



> **MARTIN**
OUTDOOR PROPERTY GROUP



10181 N. Umpqua Hwy
— Roseburg, Oregon —

Welcome

Welcome to the North Umpqua Ranch and Estate. Located in the beautiful Umpqua River Valley, this inviting ranch boasts remarkable privacy and views on its 160 acres of rolling pasture, and a stunning lodge home. The property offers approximately 10,000 square feet of shop space, multiple ponds, and a personal rock quarry.

Disclosures: All information herein is provided in good faith and is believed to be accurate. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein; all information contained herein is subject to change, errors, and omission and is subject to your independent verification. LandLeader NW LLC assumes no liability for inaccuracy contained herein.





Conveniently located only ten miles from Roseburg and 15 minutes from the Roseburg Regional Airport, this ranch provides you a rural lifestyle with all the conveniences only a short drive away.

A well maintained driveway takes you through the center of the property and around the horn of the southern knob; as you ascend the drive and leave the pastures and outbuildings behind, you begin to experience breathtaking views and an extremely private setting.



The main floor features an elegant rock fireplace between the towering chalet windows, an open design living space, dining room, & kitchen that overlook the valley below and are bathed in sunlight, creating a natural warmth in the home. Rounding out the main floor are two guest bedrooms, one with deck access, the full guest bath, laundry, and attached garage; the garage is 2 car width and roughly one and a half times standard depth, leaving ample room.

A lodgepole staircase leads up to the master suite - at this level you get yet another vantage point of the views to the south as well as a private deck to enjoy the view to the north. The large master suite includes grand amenities, including a kitchenette, master bath, walk-in closet, private balcony, and even a secret office.

A wraparound deck and concrete patio are also off of the main level, situated to partake in the southern view; with access from the kitchen it adds stunning entertainment space - it is beautifully lit as well, lighting has been installed in the eaves surrounding the home making for both a pleasing aesthetic as well as space that can be utilized well into the summer evenings. The north facing deck is covered and also has an outdoor kitchen space.





Downstairs to the daylight basement, you will find an in-home movie theater as well as a large multi-purpose room with sliding glass doors to the exterior. The large open space is currently used as a family area and host to a home gym - it has potential for many uses. Other features include a geothermal heating and cooling, three gas fireplaces, starlink internet and more.

