

Carlin Ranch

1104 Rio Nes Lane
Roseburg, 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





CARLIN RANCH

Overview

Carlin Ranch presents a rare opportunity to acquire an 859-acre historic property in Douglas County, Oregon, just a 10-minute drive from downtown Roseburg. With a rich heritage dating back to 1850, this secluded, end-of-road ranch offers extensive natural beauty, abundant wildlife, and significant water resources.

Historical Significance

Established under the Oregon Donation Land Claim Act of 1850 by Walter and Jessie Ross, Carlin Ranch transitioned to the Dixon family in 1943, who founded the community of "Dixonville." In 1953, a conservation-minded family in the timber industry, acquired the ranch, now known as Carlin Ranch. This property represents only the third opportunity for acquisition since its inception.

Natural Features and Wildlife

Situated within a historically established Columbian Whitetail Deer Refuge, the ranch supports a diverse ecosystem including Columbian Whitetail Deer, Blacktail Deer, Roosevelt elk, coyote, bobcat, black bear, wild turkey, mountain lions, ducks, geese, and various other wildlife species.

The property features 2.6 miles of North Umpqua River frontage, offering premier recreational activities such as fly fishing, whitewater boating, camping, and scenic driving. The river is renowned for resident and anadromous fish, including summer and winter steelhead, fall and spring Chinook salmon, coho salmon, and sea-run cutthroat trout. The landscape includes clear waters, mature Douglas-fir stands, and unique geological formations.

OFFERED AT - \$5,495,000





PROPERTY HIGHLIGHTS

Acreage

869 Rolling acres offering diversity for livestock and wildlife.

Water Resources

2.6 miles of River frontage on the North Umpqua River with 49.58 acres of proven water rights.

Improvements

This offering includes a comfortable, modest residence with a 1,966 sqft ranch-style home; Featuring 3 bedrooms and 2 bathrooms. Additional Structures include an 840 sqft detached garage, large barn, and working corrals.

Location

Located in Douglas County Oregon with privacy and end of road access.

Recreational Opportunities

Carlin Ranch offers numerous recreational activities due to its extensive river frontage, varied terrain, and abundant wildlife. Opportunities include hunting, fishing, and nature observation.



LIFESTYLE

Carlin Ranch represents a unique chance to own a piece of Oregon's history, offering both a serene residential environment and an exceptional recreational retreat amidst expansive landscapes. Currently used to run cattle, sheep, and goats, the land supports a variety of uses along with multiple crop types being farmed.

Contact us to schedule a viewing and experience the enduring traditions of this remarkable ranch.





Carlin Ranch LLC

Oregon, 859.65 AC +/-



**BEFORE THE WATER RESOURCES DEPARTMENT
OF THE
STATE OF OREGON**

In the Matter of Instream Lease Application)	DETERMINATION and FINAL ORDER ON
IL-659, Douglas County)	PROPOSED INSTREAM LEASE

Authority

Oregon Revised Statute (ORS) 537.348 establishes the process in which a water right holder may submit a request to lease an existing water right for instream purposes. Oregon Administrative Rule (OAR) Chapter 690, Division 077 implements the statutes and provides the Department's procedures and criteria for evaluating instream lease applications.

Lessor

Carol Hamlin
c/o Thomas F. Armosino
2592 E. Barnett Road
Medford, OR 97504

Findings of Fact

1. October 28, 2022, Carol Hamlin, c/o Thomas F. Armosino filed an application to renew instream lease IL-659, involving the entirety of Certificate 80484 for instream use.
2. The right to be leased is as follows

Certificate:	80484 in the name of Carol Hamlin (perfected under a portion of permit S-53080)
Use:	Irrigation of 49.58 acres
Season of Use:	March 1 through October 31
Priority Date:	September 25, 1991
Quantity:	Rate: 0.62 Cubic Foot per Second (CFS) Volume: 123.95 Acre-Feet (AF) Limit: The amount of water used for irrigation, together with the amount secured under any other right existing on the same lands, is limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2.5 acre feet per acre for each acre irrigated during the irrigation season of each year.
Source:	North Umpqua River, a tributary to the Umpqua River

This is a final order in other than contested case. This order is subject to judicial review under ORS 183.484. Any petition for judicial review must be filed within the 60 day time period specified by ORS 183.484(2). Pursuant to ORS 536.075 and OAR 137-004-0080 you may either petition for judicial review or petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied.

