



38289 S RUBY LOOP

SCIO



**Oregon
Farm & Home**
★ BROKERS ★

KW MID-WILLAMETTE
KELLER WILLIAMS REALTY

FARMS • HOMES • RANCHES • LUXURY • LAND • TIMBER



Introduction

Situated on approximately 84.73± acres in Oregon's productive agricultural landscape, 38289 Ruby Loop presents a diverse farm and rural living opportunity with approximately 60± tillable acres and Exclusive Farm Use (EFU) zoning. The property features productive agricultural soils including Panther Silty Clay Loam, Santiam Silt Loam, and Ritner Cobbly Silty Clay, supporting a variety of farming applications. Existing clay tile drainage infrastructure enhances field usability, while approximately 18± acres of Douglas fir replant established in 2017 adds long-term timber value and diversification. Additional natural features include a seasonal creek, apple trees, rye grass production ground, perimeter fencing, and cross fencing throughout the property.

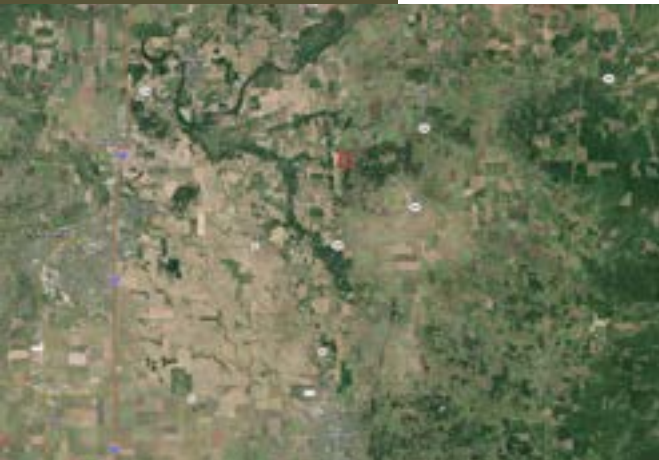
The primary residence offers 2,595± square feet with four bedrooms, three full bathrooms, and one half bathroom, utility/laundry room with utility sink, and ADA-accessible features including ramps. Recent improvements include interior paint and luxury vinyl plank flooring in the living room and hallways. A secondary residence provides 1,351± square feet with three bedrooms and one bathroom. Supporting agricultural infrastructure includes a 3,600± square foot feeder barn, a 2,160± square foot machine shop with three bays, upstairs loft, and 200-amp electrical service, plus a 450± square foot wood shed. Both homes are serviced by separate wells, septic systems, and individual pump houses.



Location



Located in the desirable Scio area of Linn County, Oregon, 38289 Ruby Loop offers a balance of rural privacy and convenient access to the Willamette Valley's agricultural, commercial, and recreational amenities. The property is situated just minutes from downtown Scio, approximately 15 miles from Stayton, 20 miles from Albany, and within easy reach of Salem via Highway 226 and Highway 22. The location provides efficient access to regional farm suppliers, equipment dealers, grain facilities, and major transportation corridors while maintaining a peaceful country setting.



ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.



Opportunity

This EFU-zoned property offers a compelling combination of agricultural productivity, timber value, and rural residential flexibility. Approximately 60± tillable acres currently planted in rye grass, combined with favorable soils and clay tile drainage, create strong potential for continued crop production, livestock operations, hay production, or other agricultural ventures. Existing perimeter and cross fencing support rotational grazing and livestock management, while the seasonal creek provides additional natural appeal and functionality. The 18± acres of Douglas fir replant established in 2017 contribute future timber income potential and long-term land stewardship value.

The property's dual-residence setup provides flexibility for a variety of uses, including farm labor housing, caretaker accommodations, rental income potential, or multigenerational living arrangements where permitted. Extensive infrastructure including the feeder barn, machine shop, wood shed, gated entry, gravel road system, separate wells, and independent septic systems supports both agricultural operations and equipment storage. The large machine shop with 200-amp service and loft space offers opportunities for workshops, maintenance operations, or business-related storage. With productive soils, established infrastructure, timber acreage, and significant agricultural ground, this property presents a versatile investment for farming, ranching, or long-term land ownership.

