



2665 N Pacific Hwy W Rickreall, OR



PROPERTY FEATURES

- **CUSTOM HILLTOP ESTATE**
 - **PRIVATE** 3,921 SF home built in 1991 w/attached 2-car garage
- **ASTONISHING VIEWS** with ±95-ac located in the **Van Duzer Corridor AVA.**
- **±73-TILLABLE ACRES;** ±13-ac pasture; Oak Savanna forest
- Lots of **Features and Updates** - See included amenities/updates page.
- **OUTBUILDINGS:**
 - Shop 1,440
 - Feeder Barn 1,728 SF + Lean-to 384 SF

[VIDEO TOUR LINK](#)

<https://vimeo.com/1052390617>

CALL FOR DETAILS

Find us on  

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2665 N PACIFIC HWY W RICKREALL, OR

Truly astonishing views from this custom, private hilltop estate! Overlooking the Cascade Mountains, nearby vineyard, and Valley below, this stately 3,921 SF home offers well placed decks, beautiful stone patios, and view windows to capture it all. With spacious open living areas, 5 bedrooms + office, 4 bathrooms, updated kitchen, new roof and carpets, 2-fireplaces with woodstove inserts, and full finished basement, there is plenty of room to enjoy. The property includes fenced pasture areas, ±73-ac cropland (currently leased thru 10.1.28), oak savannahs, 30'x48' shop, and 36'x48' barn with loft + 8'x48' lean-to. The property is well positioned in Oregon's beautiful wine country and within the Van Duzer Corridor American Viticulture Area (AVA) with an easy commute to Salem, McMinnville, and the Oregon Coast. Serviced by Perrydale water service + backup well with holding tank.



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This information deemed reliable, but not guaranteed. All maps, exhibits presented are based on information obtained from the county must be verified by interested parties.

2665 N PACIFIC HWY W RICKREAL, OR

OUTBUILDINGS & LAND

- 1,400 SF (30'x488') **Shop** built in 2001
- 1,728 SF **Barn** built 1991 w/12'x24' loft, and 384 SF lean-to
- 95-gross acres; ±73-tillable acres
- **Primary Tillable Soils:** Woodburn (Cls 2), Helmick (Cls 3), and Bashaw (Cls 4)



- Within Oregon's Van Duzer Corridor AVA
- Gently sloping w/S-SE exposures
- Elevations from 190' to 368'
- Perrydale community water service
- ±13-ac of pastures w/fencing
- Oak Savanna forest



AMENITIES AND UPGRADES

The home has been updated over the past few years with too many items to list. Below are some of the most recent upgrades as well as some of the highlights, amenities and inclusions.

RECENT UPDATES

- 2025** • Cistern pump & pressure tank for the Well
- 2024** • Architectural roof
 - Carpet throughout (except Living/Dining Room)
 - Window & Door Screens
 - Decks stained and resealed
 - Window seals checked and replaced as needed
- 2023** • Water heaters (2)
- 2022** • Driveway was redone (.70mi) w/new ditching, culverts, rock base and drainage
- 2020** • Septic tank replaced
- 2015 -2016** • Hardy-Plank siding, stone on chimneys -
 - Kitchen updated; Stainless steel appliances, washer/dryer, quartz countertops, tile floors, cabinetry, wine rack, lighting
 - Dining room buffet with quartz countertops -
 - Bathroom vanity, with marble countertop, toilet, light fixture and tile floor

NEGOTIABLE INCLUSIONS

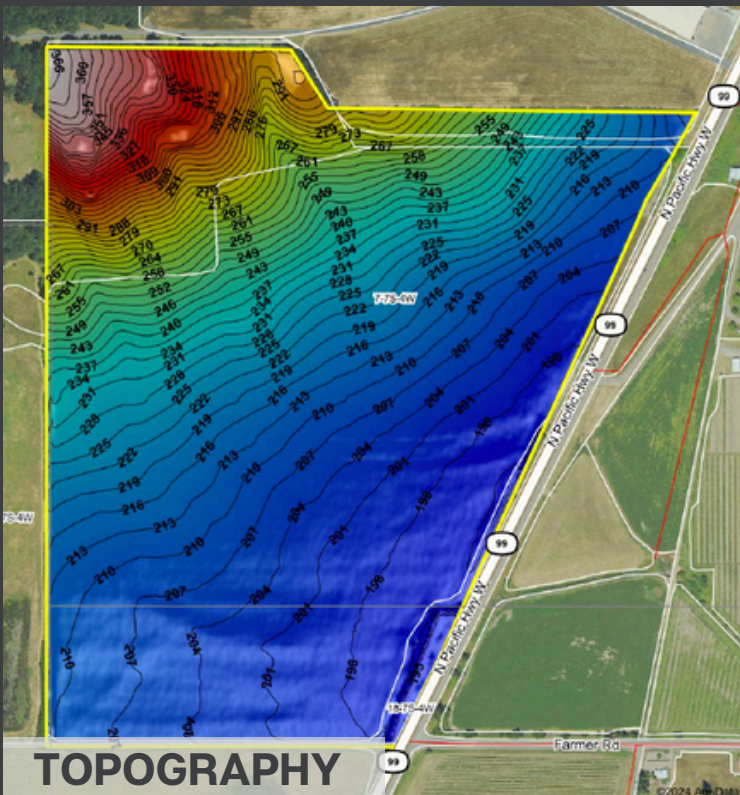
- 2021 Kubota RTV with 13.4 hrs & 40.3 miles
- 1992 Tractor with 664 miles; front scoop, brush hog & rear blade implements
- Space heater in Well house
- Barn loft extension ladder
- Metal shelving in garage



