



Ridgeway Heights

Sheridan, OR 47+- Acres



MADE OUT WEST
LAND CO.

Your go-to specialists for land in Oregon.

From the expanses of dense Douglas Fir forests, to the snow frosted peaks of the Cascade Mountains, to the rolling juniper and sage hills of the high desert – we bring over 40+ years of experience in buying, selling, and consulting on land as well as timber in Oregon.

David Brinker Jr.
Founder/CEO

David Brinker Sr.
Founder/President

THE OPPORTUNITY

Imagine having 47+- acres of Willamette Valley seclusion to make your vision reality. This property is a rare large acreage piece of land with potentially 3 buildable lots, merchantable timber, and a seasonal creek.

Sitting 40 minutes west of historic McMinnville, about the same from the stunning Oregon Coast, this gated property is conveniently centrally located just minutes from Spirit Mountain Casino and Resort.





GETAWAY

It is rare to find an acreage of this size with power, water, and approval for a dwelling and possibly 3 building sites.

This property has been approved under a measure 49 which could allow 2 more additional building lots.

The original homesite, which was recently approved for a replacement dwelling, has an existing septic system, power, and well. From this homesite you are tucked back into a grove of Douglas Fir.

LAYOUT

From topography perspective the property begins at 380 ft. above sea level and gently slopes to 560 ft. A seasonal portion of an unnamed Creek runs through the northern portion of the property.

Highway 22 runs along the North boundary and connects with the main access road which is gated.

Spanning over 2 separate tax lots, Ridgeway Heights is zoned Farm Forest in Polk County.





TIMBER

45+- year old with a small component of 75+ year old Douglas Fir cover 12 + acres of the property. The owners in 2021 had a cruise completed that estimates 470,000 Board Feet of Timber.

The property is gently sloping and and can be logged using ground based equipment.

Multiple lumber mills exist in the area Including 2 in Willamina which is 10 minutes from property.























FEATURES

- 47+- Acres
- 3 Potential Buildable Lots
- 1 Well
- Power Available
- 1 Septic Tank
- Gravel Driveway
- Gentle Slope
- Blacktail Deer, Turkeys
- Conveniently Located
- Private Gate
- Trails
- Merchantable Timber





THE LISTING

\$725,000

Parcel #'s : 472618, 472634

Zoning: Farm/Forest

County: Polk

2020 Taxes: \$531.00+-

Terms: Cash, Land/Construction Loan

Lat/Long: 45.0315, -123.4631

Notice and an appointment required for
showings

All potential buyers will be pre-qualified
prior to showing.



Listed By:

David Brinker

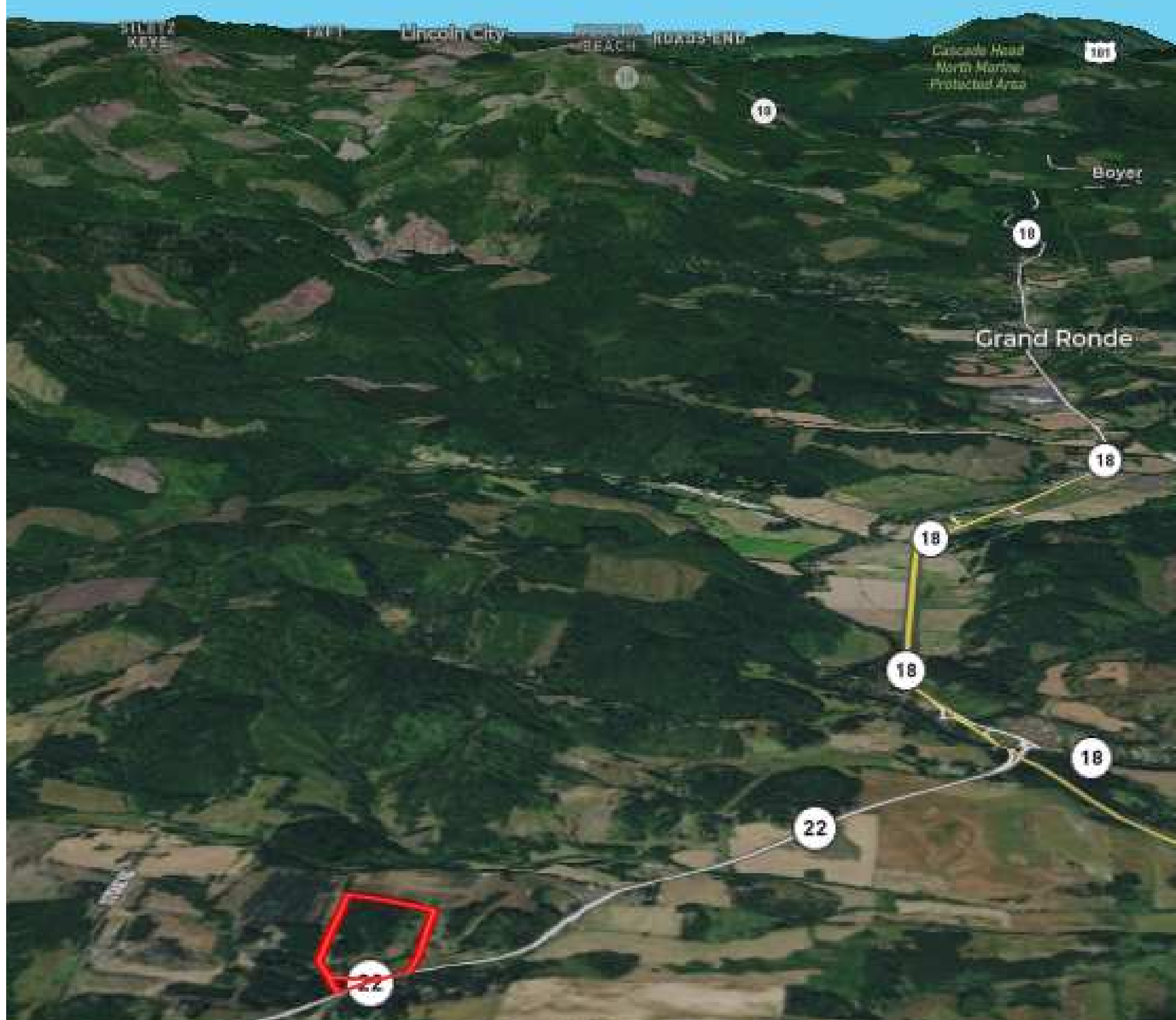
Licensed Broker in the state of OR

503-437-4095

dbrinkerjr@madeoutwestlandco.com

VICINITY

- The property is located about 15 min. West of Dallas, OR via Highway 22.
- Lincoln City and the Coast are directly west about 40 min.
- Many vineyards within minutes
- Portland International airport is about 1.5 hours and Eugene International Airport is about 2 hours.
- The area is home to Blacktail Deer, Wild Turkeys and other Wildlife.





866-2-OUTWEST

info@madeoutwestlandco.com

17490 Brown Road

Dallas, Oregon 97338

Licensed Real Estate Brokers in Oregon

WE GIVE BACK!



www.madeoutwestlandco.com