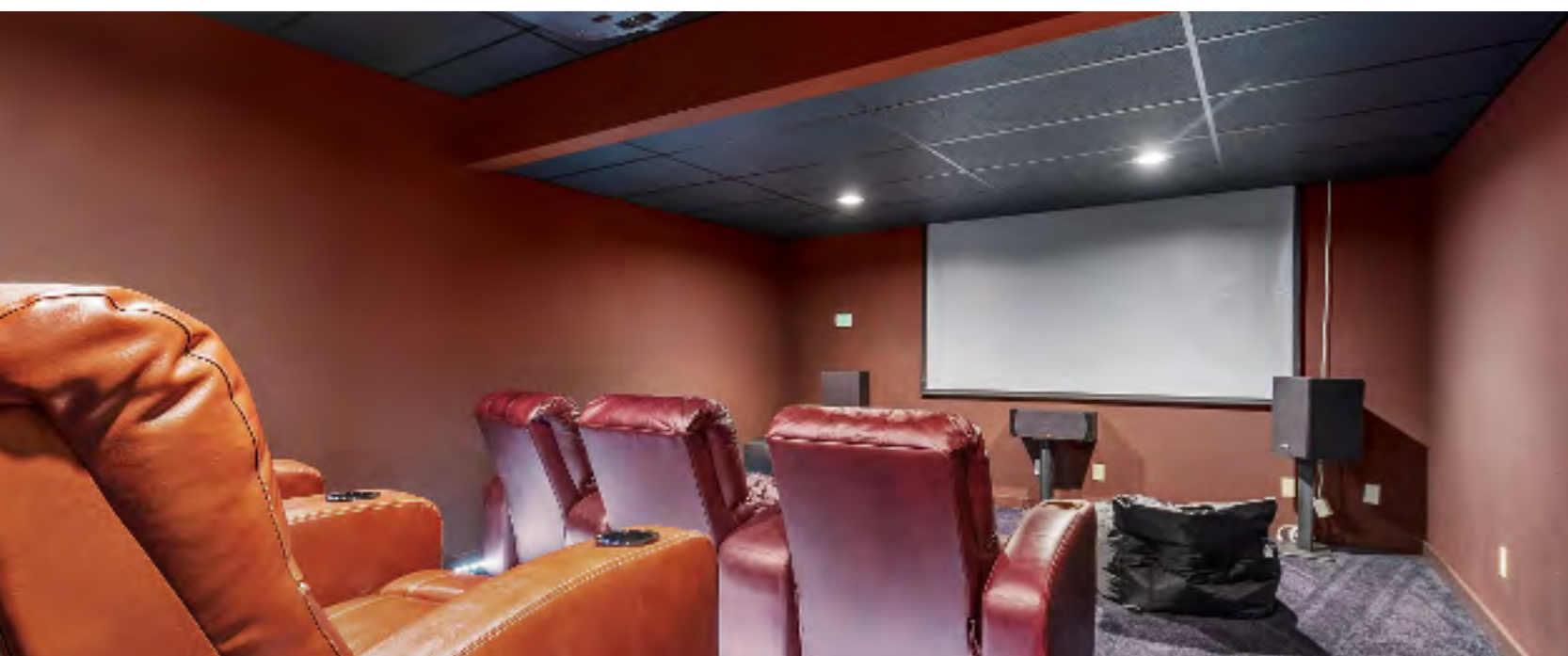
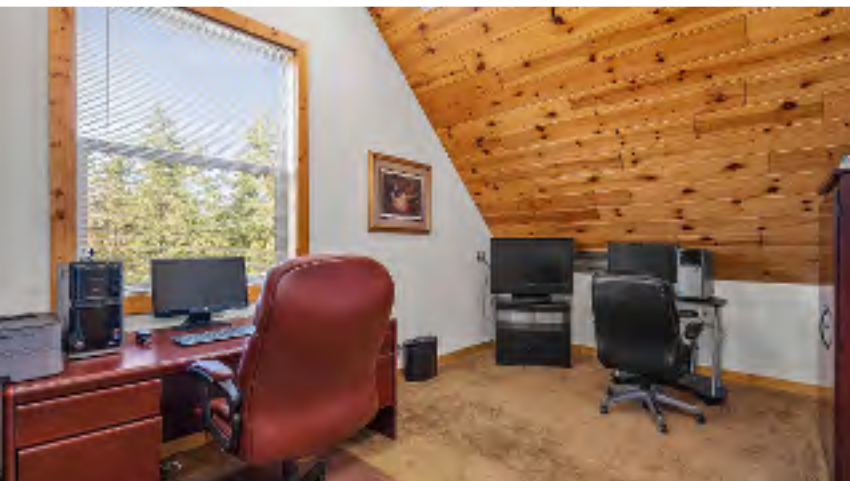
The property totals 160 acres that is primarily used for grazing cattle; it includes miles of interior roads, five certified ponds, perimeter and cross fencing, and a private rock quarry. The topography ranges from rolling pasture to private draws - two knolls create a truly unique character of valleys and peaks that provide a feeling of seclusion, character and privacy.





Ideal for any admirer of wildlife, the home is visited regularly by blacktail deer, wild turkey, and Roosevelt Elk; the Umpqua River Basin is also one of few places known to be home to Columbian Whitetail deer.

In the heart of the property is the ranch headquarters - this area provides approximately 10,000 square feet of shop and storage space and ample parking for equipment. The area is cross fenced separately from the east and west pastures, creating the ability to control grazing with efficiency. Also located here, is the property's source of domestic water; a spring that supplies water to the shops as well as the home has been developed with easy access for maintenance.



The Umpqua River Valley and Southwest Oregon are known for an intense natural beauty that includes world renowned attractions such as the Umpqua River, Crater Lake National Park, Toketee Falls, Diamond Lake and many more recreational opportunities. With a distinct four seasons, and mild winter, this climate is known as one of the most enjoyable in North America.