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Land



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Land

Total Acres: 84.73 +/-

Tillable Acres: 60 +/-

- **Clay Tiling**

Tax ID: 0037800

Zoning: Exclusive Farm Use

Fencing: Perimeter Fencing and X Fencing

Water: Seasonal Creek

Roads: Gravel Roads with Long Driveway and Gated Entry

Vegetation: Douglas Firs Replanted In 2017, Apple Trees, Tillable Ground In Rye Grass

- **Approx 18 +/- Acres of Replant**

Lease: 55 +/- Acres of Rye Grass, Year to Year, Harvest Date End of August 2026

Home



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Homes

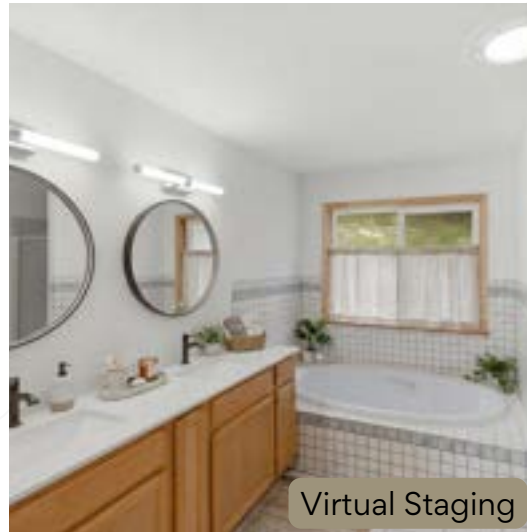
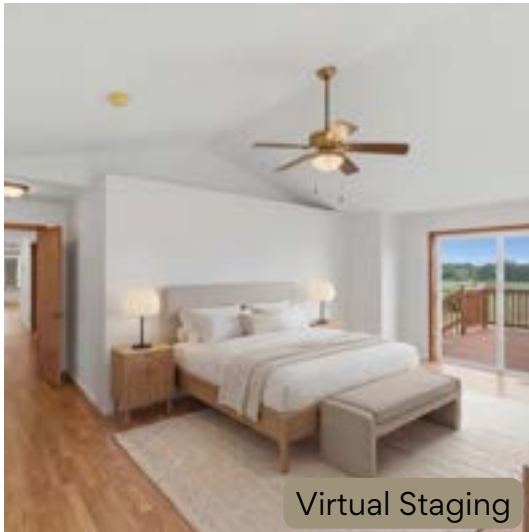
Primary Home

- **Single Story**
- **2595 SqFt**
 - **4 Bedrooms**
 - **3 Full Bathrooms**
 - **1 Half Bathroom**
 - **ADA Accessible**
 - **Ramps**
 - **Central Vac System**
 - **Extra Rooms**
 - **Office, Utility/Laundry Room with Utility Sink, Two Walk-in Pantries**
 - **Wrap Around Deck**
 - **Recent Improvements**
 - **Interior Paint**
 - **New LVP Flooring In Living Room and Hallways**
 - **Refinished Deck Outside Primary and Kitchen**

Secondary Home

- **1351 SqFt**
 - **3 Bedrooms**
 - **1 Bathroom**
 - **Home is In Poor Condition (Shown with Accepted Offer Only)**

Home



Outbuildings

Feeder Barn

- 3600 SqFt

Machine Shop with Lean To

- 2160 SqFt
- 3 Bays
- Upstairs Loft
- 200 Amp Service
- Concrete Floor
- Built 2019

Wood Shed

- 450 SqFt



Systems

Septic:

- Primary Home: Near Garage on Right, Standard System
- Secondary Home: Standard System

Well:

- Primary Home: Own Well with Own Pump house
- Secondary Home: Own Well with Own Pump house

Propane Tank:

- Leased

Seller Preferred Terms

Forms: OREF Forms

Personal Property Included All Conveyed at \$0 Value: Range, Oven and Dishwasher, All Personal Property Left at the Close of Escrow to be Buyers Responsibility

Occupancy: Seller Needs 1 Month Occupancy After Closing

Seller: Phyllis E and Allen J Ralston Trust

Title: Fidelity National Title In Albany

Additional Terms: Proration at Closing, Farm Lease Harvest Date 8-31-26

Seller Is a Trust, Information Is Limited



Property Maps

Maps provided via LandID

- Property boundaries
- Tillable Acres (Green) and Planted Trees (Orange)
- Topography



SCAN HERE
FOR AN
INTERACTIVE
MAP!

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Soil Report

Soil Report provided via LandID

Majority Soil Types

- Panther Silty Clay Loam
- Santiam Silt Loam
- Ritner Cobbly Silty Clay

75C	Panther silty clay loam, 2 to 12 percent slopes	23.22
89B	Santiam silt loam, 3 to 6 percent slopes	17.79
3	Amity silt loam	12.4
84E	Ritner cobbly silty clay loam, 2 to 30 percent slopes	12.34
104E	Witzel very cobbly loam, 3 to 30 percent slopes	9.93
101D	Willakenzie clay loam, 12 to 20 percent slopes	9.32



County Info

Parcel #: 0037800

Tax Lot: 10S02W2600300

Owner: Ralston Allen J Trust

CoOwner: Phyllis E Trust

Site: 38289 S Ruby Lp

Scio OR 97374

Mail:

Zoning: County-EFU - Exclusive Farm Use

Std Land Use: AFAR - Farms And Crops

Legal:

TwN/Rng/Sec: T:10S R:02W S:26 Q: QQ:

**List Pack provided by
Fidelity National Title company**

ASSESSMENT & TAX INFORMATION

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Fidelity National Title

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0037800**

Tax Lot: **10S02W2600300**

Owner: Ralston Allen J Trust

CoOwner: Phyllis E Trust

Site: 38289 S Ruby Lp

Scio OR 97374

Mai

Zoning: County-EFU - Exclusive Farm Use

Std Land Use: AFAR - Farms And Crops

Legal:

Twn/Rng/Sec: T:10S R:02W S:26 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$1,231,470.00**

Market Land: **\$655,040.00**

Market Impr: **\$576,430.00**

Assessment Year: **2023**

Assessed Total: **\$357,225.00**

Exemption:

Taxes: **\$4,170.14**

Levy Code: 09502

Levy Rate: 11.6737

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms: 4

Bathrooms: 3

of Stories: 1

Total SqFt: 2,595 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 84.73 Acres (3,690,839 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition: Poor

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 95 - Scio

Census: 3034 - 030100

Recreation:

SALE & LOAN INFORMATION

Sale Date:

Sale Amount:

Document #:

Deed Type:

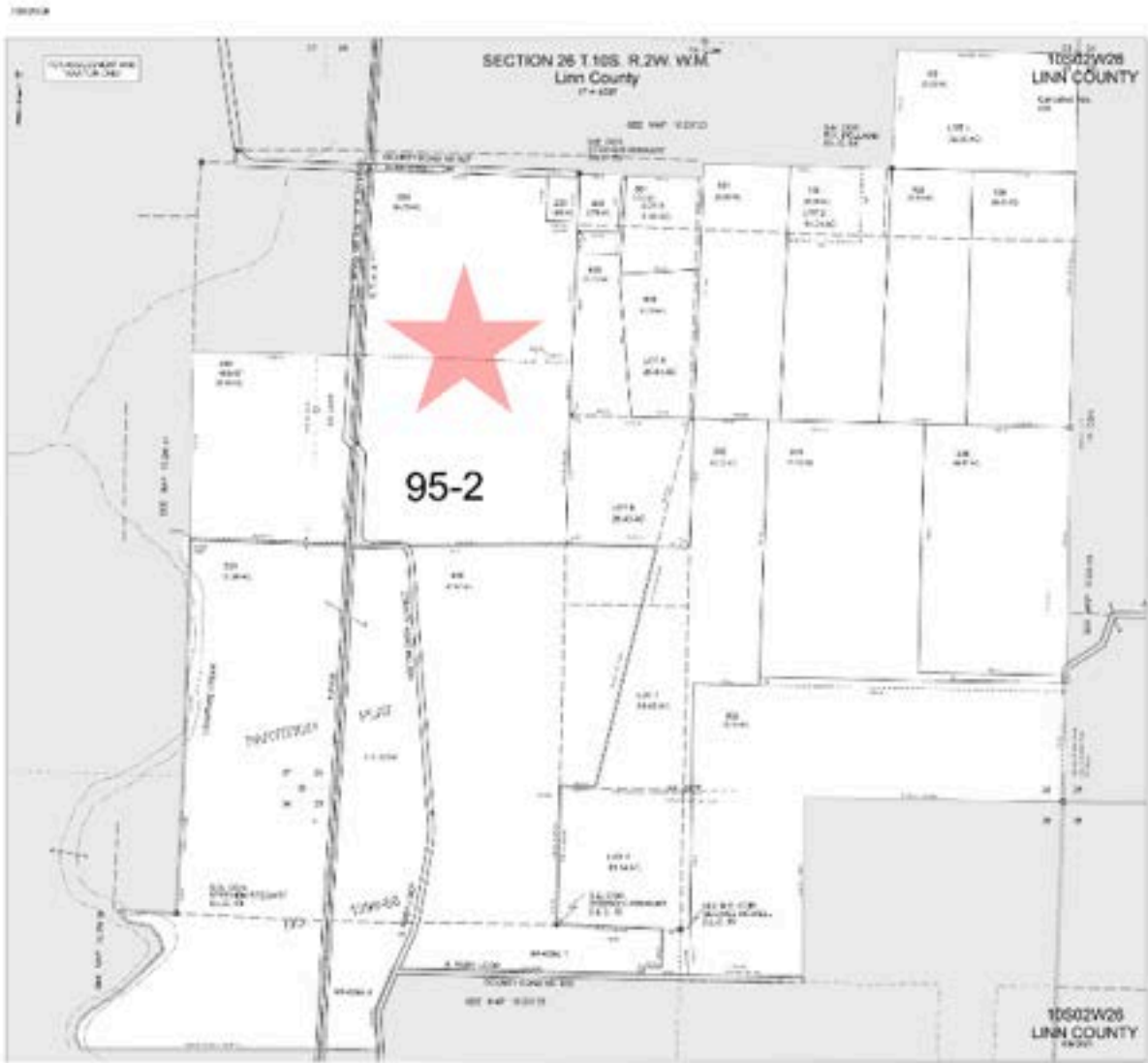
Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