Authorized Point of Diversion (POD):

Twp	Rng	Mer	Sec	Q-Q	GLot	Measured Distances
26 S	5 W	WM	14	SE NW	6	POD #1 – 550 FEET NORTH AND 1640 FEET EAST FROM THE W1/4 CORNER OF SECTION 14
26 S	5 W	WM	14	SW SW	8	POD #2 – 160 FEET NORTH AND 540 FEET EAST FROM THE SW CORNER OF SECTION 14

Authorized Place of Use:

Twp	Rng	Mer	Sec	Q-Q	GLot	Acres
26 S	5 W	WM	14	NE NW	5	4.48
26 S	5 W	WM	14	NW NW		0.51
26 S	5 W	WM	14	SW NW	6	11.68
26 S	5 W	WM	14	SE NW	6	3.82
26 S	5 W	WM	14	NW SW	7	14.99
26 S	5 W	WM	14	SW SW	8	7.05
26 S	5 W	WM	15	SE SE		2.06
26 S	5 W	WM	22	NE NE		3.23
26 S	5 W	WM	23	NW NW		1.76
Total Acres						49.58

3. The lease application includes the information required under OAR 690-077-0076(3). The Department provided notice of the lease application pursuant to OAR 690-077-0077(1). No comments were received.

4. The instream use is as follows:
North Umpqua River, tributary to the Umpqua River

Instream Reach: From the POD #2 (as described in Finding of Fact No. 2) to mouth of the North Umpqua River

Certificate	Priority Date	Instream Rate (CFS)	Instream Volume (AF)	Period Protected Instream
80484	9/25/1991	0.62	123.95	July 23 through October 31

5. The amount and timing of the proposed instream flow is allowable within the limits and use of the original water right.
6. The protection of flows within the proposed reach is appropriate, considering:
- The instream water use begins at the recorded point of diversion;
 - The location of confluences with other streams downstream of the point of diversion.
 - There are no known areas of natural loss of streamflow to the river bed downstream from the point of diversion; and
 - Any return flows resulting from the exercise of the existing water right would re-enter the river downstream of the reach of the instream water right.

7. The total monthly quantities of water to be protected under the existing and proposed instream rights in the reach will provide for a beneficial purpose.
8. The total monthly quantities of water to be protected instream under existing and proposed instream rights in the reach do not exceed the estimated average natural flow.
9. The instream right established by this instream lease shall be in addition to instream water rights established pursuant to ORS 537.341, 537.346, 537.348 or 537.470, unless otherwise specified by a subsequent order establishing a new instream water right.
10. If approved, this instream lease is not reasonably expected to significantly affect land use as prescribed by ORS 197.180, OAR Chapter 660, Divisions 30 and 31, and OAR Chapter 690, Division 5.
11. Based upon review of the application, information provided by the Department's Watermaster, and other available information, the Department finds that the lease will not result in injury or enlargement. The order approving this instream lease may be modified or revoked under OAR 690-077-0077 if the Department later finds that the lease is causing injury to any existing water right or enlargement of the original right.
12. If a right which has been leased is later proposed to be leased again, transferred and/or reviewed under an allocation of conserved water, a new injury review shall be required. For example, instream transfers will be subject to a full and complete review to determine consistency with the requirements of OAR 690-077-0077 and Division 077. The review of this lease shall not include any future transactions.
13. The Lessor has requested that the lease terminate on October 31, 2024. The lease has been submitted prior to the first day of the irrigation season. The lease may commence on March 1, 2023, being the first day of the irrigation season.
14. The Lessor has requested the option of terminating the lease early with written notice to the Department.

Conclusions of Law

The Department concludes that the lease will not result in injury or enlargement, OAR 690-077-0077. The lease conforms to the applicable provisions of OAR 690-077-0015

Now, therefore it is ORDERED:

1. The Lease as described herein is APPROVED

2. During each year of the term of the lease, the former place of use will no longer receive water as part of these rights, any supplemental rights, or any other layered irrigation water rights, including ground water registrations and permits.
3. The term of the lease will commence on March 1, 2023 and terminate on October 31, 2024. For multiyear leases, the lessor shall have the option of terminating the lease each year with written notice to the Department. The lease may be terminated at any time during the calendar year. However, if the termination request is received less than 30-days prior to the period of allowed instream use (July 23 through October 31) or after the period of allowed use has begun for the water right being leased, water shall not be used under the right leased until the following calendar year, unless the Director determines that enlargement would not occur.