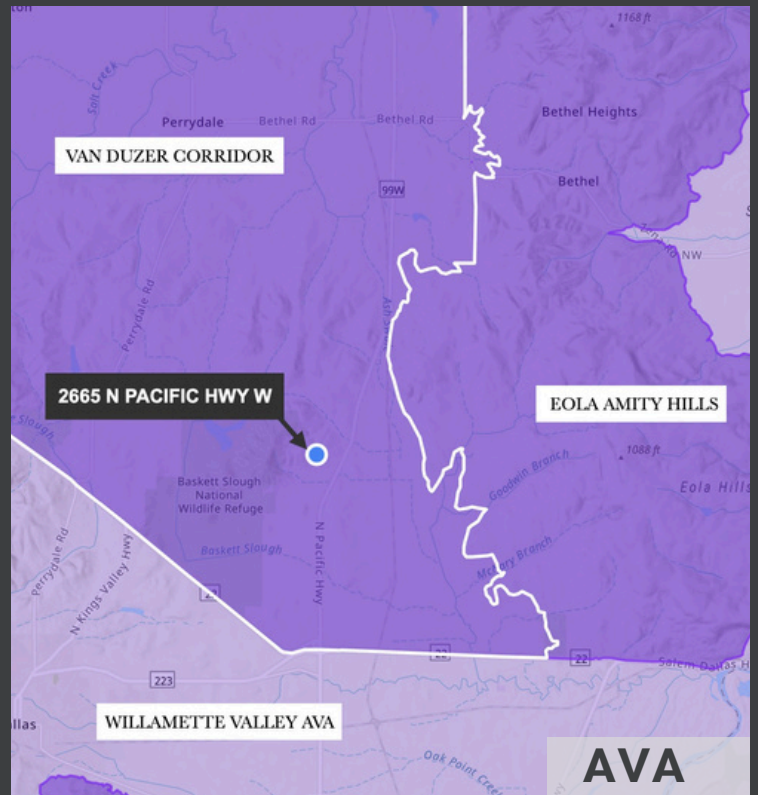
MAPS & INFORMATION



AERIAL



TOPOGRAPHY



AVA



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COUNTY INFO

Obtained through county records



This information deemed reliable, but not guaranteed. All maps, exhibits, and water rights presented are estimated based on information obtained from the county and OWRD and are to be verified by interested parties.

REAL PROPERTY TAX STATEMENT
JULY 1, 2024 TO JUNE 30, 2025
POLK COUNTY, OREGON
850 MAIN STREET
DALLAS, OREGON 97338-3184

ACCOUNT NO: 468897

PROPERTY DESCRIPTION

CODE: 0206
MAP: 07407-00-00506
ACRES: 95.00
SITUS: 2665 N PACIFIC HWY WEST HWY RICKRE
LEGAL:

KECK THOMAS M & MARGARET T
 PO BOX 61
 RICKREALL OR 97371

CHEMEKETA COMMUNITY COLLEGE	319.49
WILLAMETTE ESD	151.45
DALLAS SD 2	2,323.92
EDUCATION TOTAL:	2,794.86
POLK COUNTY	875.93
POLK COUNTY PUBLIC SAFETY	252.67
CHEMEKETA REGIONAL LIBRARY	41.75
SOUTHWEST RFPD	439.60
SOUTHWEST RFPD LOCAL OPTION LEV	413.46
POLK SOIL/WATER CD	25.52
4-H/M GARDEN/AG/FOREST EXT DIST	38.28
GENERAL GOVT TOTAL:	2,087.21
CHEMEKETA CC BONDS AFTER 2001	123.07
SOUTHWEST RFPD BONDS AFTER 2001	330.77
DALLAS SD 2 BONDS AFTER 2001	879.66
BONDS - OTHER TOTAL:	1,333.50

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	536,100	550,560
STRUCTURES	676,190	692,860
TOTAL RMV	1,212,290	1,243,420
ASSESSED VALUE	495,707	510,449
TOTAL PROPERTY TAX:	5,954.14	6,215.57

If your net taxable value has grown by more than 3% from last year and you have any questions, please contact the Assessor's Office at (503) 623-8391.

POTENTIAL ADDITIONAL TAX LIABILITY

ASSESSMENT QUESTIONS (503) 623-8391
TAX QUESTIONS (503) 623-9264

2024 - 2025 TAX (Before Discount) 6,215.57

PAYMENT OPTIONS			
Date Due	3% Option	2% Option	Trimester
11/15/24	6,029.10	4,060.84	2,071.86
02/18/25			2,071.86
05/15/25		2,071.86	2,071.85
Total	6,029.10	6,132.70	6,215.57

TOTAL DUE (After Discount and Pre-payments) 6,029.10

↑ Tear Here

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Tear Here ↑

2024 - 2025 PROPERTY TAXES				POLK COUNTY REAL			ACCOUNT NO. 468897	
PAYMENT OPTIONS	Discount	Date Due	Amount	Date Due	Amount	Date Due	Amount	
Full Payment Enclosed	3%	11/15/24	6,029.10					
or 2/3 Payment Enclosed	2%	11/15/24	4,060.84			& 05/15/25	2,071.86	
or 1/3 Payment Enclosed	0%	11/15/24	2,071.86	& 02/18/25	2,071.86	& 05/15/25	2,071.85	

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

Mailing address change on back

Enter Payment Amount \$

MAKE PAYMENT TO:

KECK THOMAS M & MARGARET T
PO BOX 61
RICKREALL OR 97371

POLK COUNTY TAX OFFICE
850 MAIN STREET
DALLAS, OREGON 97338

27100004688970000207186000040608400006029105

Polk County
2024 Real Property Assessment Report
 Account 468897

Map 07407-00-00506
 Code - Tax ID 0206 - 468897

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing KECK MARGARET T, TRUST
 KECK MARGARET T, TR
 18108 SW 133RD TERR
 TUALATIN OR 97062

Deed Reference # 2024-8385
 Sales Date/Price 10-28-2024 / See Record
 Appraiser GOTTING, ERIC

