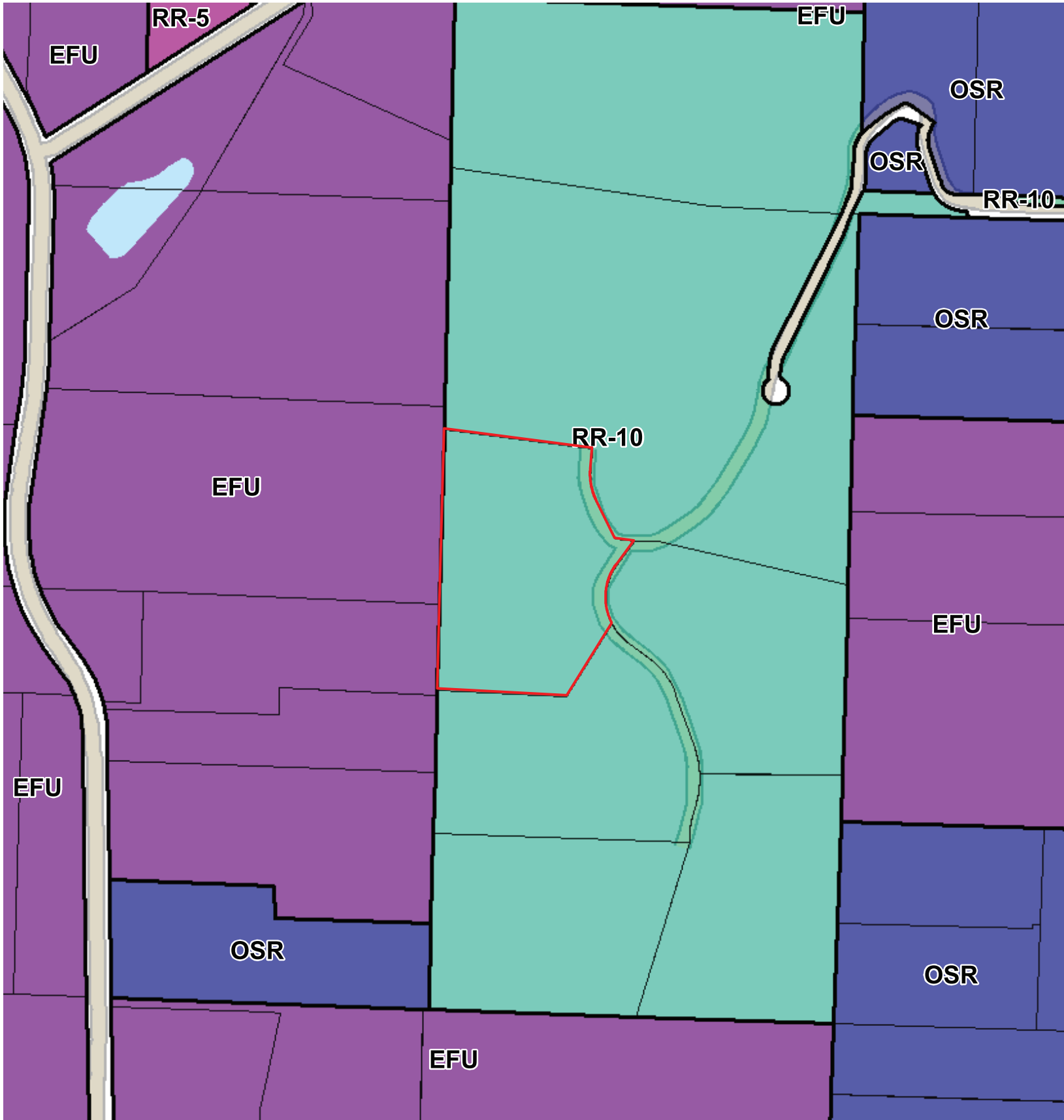
Parcel ID: 10984531

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First American Title

10984531
110 McDonalds Way
White City, OR 97503



Zoning



Subject

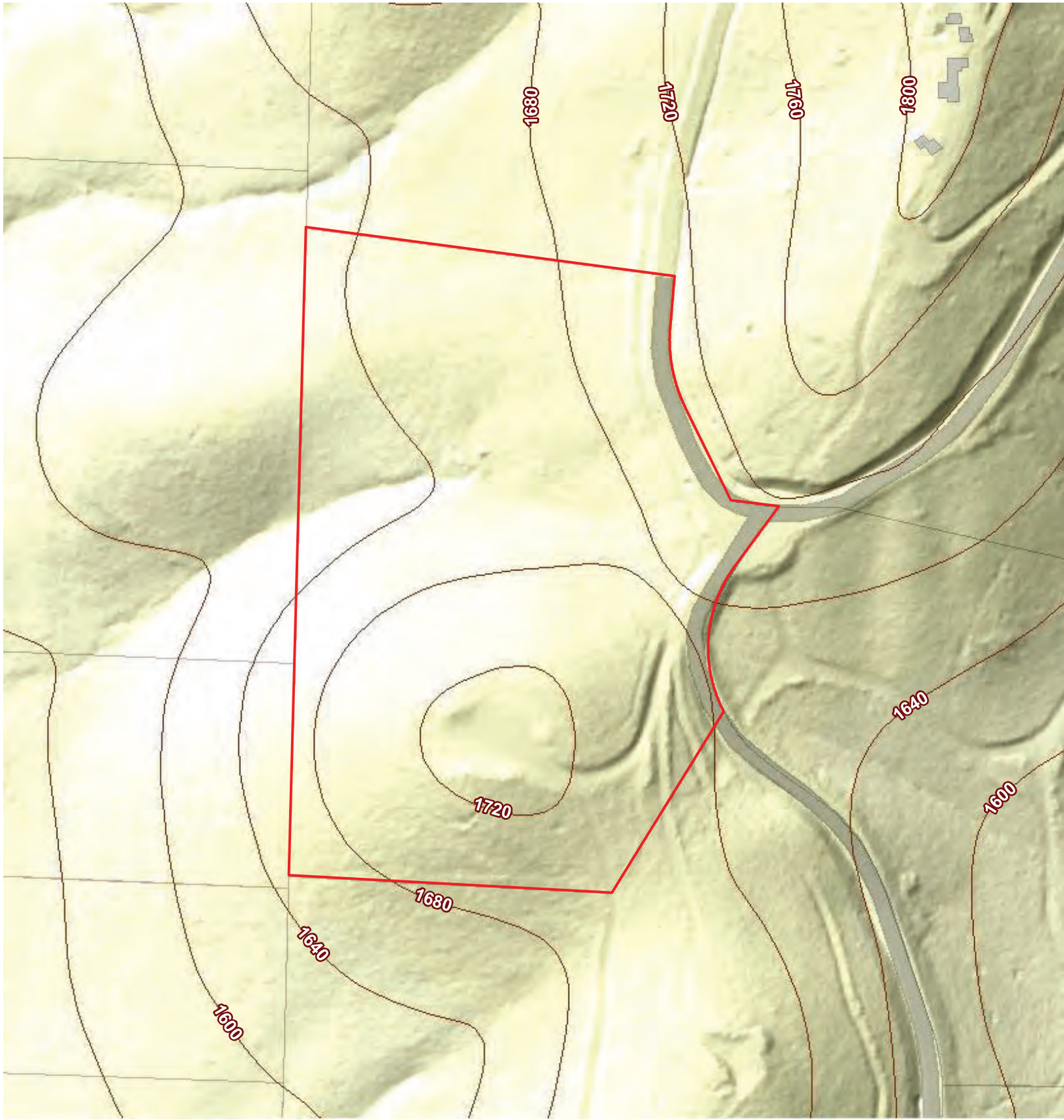


Taxlot



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Natural Features

- Contour
- 1% Annual Chance Flood
- 0.2% Annual Chance Flood
- Special Floodway
- Wetlands
- Area of Undetermined Flood
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Future Conditions 1% Annual Chance Flood Hazard

2021-04-06 10:00 AM

470321077803
RECORDING REQUESTED BY:
TICOR TITLE
Company of Oregon

3539 Heathrow Way, Ste 100
Madford, OR 97504

GRANTOR'S NAME:
Savage Land Investments, LLC, an Oregon limited liability company

GRANTEE'S NAME:
Steven M. Hanlin

AFTER RECORDING RETURN TO:
Order No.: 470321077803-CC
Steven M. Hanlin, an estate in fee simple
110 McDonalds Way
White City, OR 97503

SEND TAX STATEMENTS TO:
Steven M. Hanlin
110 McDonalds Way
White City, OR 97503

APN: 10684631
Map: 352W02 508
110 McDonalds Way, White City, OR 97503

Jackson County Official Records **2021-040620**
RAWD
Doc# 7 SIMPSON 09/24/2021 02:40:52 PM
\$10.00 \$10.00 \$11.00 \$11.00 \$60.00 **\$102.00**
Christine Walker, County Clerk for Jackson County, Oregon, certify
that the instrument identified herein was recorded in the Clerk's
Records.
Christine Walker, County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Savage Land Investments, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Steven M. Hanlin, an estate in fee simple, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Jackson, State of Oregon:

Lot 5, VALLEY VIEW HEIGHTS, Jackson County, Oregon, according to the official plat thereof, recorded in Volume 32, Page 75, Plat Records.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED THIRTY-NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$239,500.00). (See ORS 93.030).

Subject to:

Easements, conditions, covenants and restrictions of record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: September 23, 2021

Savage Land Investments, LLC, an Oregon limited liability company

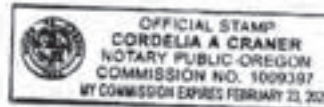
BY: Donald James Savage
Donald James Savage MEMBER / MANAGER
Member

BY: Mary Rose Savage
Mary Rose Savage
Member

BY: Bernard A. Savage
Bernard A. Savage
Member

State of OREGON
County of JACKSON

This instrument was acknowledged before me on September 23, 2021 by Donald James Savage, Mary Rose Savage and Bernard A. Savage,
Cordelia A. Craner members of Savage Land
Investments, LLC an Oregon
limited liability company
Cordelia A. Craner, Notary Public - State of Oregon
My Commission Expires: February 23, 2025



A large, faint, light gray watermark of the number '75' inside a circle, centered on the page. The watermark is composed of a thin circular outline and the digits '7' and '5' in a stylized, bold font. The '7' is formed by two strokes, and the '5' is formed by three strokes. The watermark is positioned in the center of the page, overlapping the horizontal lines.

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Your Rural Real Estate Experts



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