d at Salem, Oregon this day **DEC 21 2022**

Lis J. Jara nsfer and Conservation Section Manager, for
Douglas E. dcock, Acting Director
Oregon Water Resources Department

*This document was prepared by Sarah
Henderson. If you have any questions,
please call 503-979-9872.*

Mailing date: **DEC 22 2022**



Carlin Ranch







First American Title

Customer Service Department
541.672.5555
cs.douglas.or@firstam.com
Date: 03/06/2025

OWNERSHIP INFORMATION

Owner: Carlin Ranch LLC

CoOwner:

Site: 1104 Rio Nes Ln Roseburg OR 97470

Mail: 1125 Skyline Dr Medford OR 97504

Parcel #: R46850

Ref Parcel #: 26052300300

TRS: 26S / 05W / 23

County: Douglas

PROPERTY DESCRIPTION

Map Grid:

Census Tract: 120001 Block: 2002

Neighborhood: GLR

School Dist: 12 Glide

Impr Type: RP - Residential

Subdiv/Plat:

Land Use: 512I - FARM - IMPROVED - EFU ZONE - WATER
INFLUENCE

Std Land Use: 7001 - Farm land

Zoning: FG - Exclusive Farm Use-Grazing

Lat/Lon: 43.291159 / -123.26514

Watershed: Lower North Umpqua River

Legal: P.P. 2004-81, PARCEL PT 1, ACRES 42.56

ASSESSMENT AND TAXATION

Market Land: \$281,997.00

Market Impr: \$239,500.00

Market Total: \$521,497.00 (2024)

% Improved: 46.00%

Assessed Total: \$340,750.00 (2024)

Levy Code: 01200

Tax: \$2,697.64 (2024)

Millage Rate: 7.5744

Exemption: \$0.00

Exemption Type: N/A

MAIN PROPERTY CHARACTERISTICS

Bedrooms: 3

Total SqFt: 1,966 SqFt

Year Built: 1965

Baths, Total: 2

First Floor: 0 SqFt

Eff Year Built:

Baths, Full: 0

Second Floor: 0 SqFt

Lot Size Ac: 42.56 Acres

Baths, Half: 0

Basement Fin: 0 SqFt

Lot Size SF: 1,853,914 SqFt

Total Units: 0

Basement Unfin: 0 SqFt

Lot Width: 0

Stories:

Basement Total: 0 SqFt

Lot Depth: 0

Fireplaces: 1

Attic Fin: 0 SqFt

Roof Material: R-COMP-M,
GABLE

Cooling:

Attic Unfin: 0 SqFt

Roof Shape:

Heating: BB

Attic Total: 0 SqFt

Ext Walls: R-T111, R-SIDING

Building Style:

Garage: Detached 840 SqFt

Const Type:

IMPROVEMENT: 1

Year Built: 1965

Total SqFt: 1,966

Bedrooms: 3

Finished SqFt: 1,966

Bath Total: 0

1st Floor SqFt: 0

Garage SqFt: 0

2nd Floor SqFt: 0

Basement Unfin SqFt: 0

Attic Fin SqFt: 0

Basement Fin SqFt: 0

Attic Unin SqFt: 0

Floor Dsc: CARP, VINYL

PARCEL ID: R46850

Condition: A

Unfinished SqFt: 0

Carport SqFt: 0

Heat Type: BB

Ext. Wall: R-T111, R-SIDING

Foundation: R-CC



First American Title

Customer Service Department
541.672.5555
cs.douglas.or@firstam.com
Date: 03/06/2025

OWNERSHIP INFORMATION

Owner: Carlin Ranch LLC
CoOwner:
Site: 0 Rio Nes Ln Roseburg OR 97470
Mail: 1125 Skyline Dr Medford OR 97504

Parcel #: R45667
Ref Parcel #: 26051100300
TRS: 26S / 05W / 11
County: Douglas

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 090002 Block: 1063
Neighborhood: GLR
School Dist: 12 Glide
Impr Type: RP - Residential
Subdiv/Plat:
Land Use: 512 - FARM - VACANT - EFU - WATER
INFLUENCE
Std Land Use: 7001 - Farm land
Zoning: FG - Exclusive Farm Use-Grazing
Lat/Lon: 43.317315 / -123.260897
Watershed: Lower North Umpqua River
Legal: P.P. 2004-81, PARCEL PT 1, ACRES 37.37