Property Class 451 MA SA NH
 RMV Class 401 01 21 000

Site	Situs Address	City
1	2665 N PACIFIC HWY WEST HWY	RICKREALL

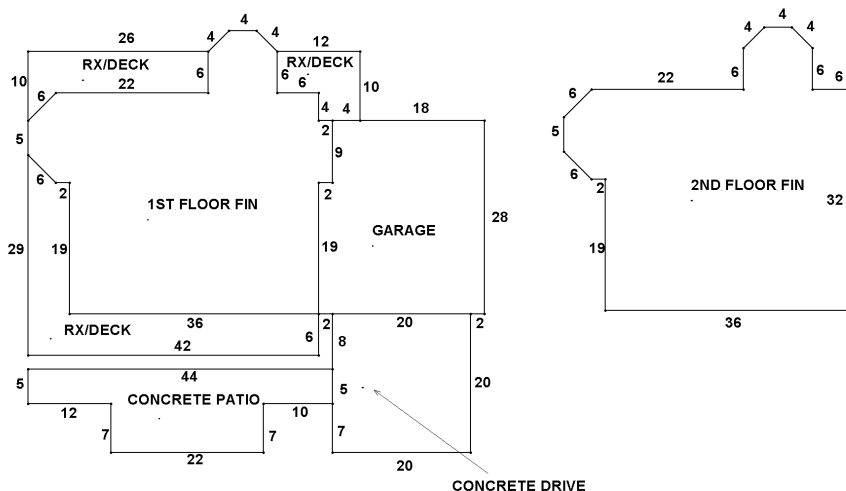
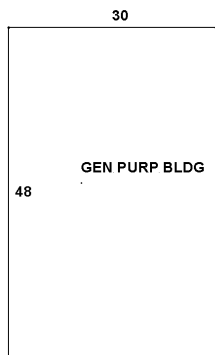
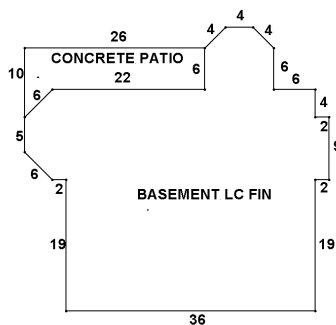
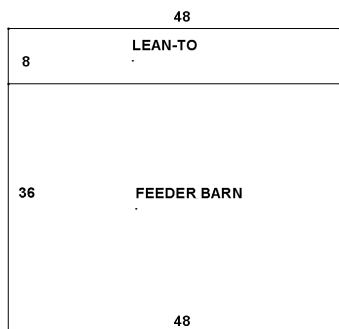
Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0206	Land 550,560		Land		0
	Impr 692,860		Impr		0
Code Area Total	1,243,420	741,060		0	
Grand Total	1,243,420	741,060		0	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0206	1	<input checked="" type="checkbox"/>		EFU	Farm Site	108	1.00 AC	B1	006*	5,480
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	108	34.85 AC	B4	006*	190,970
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	108	31.93 AC	H3	006*	174,960
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	108	18.63 AC	H4	006*	102,080
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	108	8.59 AC	H6	006*	47,070
					OSD - AVERAGE - SA	100				30,000
Code Area Total							95.00 AC			550,560

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0206	1	1991	154	Two story with basement	110	3,921			649,370
	2	1991	311	FEEDER BARN	100	1,728			15,480
	3	1991	302	LEAN-TO	100	384			1,800
	4	2001	300	GP BUILDING	100	1,440			26,210
Code Area Total						7,473			692,860

Exemptions / Special Assessments / Notations
<p>Notations</p> <ul style="list-style-type: none"> ■ FARM POT'L ADD'L TAX LIABILITY

BUILDING DIAGRAM AND OUTBUILDINGS



2665 N PACIFIC HWY W

Appraiser DS
Date 6/5/1992
DS 6/8/2006

Bldg	Description	SqFt	Dimension
1	1ST FLOOR FIN	1313	
1	2ND FLOOR FIN	1295	
1	BASEMENT LC FIN	1313	
1	GARAGE	654	
1	CONCRETE PATIO	164	
1	GEN PURP BLDG	1440	
1	FEEDER BARN	1728	
1	LEAN-TO	384	
1	CONCRETE DRIVE	400	
1	CONCRETE PATIO	374	
1	RX/DECK	374	
1	RX/DECK	164	
1	RX/DECK	96	

Polk County, Oregon

SEC. 7 T. 7 S. R. 4 W. W.M.

Scale 1"=400'

Cancelled No.

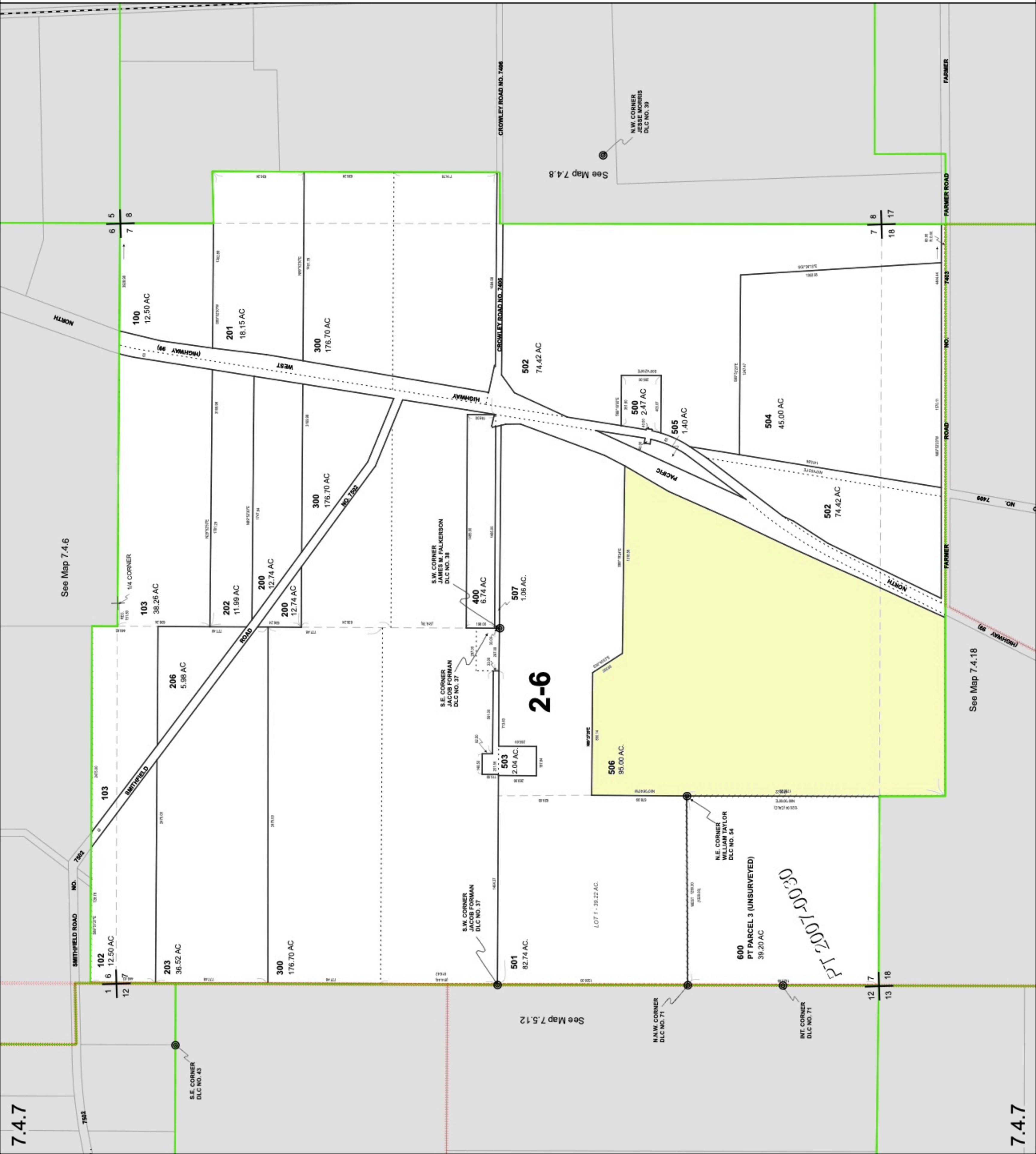
- 101
- 204
- 205
- 301
- 302

Legend

- TaxlotLines
- TaxCodelLines
- TaxlotLines(NotMasked)
- Historic
- PublicRoadCL
- Subdivision
- Railroad
- WaterLines
- PLSSLines
- MapIndexLines