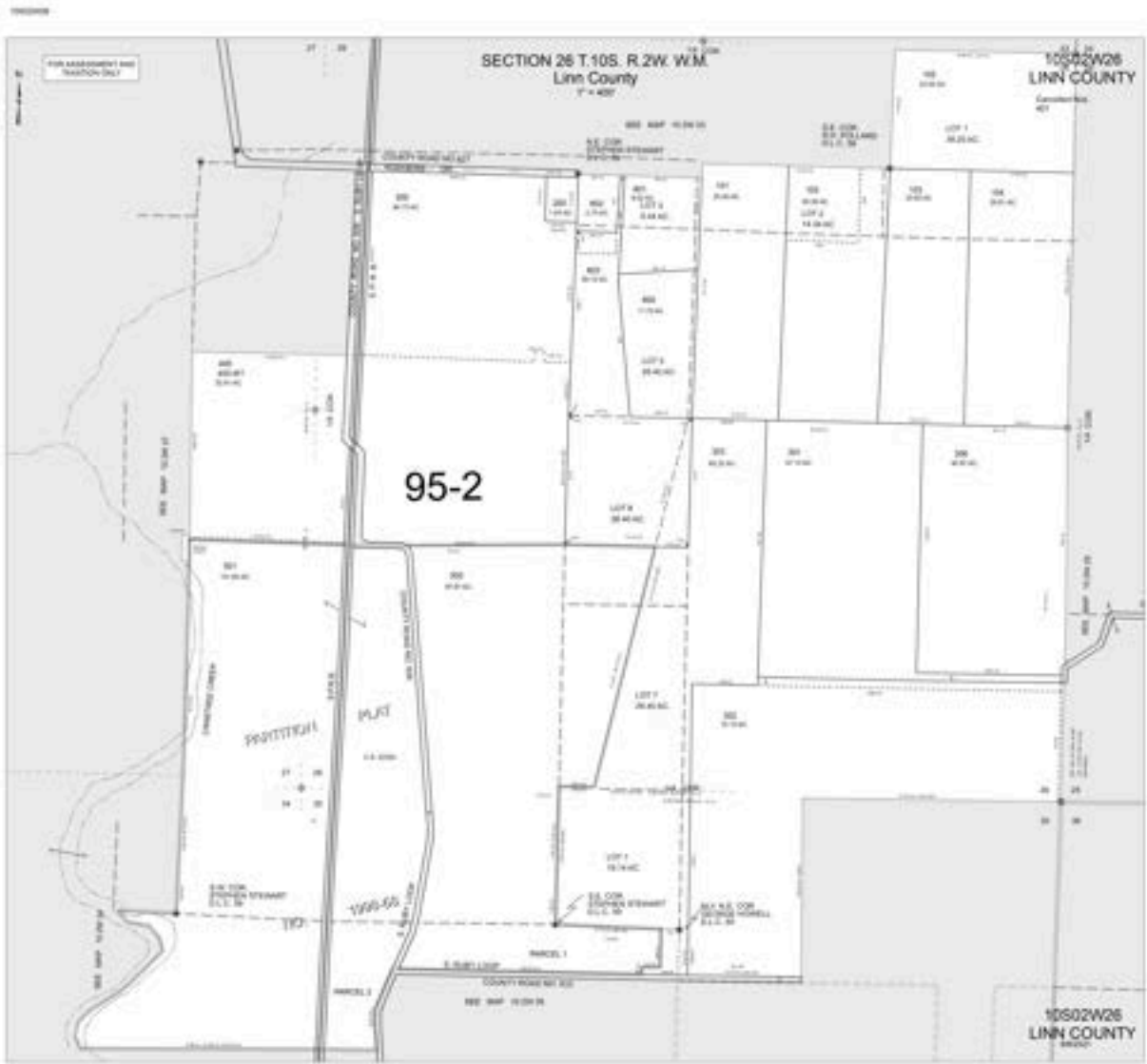


Fidelity National Title

Parcel ID: 0037800

Site Address: 38289 S Ruby Lp

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.