ASSESSMENT AND TAXATION

Market Land: \$29,429.00
Market Impr: \$0.00
Market Total: \$29,429.00 (2024)
% Improved: 0.00%
Assessed Total: \$3,251.00 (2024)
Levy Code: 01200
Tax: \$85.35 (2024)
Millage Rate: 7.5744
Exemption:
Exemption Type: N/A

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 37.37 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 1,627,837 SqFt
Total Units:	Basement	Lot Width:
	Unfin:	
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
	09/17/2020	2020-16158				
Carlin Ranch LLC	09/17/2020	2020-16158		Deed		Conv/Unk

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First American Title

Customer Service Department
541.672.5555
cs.douglas.or@firstam.com
Date: 03/06/2025

OWNERSHIP INFORMATION

Owner: Carlin Ranch LLC
CoOwner:
Site: 0 Rio Nes Ln Roseburg OR 97470
Mail: 1125 Skyline Dr Medford OR 97504

Parcel #: R45793
Ref Parcel #: 26051400200
TRS: 26S / 05W / 14
County: Douglas

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 090002 Block: 1063
Neighborhood: GLR
School Dist: 12 Glide
Impr Type: RP - Residential
Subdiv/Plat:
Land Use: 514 - FARM - VACANT - EFU & NON EFU -
WATER INFL
Std Land Use: 7001 - Farm land
Zoning: FG - Exclusive Farm Use-Grazing
Lat/Lon: 43.308919 / -123.262553
Watershed: Lower North Umpqua River
Legal: P.P. 2004-81, PARCEL PT 1, ACRES 118.91

ASSESSMENT AND TAXATION

Market Land: \$93,642.00
Market Impr: \$0.00
Market Total: \$93,642.00 (2024)
% Improved: 0.00%
Assessed Total: \$10,345.00 (2024)
Levy Code: 01200
Tax: \$271.57 (2024)
Millage Rate: 7.5744
Exemption:
Exemption Type: N/A

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 118.91 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 5,179,720 SqFt
Total Units:	Basement	Lot Width:
	Unfin:	
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
	09/17/2020	2020-16158				
Carlin Ranch LLC	09/17/2020	2020-16158		Deed		Conv/Unk

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First American Title

Customer Service Department
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cs.douglas.or@firstam.com
Date: 03/06/2025

OWNERSHIP INFORMATION

Owner: Carlin Ranch LLC
CoOwner:
Site: 0 Rio Nes Ln Roseburg OR 97470
Mail: 1125 Skyline Dr Medford OR 97504

Parcel #: R45807
Ref Parcel #: 26051500100
TRS: 26S / 05W / 15
County: Douglas

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 090002 Block: 1063
Neighborhood: GM
School Dist: 12 Glide
Impr Type: RP - Residential
Subdiv/Plat:
Land Use: 504 - FARM - VACANT - EFU & NON EFU ZONE
Std Land Use: 7001 - Farm land
Zoning: FG - Exclusive Farm Use-Grazing
Lat/Lon: 43.303397 / -123.266712
Watershed: Lower North Umpqua River
Legal: P.P. 2004-81, PARCEL PT 1, ACRES 7.08

ASSESSMENT AND TAXATION

Market Land: \$14,338.00
Market Impr: \$0.00
Market Total: \$14,338.00 (2024)
% Improved: 0.00%
Assessed Total: \$1,833.00 (2024)
Levy Code: 01200
Tax: \$31.85 (2024)
Millage Rate: 7.5744
Exemption:
Exemption Type: N/A

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 7.08 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 308,405 SqFt
Total Units:	Basement	Lot Width:
	Unfin:	
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
	09/17/2020	2020-16158				
Carlin Ranch LLC	09/17/2020	2020-16158		Deed		Conv/Unk

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First American Title

Customer Service Department
541.672.5555
cs.douglas.or@firstam.com
Date: 03/06/2025

OWNERSHIP INFORMATION

Owner: Carlin Ranch LLC

Parcel #: R46647

CoOwner:

Ref Parcel #: 260521D00100

Site: 0 Elmar Dr Winchester OR 97495

TRS: 26S / 05W / 21 / SE

Mail: 1125 Skyline Dr Medford OR 97504

County: Douglas

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 090002 Block: 1063
Neighborhood: K
School Dist: 12 Glide
Impr Type: RP - Residential
Subdiv/Plat:
Land Use: 503 - FARM - VACANT - NON EFU ZONE
Std Land Use: 7001 - Farm land
Zoning: FF - Farm Forest
Lat/Lon: 43.291368 / -123.287189
Watershed: Lower North Umpqua River
Legal: P.P. 2004-81, PARCEL PT 1, ACRES 26.00