MAP FOR ASSESSMENT PURPOSES ONLY



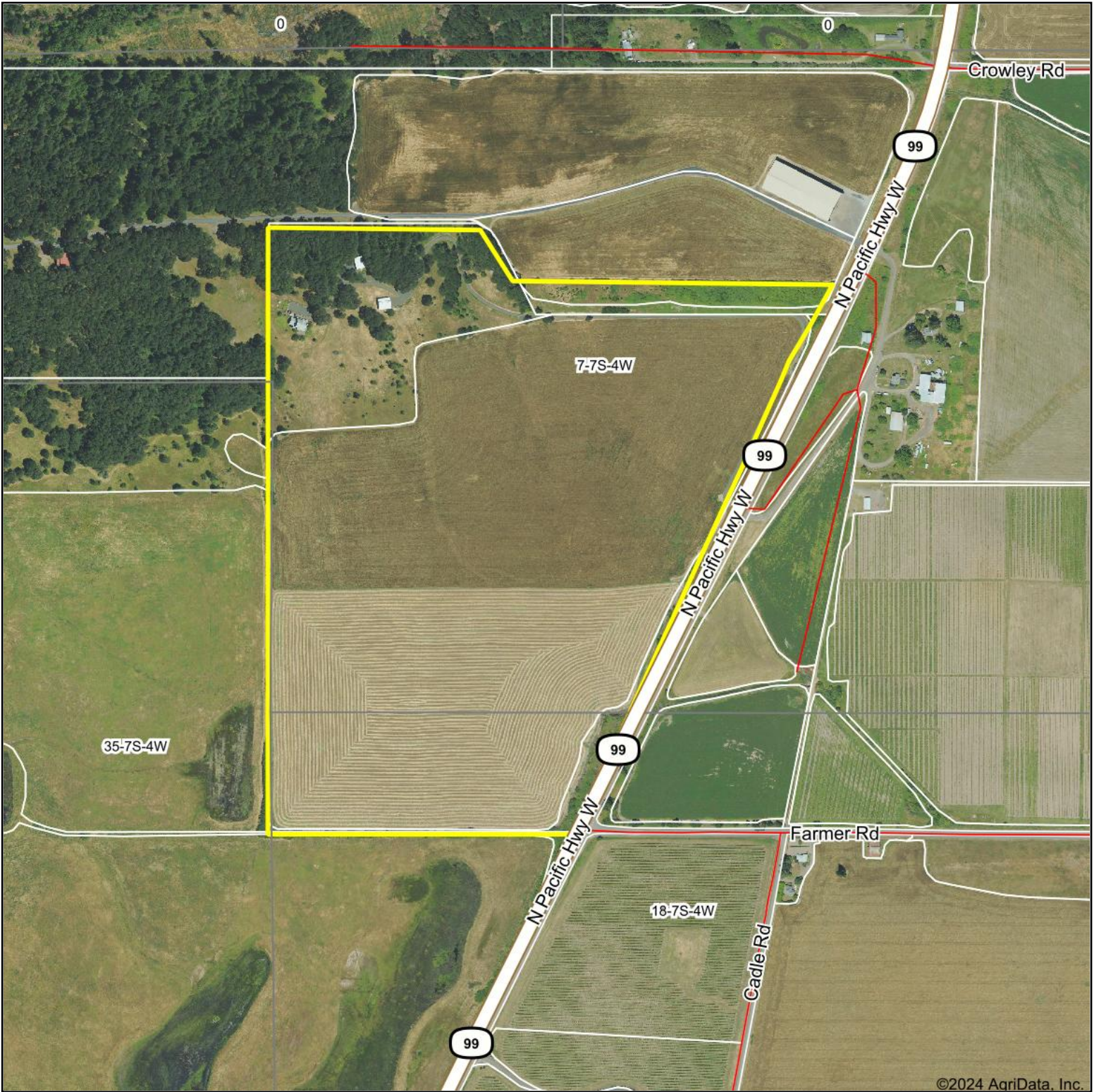
MAPS

Estimated based on county GIS mapping records



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Aerial Map



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Boundary Center: 44° 58' 19.95, -123° 13' 31.64