Fidelity National Title

Parcel ID: 0037800

Site Address: 38289 S Ruby Lp

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Aerial Map

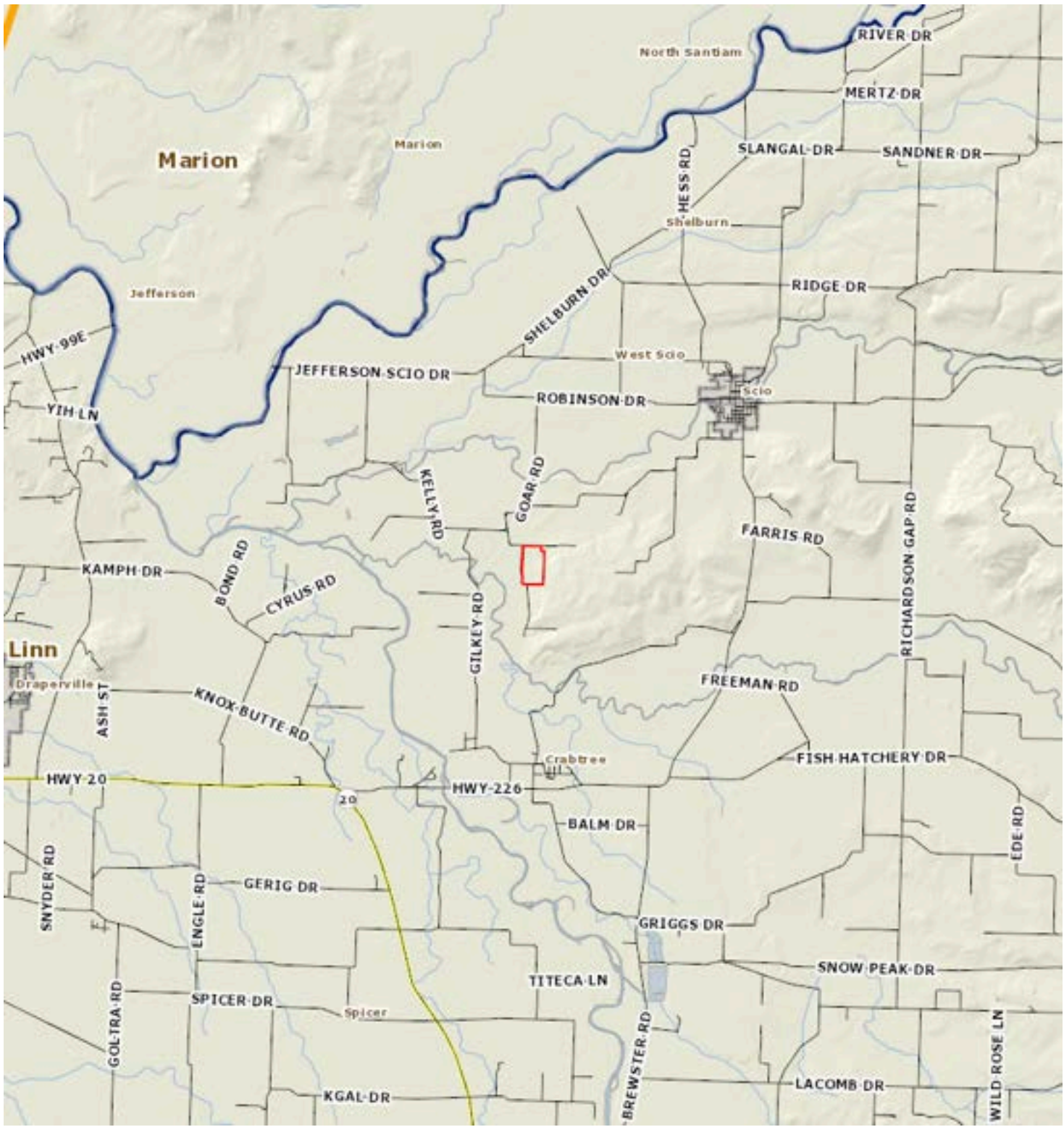


Fidelity National Title

Parcel ID: 0037800

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Flood Map



Fidelity National Title

Parcel ID: 0037800

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Linn County
2023 Real Property Assessment Report
Account 37800

Map 10S02W26-00-00300
Code - Tax ID 09502 - 37800

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing RALSTON ALLEN J & PHYLLIS E TR
PO BOX 409
SCIO OR 97374-0409

Deed Reference # See Record
Sales Date/Price See Record
Appraiser VANDERWOOD, LISA

Property Class 551 **MA** **SA** **NH**
RMV Class 501 02 00 000

Site	Situs Address	City
1	38289 S RUBY LP	SCIO

		Value Summary			
Code Area	RMV	MAV	AV	RMV Exception	CPR %
09502 Land	655,040		Land	0	
Impr	576,430		Impr	0	
Code Area Total	1,231,470	291,790	357,225	0	
Grand Total	1,231,470	291,790	357,225	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
09502	1	☒			Farm Site	104	1.00 AC	FARM	31,200
	2	☒			Farm Use Zoned	104	62.00 AC	3	518,420
	3	☒			Farm Use Zoned	104	8.50 AC	4	56,930
	4	☒			Farm Use Zoned	104	13.23 AC	6	13,490
					S.A. OSD	100			35,000
Code Area Total							84.73 AC		655,040