ASSESSMENT AND TAXATION

Market Land: \$16,250.00
Market Impr: \$0.00
Market Total: \$16,250.00 (2024)
% Improved: 0.00%
Assessed Total: \$1,066.00 (2024)
Levy Code: 00400
Tax: \$92.78 (2024)
Millage Rate: 6.1898
Exemption:
Exemption Type: N/A

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 26.00 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 1,132,560 SqFt
Total Units:	Basement	Lot Width:
	Unfin:	
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
	09/17/2020	2020-16158				
Carlin Ranch LLC	09/17/2020	2020-16158		Deed		Conv/Unk

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Date: 03/06/2025

OWNERSHIP INFORMATION

Owner: Carlin Ranch LLC
CoOwner:
Site: 0 Rio Nes Ln Roseburg OR 97470
Mail: 1125 Skyline Dr Medford OR 97504

Parcel #: R46899
Ref Parcel #: 26052200300
TRS: 26S / 05W / 22
County: Douglas

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 090002 Block: 1063
Neighborhood: GM
School Dist: 12 Glide
Impr Type: RP - Residential
Subdiv/Plat:
Land Use: 504I - FARM - IMPROVED - EFU & NON-EFU
Std Land Use: 7001 - Farm land
Zoning: FG - Exclusive Farm Use-Grazing
Lat/Lon: 43.292927 / -123.274982
Watershed: Lower North Umpqua River
Legal: P.P. 2004-81, PARCEL PT 1, ACRES 513.02

ASSESSMENT AND TAXATION

Market Land: \$534,692.00
Market Impr: \$31,993.00
Market Total: \$566,685.00 (2024)
% Improved: 6.00%
Assessed Total: \$86,147.00 (2024)
Levy Code: 01200
Tax: \$1,533.61 (2024)
Millage Rate: 7.5744
Exemption:
Exemption Type: N/A

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built: 1960
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 513.02 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 22,347,151 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
	09/17/2020	2020-16158				
Carlin Ranch LLC	09/17/2020	2020-16158		Deed		Conv/Unk

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Date: 03/06/2025

OWNERSHIP INFORMATION

Owner: Carlin Ranch LLC
CoOwner:
Site: 0 Rio Nes Ln Roseburg OR 97470
Mail: 1125 Skyline Dr Medford OR 97504

Parcel #: R46906
Ref Parcel #: 26052700100
TRS: 26S / 05W / 27
County: Douglas

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 120001 Block: 2002
Neighborhood: GLR
School Dist: 12 Glide
Impr Type: RP - Residential
Subdiv/Plat:
Land Use: 504 - FARM - VACANT - EFU & NON EFU ZONE
Std Land Use: 7001 - Farm land
Zoning: FF - Farm Forest
Lat/Lon: 43.285518 / -123.27418
Watershed: Lower North Umpqua River
Legal: P.P. 2004-81, PARCEL PT 1, ACRES 103.11

ASSESSMENT AND TAXATION

Market Land: \$107,769.00
Market Impr: \$0.00
Market Total: \$107,769.00 (2024)
% Improved: 0.00%
Assessed Total: \$12,657.00 (2024)
Levy Code: 01200
Tax: \$375.10 (2024)
Millage Rate: 7.5744
Exemption:
Exemption Type: N/A

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 103.11 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 4,491,472 SqFt
Total Units:	Basement	Lot Width:
	Unfin:	
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

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Customer Service Department
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Date: 03/06/2025

OWNERSHIP INFORMATION

Owner: Carlin Ranch LLC
CoOwner:
Site: 0 Rio Nes Ln Roseburg OR 97470
Mail: 1125 Skyline Dr Medford OR 97504

Parcel #: R46962
Ref Parcel #: 260523B04100
TRS: 26S / 05W / 23 / NW
County: Douglas

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 090002 Block: 1063
Neighborhood: GLR
School Dist: 12 Glide
Impr Type: RP - Residential
Subdiv/Plat:
Land Use: 512 - FARM - VACANT - EFU - WATER
INFLUENCE
Std Land Use: 7001 - Farm land
Zoning: FG - Exclusive Farm Use-Grazing
Lat/Lon: 43.299095 / -123.265949
Watershed: Lower North Umpqua River
Legal: P.P. 2004-81, PARCEL PT 1, ACRES 11.60