7-7S-4W
Polk County
Oregon

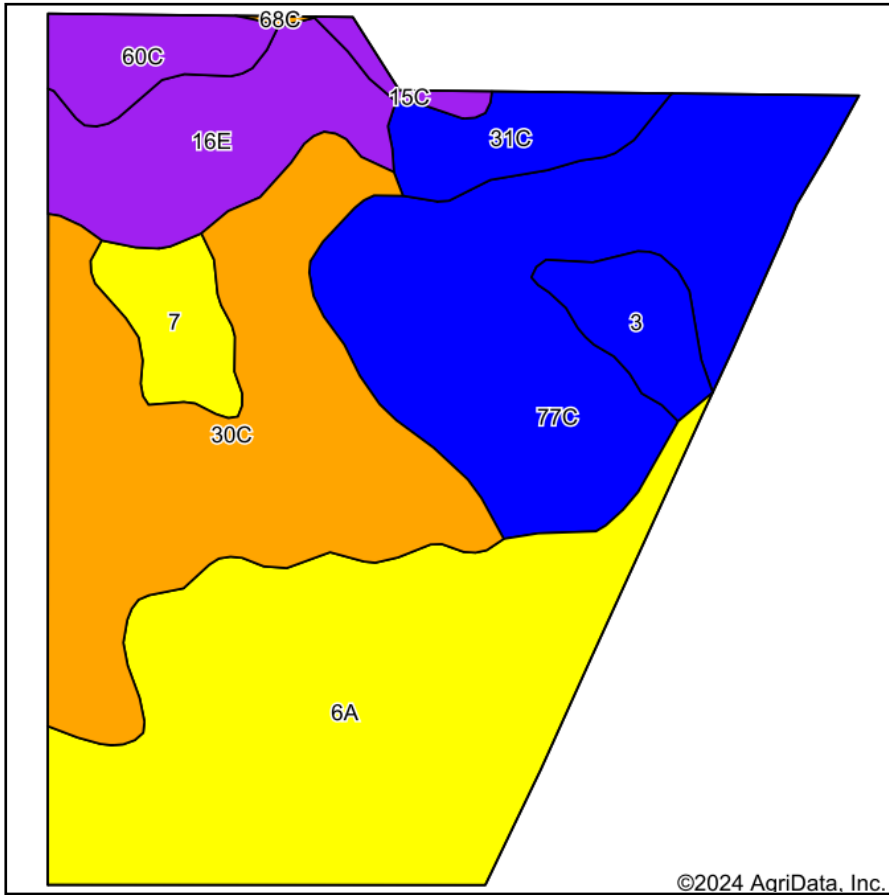


Maps Provided By:
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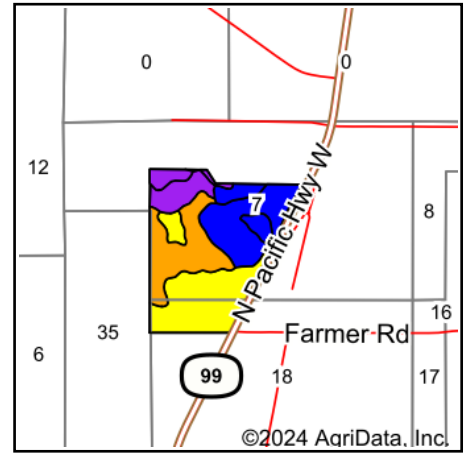
8/20/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Oregon**
 County: **Polk**
 Location: **7-7S-4W**
 Township: **Dallas**
 Acres: **95**
 Date: **8/20/2024**



Area Symbol: OR053, Soil Area Version: 22

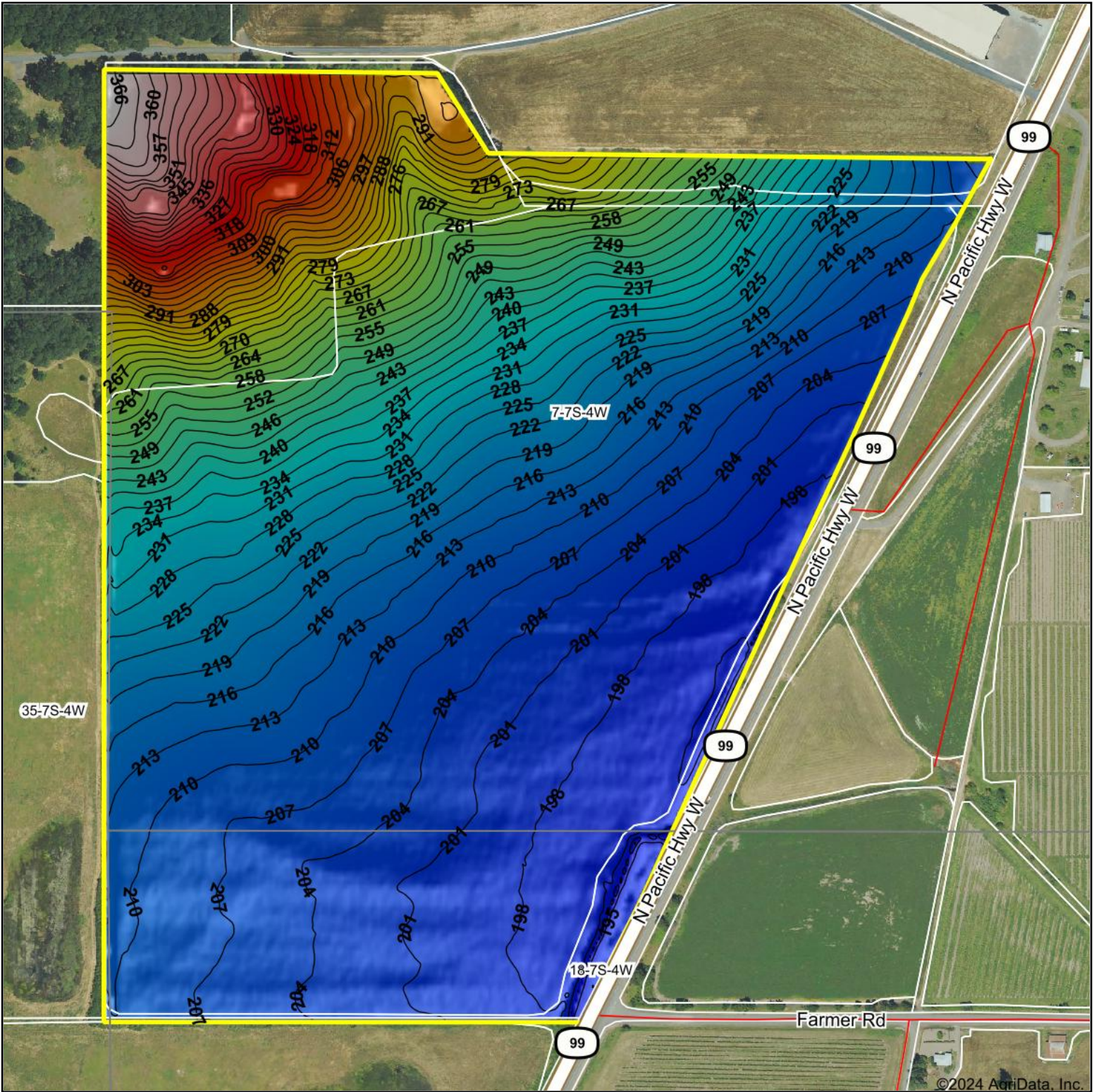
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
6A	Bashaw silty clay loam, 0 to 3 percent slopes	28.99	30.4%		Poorly drained	IVw	IVw	28
30C	Helmick silt loam, 3 to 12 percent slopes	22.29	23.5%		Somewhat poorly drained	IIle		62
77C	Woodburn silt loam, 3 to 12 percent slopes	22.10	23.3%		Moderately well drained	Ile	Ile	90
16E	Chehulpum-Steiwer complex, 12 to 40 percent slopes	8.00	8.4%		Well drained	Vle		51
31C	Helvetia silt loam, 0 to 12 percent slopes	3.60	3.8%		Moderately well drained	Ile	IVe	89
7	Bashaw clay, 0 to 3 percent slopes	3.17	3.3%		Poorly drained	IVw	IVw	36
60C	Rickreall silty clay loam, 3 to 12 percent slopes	3.09	3.3%		Well drained	Vle		52
3	Amity silt loam	2.96	3.1%		Somewhat poorly drained	IIw	IIw	90
15C	Chehulpum silt loam, 3 to 12 percent slopes	0.72	0.8%		Well drained	Vle	IVe	53
68C	Suver silty clay loam, 3 to 12 percent slopes	0.08	0.1%		Somewhat poorly drained	IIle		58
Weighted Average						3.41	*-	*n 57.8