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
09502	100	1930	121	RES One story	123	1,351			17,010
	200	1997	141	RES One story	123	2,595			454,180
	207	0	110	Residential Other Improvements	123	0			7,470
	504	0	315	FEEDER BARN	123	3,600			26,920
	505		120	Res Other Improvement Cls 2	123	0			23,430
	506	2018	317	GP BUILDING	123	450			10,400
	507	2019	317	GP BUILDING	123	2,160			37,020
Code Area Total						10,156			576,430

Exemptions / Special Assessments / Notations		
Notations	Amount	Tax
■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00

Linn County
2023 Real Property Assessment Report
Account 37800

Comments

***** CAP NOTE - Type R *****

98MX: NOT REAPPRAISED FOR CYCLE YET. STILL HAVE TO GO BACK AGAIN. CONTACT MADE WITH OWNER AND THEY PLAN TO HAVE NEW RES FINISHED AROUND CHRISTMAS. SEE NEW RES FOR COMPLETION AND REAPPRAISED EVERYTHING FOR CYCLE 2. 10/97 JS.HOUSE WAS 60% COMPL NOW 85% SEE NEW VALUE IN SEQ 100 & FOR NEW DECK SEE NEW VALUE IN SEQ 207.SEE IN 1999,DUS 1-7-98

1999MX:OLD HOUSE FOR1998 WAS 3050,1999 IS 2090(-960).FEEDER BARN IN 1998 WAS 9100 FOR 1999 1710FOR LENATO LEFT(-7390).NEW HOUSE FROM 85% IN 1998 AT 129420 FOR 1999 95% AT 144650=FOR 99 NEW VAL(15230-8350)6880.SEE NEW HOUSE 2000MX.DUS 11-20-98//Y2KMX: RES COMPLETE. 9/10/99 JDR

Additon to existing barn 10/28/02 GB//12' LT2 TO 40X60 HAYCOVER. COMPLETE.BUT THERE IS NO DIAGRAM FOR NEW RES!!. TRY TO MEASURE THE R2. R1 IS STILL THERE. 3/7/03 JDR//PICKED UP DIAGRAM IN JACKET. COMPLETE DIAGRAM.OLD R1 STILL THERE. 7/25/03 JDR

19MX: PLANS FOR NEW GP BLDG. SPOKE W/OWNER @ PROPERTY. REMOVED BLDG'S NO LONGER HERE ALONG W/\$11,811 OF ASSOCIATED MAV. UPDATED SQ FT/CLASS/COND. OF REMAINING BLDGS. NO START ON 60X36X16 BLDG, BUT THERE IS A NEW CLASS 4 GP ADDED @ 75% COMPLETE. SEE 2020. 1/19 LV

20MX: PERMIT FOR NEW 2160 SQ FT GP BLDG. BLDG 48% COMPLETE FOR 2020, SEE 2021 FOR COMPLETION. 450 SQ FT GP BLDG NOW 100% COMPLETE. 10/19 LV

21MX: 2020 GP BLDG FROM 48% COMPLETE TO 100% COMPLETE. 10/20 LV

WARRANTY DEED -- STATUTORY FORM

Grantors: Allen J. Ralston and Phyllis E. Ralston

Grantees: Allen J. Ralston, Trustee et al

After recording return to: Mr. and Mrs. Allen J. Ralston
38289 S. Ruby Loop
Scio, OR 97374

Address for tax statements: Mr. and Mrs. Allen J. Ralston
38289 S. Ruby Loop
Scio, OR 97374

Consideration: The true consideration for this conveyance is \$NONE. The actual consideration consists of transfer of title for the following property to avoid probate.