ASSESSMENT AND TAXATION

Market Land: \$25,448.00
Market Impr: \$0.00
Market Total: \$25,448.00 (2024)
% Improved: 0.00%
Assessed Total: \$3,311.00 (2024)
Levy Code: 01200
Tax: \$42.98 (2024)
Millage Rate: 7.5744
Exemption:
Exemption Type: N/A

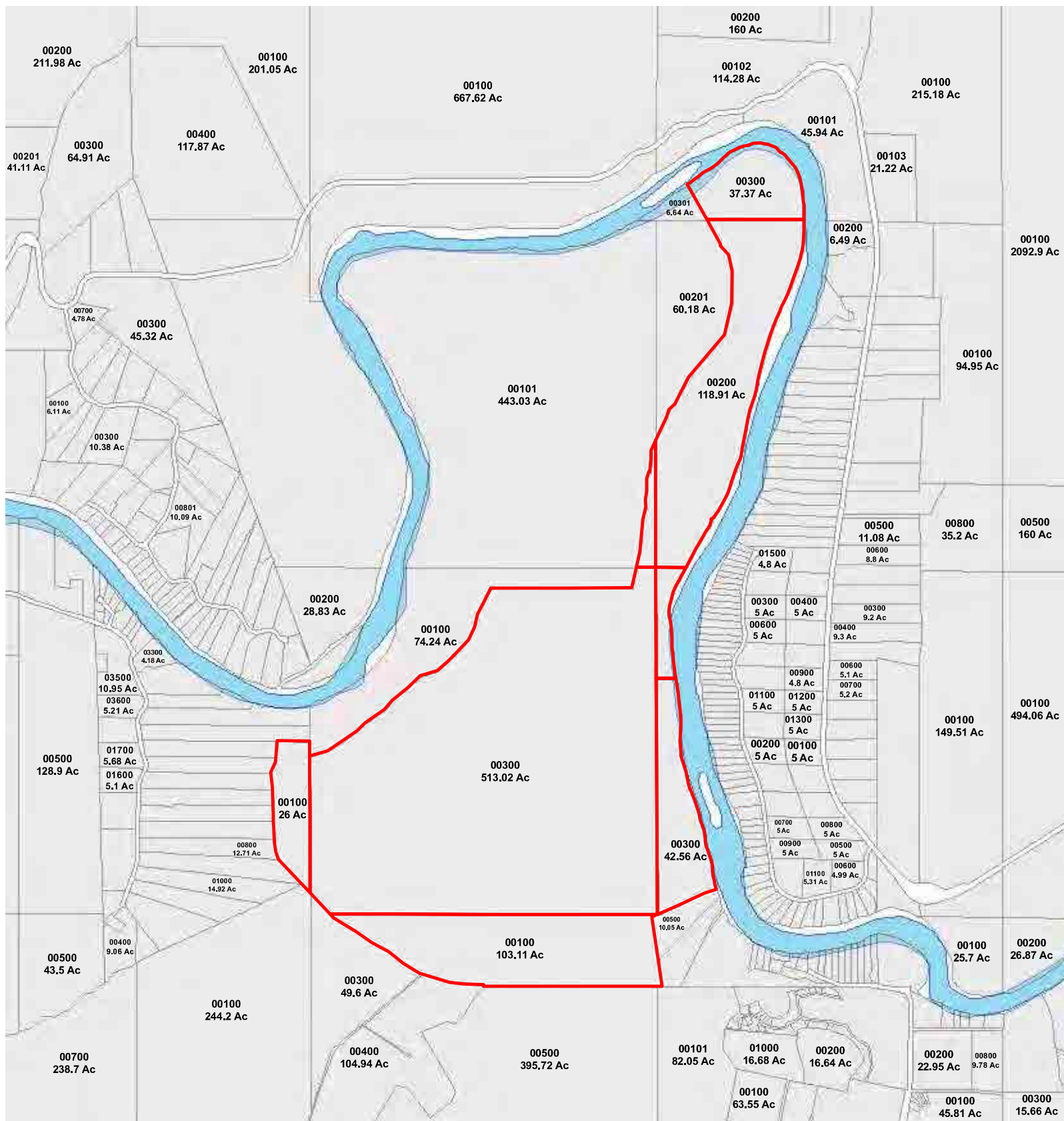
PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 11.60 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 505,296 SqFt
Total Units:	Basement	Lot Width:
	Unfin:	
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
	09/17/2020	2020-16158				
Carlin Ranch LLC	09/17/2020	2020-16158		Deed		Conv/Unk
CAROL HAMLIN	04/11/2005	8888		Bargain and Sale Deed		Conv/Unk