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*-: Irr Class weighted average cannot be calculated on the current soils data due to missing data.

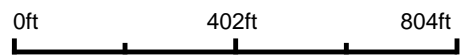
Topography Hillshade



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Source: USGS 3 meter dem



Interval(ft): 3

Min: 190.3

Max: 367.8

Range: 177.5

Average: 230.8

Standard Deviation: 38.22 ft



7-7S-4W
Polk County
Oregon

Maps Provided By:

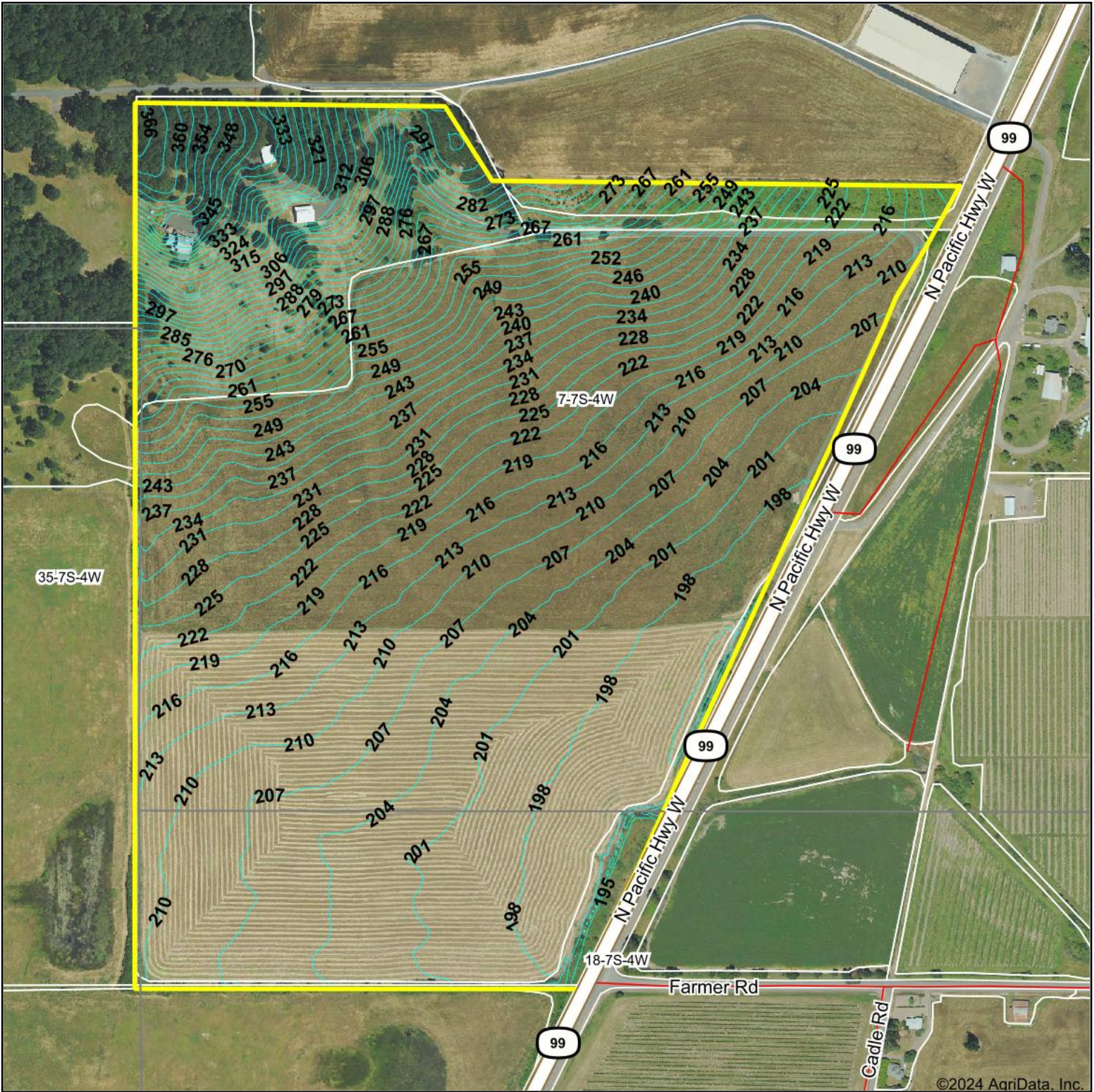


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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 44° 58' 19.95, -123° 13' 31.64

Topography Contours



©2024 AgriData, Inc.