Centrally located between the Bay Area and the Pacific Northwest Metropolitan areas of Portland and Seattle, this offering provides a buyer an opportunity to enjoy luxury, a refreshing rural lifestyle, and a charming small-town culture.



- Property Details -

The property has a physical address of 10181 N Umpqua Highway in Roseburg, Oregon 97470. It is made up of 1 parcel/1 tax lot and 1 account number.

Township	Range	Section	Tax Lot	Account #	Acres
27S	4W	6	601	R121194	160.14
				Total	160.14

Access:	Access to the property is directly off N Umpqua Hwy
Present Land Use:	Rural Residence and Ranch
2020 Taxes:	\$3,596.00
Zoning:	FG (Exclusive Farm Use-Grazing)
Elevations:	+/- 840' - +/-1,200' above sea level
Topography:	Varied with mild to steep sloping pastures, knolls, and valleys
Live Water:	Seasonal creek, multiple permitted ponds
Water Rights:	Water storage rights for 5 ponds that provide for water storage of +/- 7-acre feet or just over 2-million gallons. No Irrigation rights at this time, call for more details.
Electric/Power:	Four electriacl services: <div>House: 200 AMP single phase Energy Star Certified</div> <div>Shop: 200 AMP single phase</div> <div>Shop 2: 200 AMP single phase</div> <div>Tower: Unknown amperage - Tenant responsibility</div>
Internet:	StarLink Satellite (tested speed 332 mbs/down 304 mbs/up)
Rock Quarry:	Personal Use
Cell Tower Lease:	Monthly - \$980.17
Grazing Lease:	Annual October to October. Agreement is verbal and has a flat rate of \$2,500 per year. No other stipulations

- Main Home Details -

Gross Area:	3,949 square feet
Number of Stories:	Two + Daylight basement
Year of Construction:	2003 (county records)
Bedrooms:	Three bedrooms
Bathrooms:	Two full bathrooms
Foundation:	Concrete
Flooring:	Wood, carpet, and tile
Exterior Walls:	Traditional stud wall framing with log siding (half logs)
Roofing:	Composition
Heat/Air Conditioning:	Geothermal heat pump (dual system) Energy Star Homes NW Certified
Domestic Water:	Spring fed with developed spring and cistern
Sanitation:	Standard septic system
Site Improvements:	Fenced and cross fenced, internal road system
Propane:	Plumbed for propane - No tank onsite at this time
Garage:	Attached two-car capacity that is fully finished and totals 720 square feet.
Additional Rooms:	Hidden office, movie theater
Additional Notes:	Wraparound decking/concrete patio, private setting, cell tower, personal rock quarry.

- Main Shop Details -

Gross Area:	Approximately 6,400 square feet
Year of Construction:	2002
Additional Notes:	Approximately 80' x 80' shop with office and bathroom - Includes full length carport for equipment storage and attached garage space for additional storage or work area.

- Second Shop Details -

Gross Area:	Approximately 2,500 square feet
Year of Construction:	2010
Additional Notes:	Approximately 48' x 48' with concrete slab, dual overhead doors

- Covered Storage Details -

Gross Area:	Approximately 1,600 square feet
Year of Construction:	Approximately 2008/2009
Additional Notes:	Carport storage between two 40' shipping containers



- Southern Oregon -

Umpqua River Valley - Roseburg is located in Douglas County between Portland and San Francisco on Interstate 5, with convenient connections to the Oregon coast via Highway 42 and Crater Lake National Park and eastern Oregon via Highway 138.

Southern Oregon is an outdoor lifestyle paradise – if there is something related to the outdoors that you love doing, you can do it here! Recreation in the area is vast and there is no shortage of hiking trails, fishing holes, or live water activities due to the abundance of rivers and lakes. The region is home to a wide array of natural amenities like Crater Lake, endless National Forests, and the Umpqua River. The area enjoys a mild Mediterranean climate with four distinct seasons and mild winters.

Timber, wine grapes, and cattle have historically been the leading agricultural economic drivers in Roseburg. In recent years the area has begun to see increase in notoriety within the wine industry for the region's ability to grow many different varietals at a high quality.