ALLEN J. RALSTON and PHYLLIS E. RALSTON, Grantors, convey and warrant to ALLEN J. RALSTON and PHYLLIS E. RALSTON, Trustees of the ALLEN and PHYLLIS RALSTON Revocable Living Trust dated Jan, 7, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Linn County, Oregon:

Linn County Assessor's Acct. No. 037800, Map No. T10S-R2W-S26, Tax Lot 300 (38289 S. Ruby Loop - Scio) described as follows:

Tract 1: Beginning at the Southeast corner of that parcel conveyed to Louis F. Henning, et ux, and described in deed recorded in Book 225, Page 179, Linn County Deed Records which point is 5.12 chains South of the Northeast corner of the Stephen Stewart DLC 59, Township 10 South, Range 2 West, Willamette Base and Meridian, Linn County, Oregon; thence South along the East line of said Claim, 35.03 chains to the Southeast corner of the North half of said Stewart Claim; thence West along the South line of the North half of said Stewart Claim 1505 feet to the East line of the Southern Pacific Railway Company's right of way; thence North 1 deg. 30' East along said East line 40.16 chains to the North line of said Stewart Claim; thence East along the North line of said Stewart Claim, 1220.04 feet to the Northwest corner of said Henning parcel; thence along the lines of said Henning parcel, South 5.12 chains and East 3.37 chains to the point of beginning. EXCEPT that parcel conveyed to Frank A. Hough and described in deed recorded in Book 144, page 136, Linn County Deed Records.

Tract 2: The right to use for road and utility purposes a 15 foot strip of land the South line of which is described as follows: Beginning at the Southwest corner of the North half of Stephen Stewart DLC 59, Township 10 South, Range 2 West, Willamette Base and Meridian, Linn County, Oregon; thence East along the South line of the North half of said Claim, 1185 feet to the East line of the Southern Pacific Railways Company's right of way and there terminating.

ALSO the right of ingress and egress and the right to maintain, alter and repair that certain irrigation pipe line extending from Crabtree Creek at the approximate Southwest corner of the North half of the Stephen Stewart DLC 59, Township 10 S., Range 2 West, W.B.&M., Linn County, Oregon, Northeasterly approximately 1200 feet to the East line of the Southern Pacific Railway Company's right of way, said Easement to be 20 feet in width, the center line of which is the existing pipe line.

The said property is free from encumbrances except easements, conditions, restrictions and roadways of record.

This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

Dated this 7th day of January, 2000.

Allen J. Ralston
ALLEN J. RALSTON

Phyllis E. Ralston
PHYLLIS E. RALSTON

STATE OF OREGON)
County of Linn) ss. January 7, 2000

Personally appeared the above-named ALLEN J. RALSTON and PHYLLIS E. RALSTON, and acknowledged the foregoing instrument to be their voluntary act and deed.

David B. Beckham

Notary Public for Oregon

My Commission expires: 6-28-2001



STATE OF OREGON
County of Linn
I hereby certify that the attached
was received and duly recorded
by me in Linn County records.
STEVE DRUCKENMILLER
Linn County Clerk
By ps, Deputy

MP 1083
PAGE 667

JAN 10 2 33 PM '00

PAUL TERJESON

PTERJY@KW.COM | 503-999-6777

Paul Terjeson is the Principal Broker/Owner of Oregon Farm Brokers, the Willamette Valley's leading farm, ranch, and land real estate specialists. With over 25 years of experience, Paul and his team represent buyers and sellers in farm ground, ranch land, development property, luxury estates, acreage, residential, and multifamily properties.

Paul's background as a fifth-generation farmer, nursery and dairy manager, land developer, and economist gives him deep expertise in zoning, water rights, soils, and land development, helping clients navigate complex transactions and build strong real estate portfolios.



SCAN TO LEARN MORE ABOUT THE TEAM





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DRIVEN BY TRUST & VALUE



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