Source: USGS 3 meter dem

0ft 432ft 865ft

Interval(ft): 3.0

Min: 190.3

Max: 367.8

Range: 177.5

Average: 230.8

Standard Deviation: 38.22 ft



8/20/2024

7-7S-4W
Polk County
Oregon

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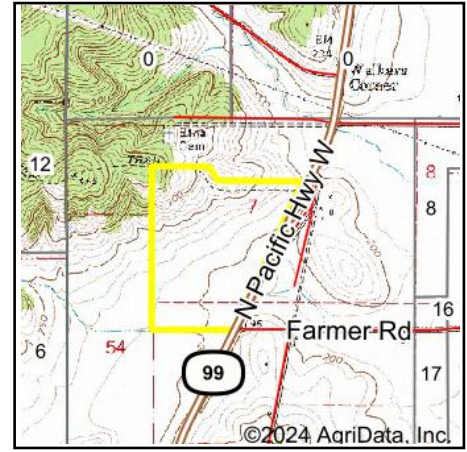
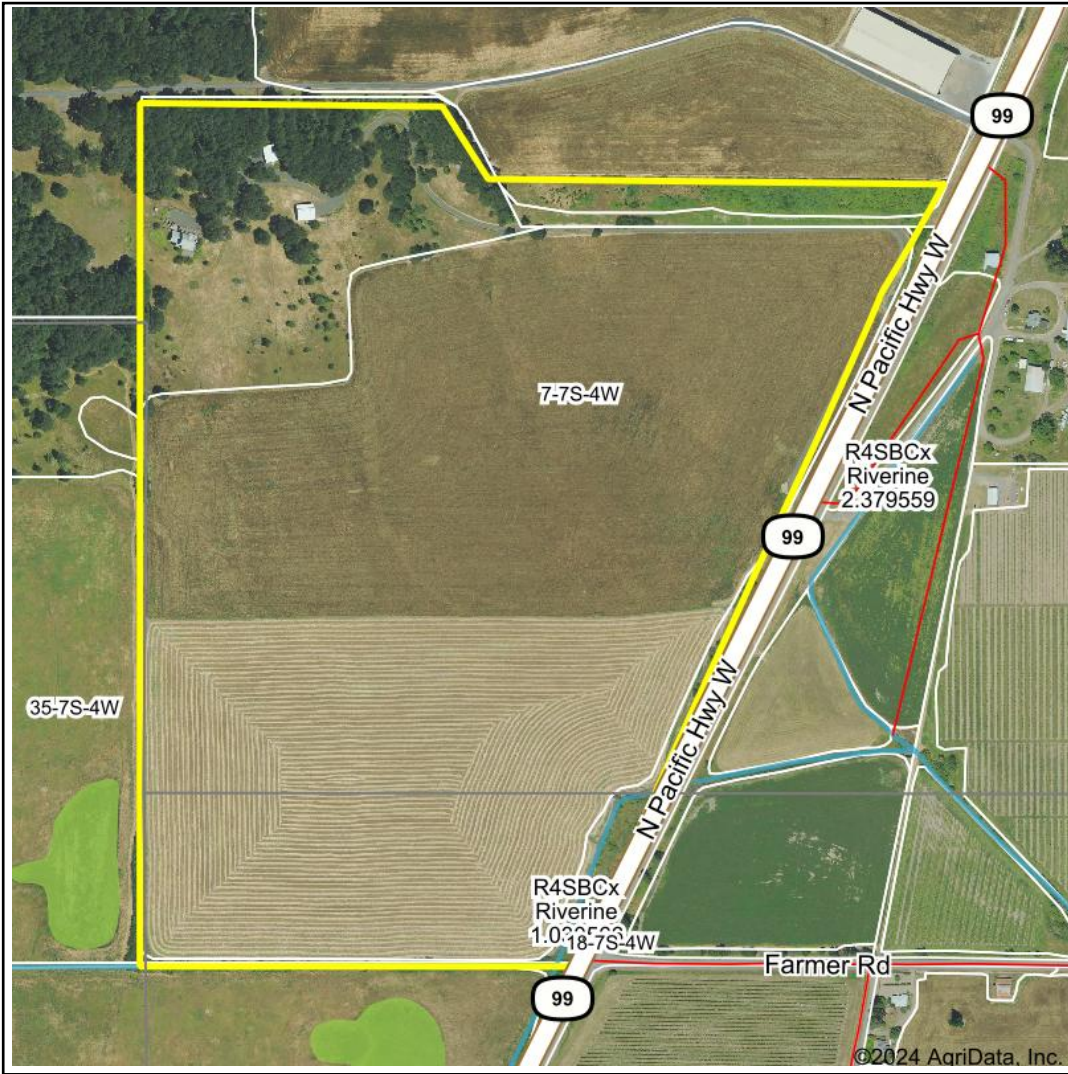
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

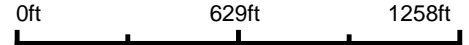
Wetlands Map



State: Oregon
Location: 7-7S-4W
County: Polk
Township: Dallas
Date: 8/20/2024

Maps Provided By:

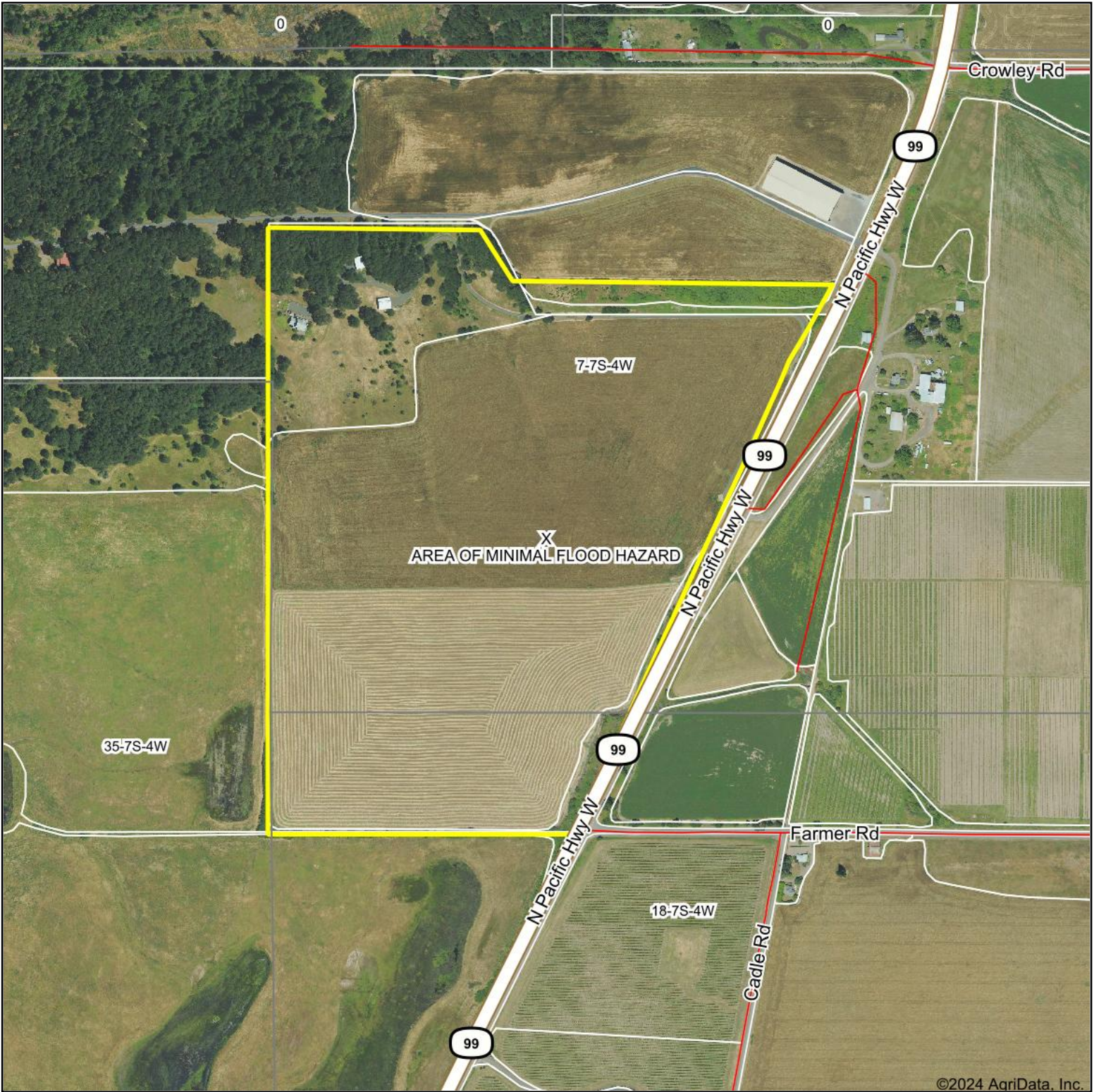
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Classification Code	Type	Acres
R4SBCx	Riverine	0.40
Total Acres		0.40