- Landmarks -

Roseburg

8 miles

Grants Pass

76 miles

Eugene

79 miles

Rogue Valley Intl. Airport

102 miles

Mt Ashland Ski Area

137 miles

Crater Lake Nat Park

79 miles

Oregon Coast

84 miles

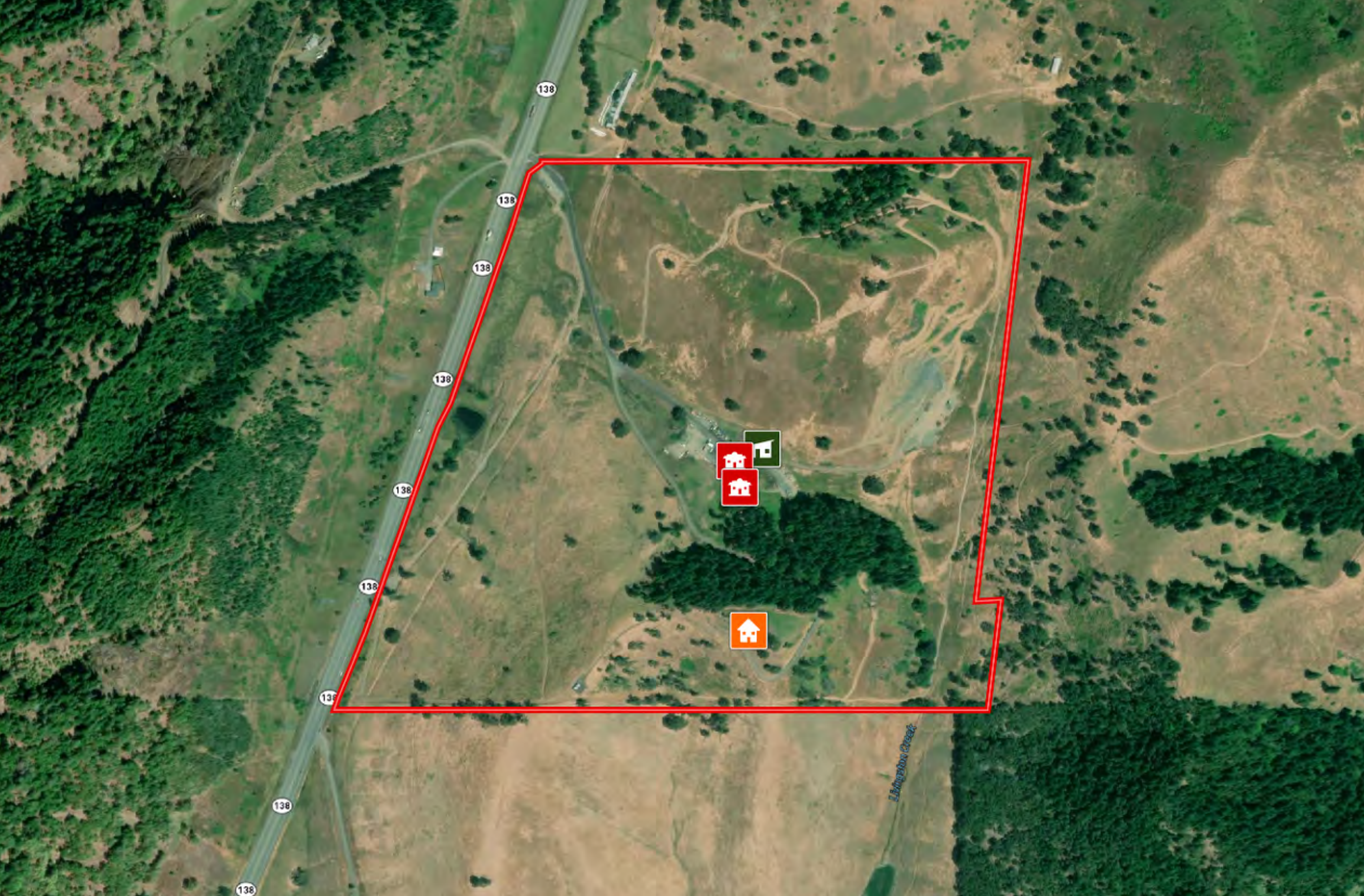
Portland

186 miles

San Francisco

466 miles







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