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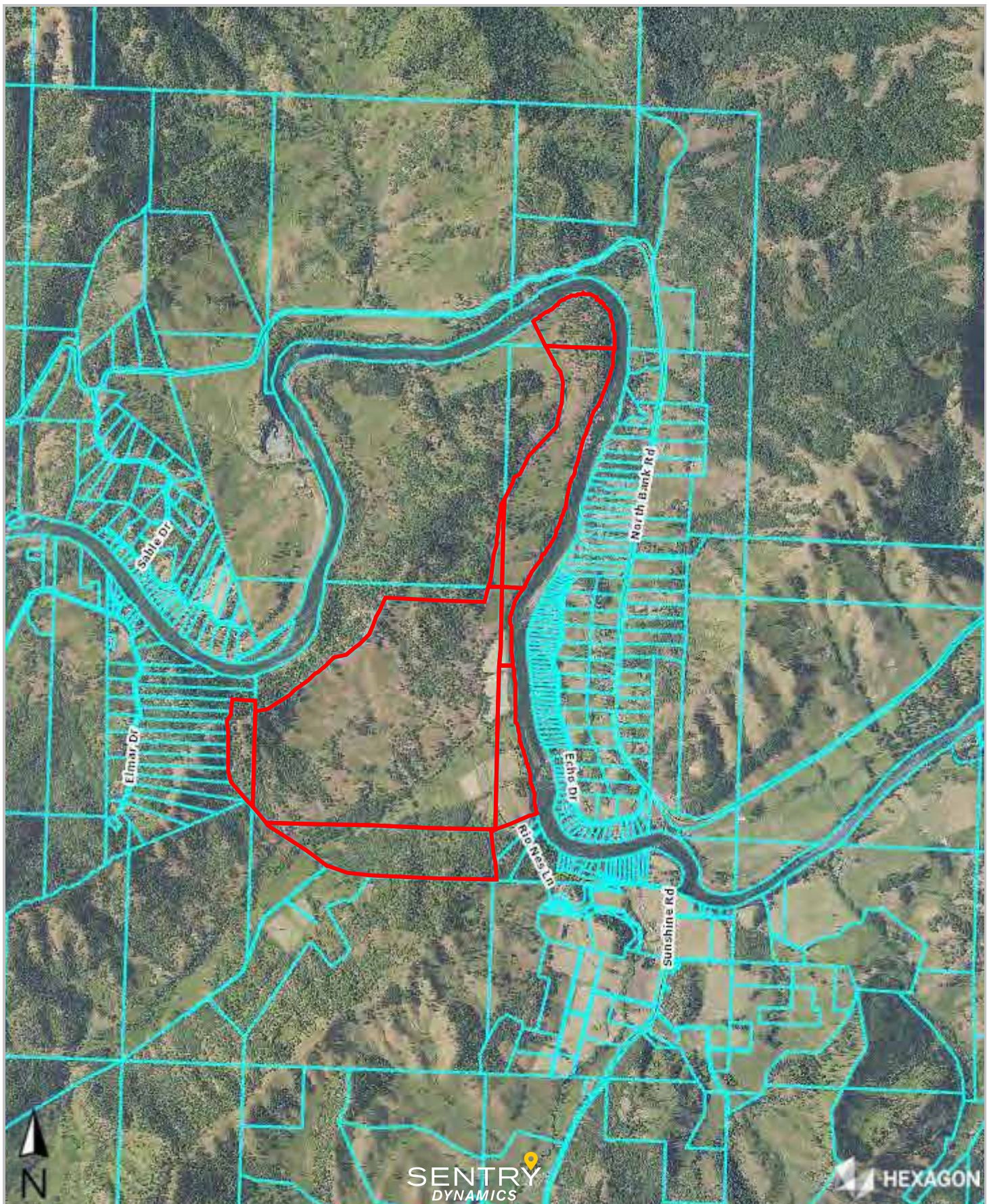
Taxlot



Subject



Taxlot



First American Title

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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 centered horizontally and vertically on the page.

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Your Rural Real Estate Experts



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