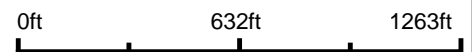
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Aerial Map



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Boundary Center: 44° 58' 19.95, -123° 13' 31.64



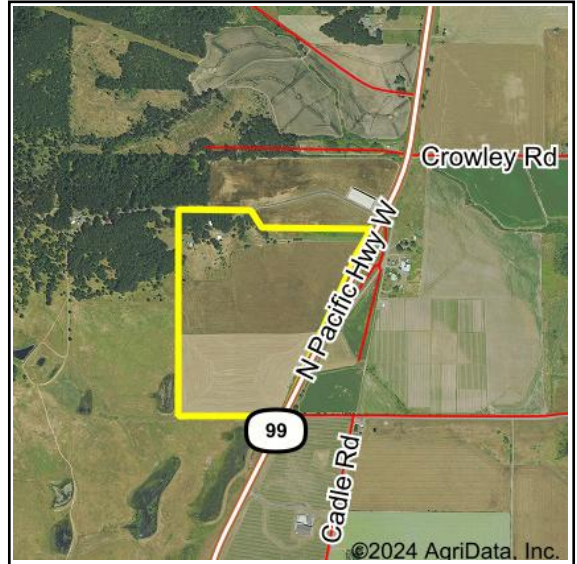
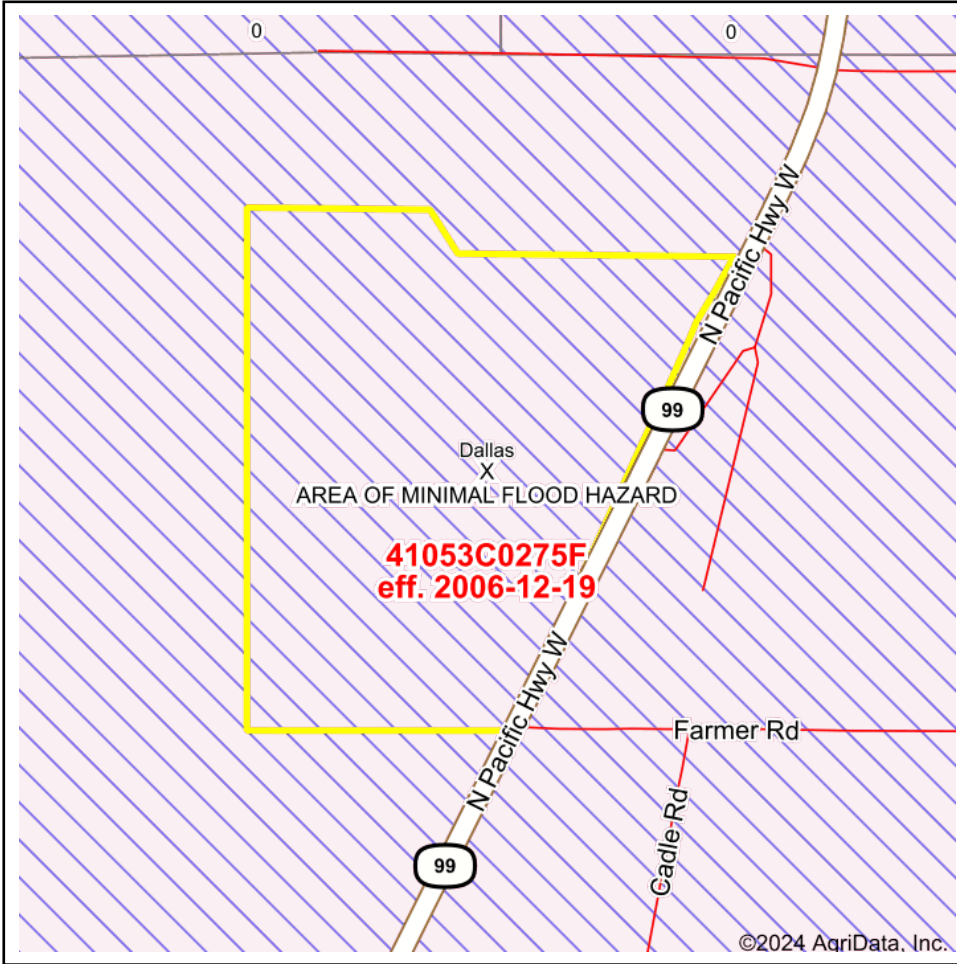
7-7S-4W
Polk County
Oregon



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8/20/2024

FEMA Report



Map Center: 44° 58' 19.34, -123° 13' 31.83
 State: OR Acres: 95
 County: Polk Date: 8/20/2024
 Location: 7-7S-4W
 Township: Dallas

Maps Provided By:

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Name	Number	County	NFIP Participation	Acres	Percent
POLK COUNTY	410186	Polk	Regular	95	100%
Total				95	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	95	100%	
Total			95	100%	
Panel	Effective Date	Acres	Percent		
41053C0275F	12/19/2006	95	100%		
Total		95	100%		