

Welcome to Rockview Ranch



640 & 641 Heydon Road, Roseburg, OR 97471

1,018+/- deeded acres

Recreational, hunting, and income producing, this incredible, large parcel offers nearly 900 acres in merchantable timber, rolling and level pastures and hay ground, a year-round creek, and 2 homesites. Views of rock bluffs and the presence of a hidden seasonal lake at the top of the property gives this ranch a uniqueness that you don't often find. Fresh wildlife signs of bear, elk, and deer have you continually seeking your next adventures on this gorgeous piece of the Pacific Northwest which has been owned by the same family for over 100 years.

Location: Private and secluded, this 1,000+ acre offering sits west of Interstate-5 just 10 miles from the city of Roseburg where the population was a little over 23,000 in 2019. It's just 83 miles to the Eugene Airport which offers direct flights to many major cities including Portland, Seattle, San Francisco, Los Angeles, Denver, Las Vegas, & Phoenix. The farm is 84 miles from the Oregon Coast at Bandon, and 71 miles from the University of Oregon at Eugene.

Lot Description: A valley all your own on 4 separate tax lots. From Heydon Rd you'll wind down the driveway under a canopy of trees to the gate. As you enter, your view will open to the ranch's beautiful valley. Behind the barn and north, across the creek, begins a spectacular incline up into the timber. This transition takes your eyes up through the end of the valley at to the top of the property's timber. Several main roads on the ranch are well maintained and partially maintained skid roads allow for ATV access. Horseback riding and hiking are fantastic options to find your way up to the hidden seasonal lake.

Timber: The timber was professionally cruised in May of 2020. Cruise totals estimate 14,696mbf of merchantable timber over 892 acres. Douglas Fir makes up the majority of the stand. Additional species include, but is not limited to, Grand Fir, Incense Cedar, Western Red Cedar and Western Hemlock. Old skid roads exist through the entire property. Almost all merchantable timber can be ground based logged.

Wildlife & Hunting: This property qualifies for Land Owner Preference Tags. Please confirm LOP tag availability by contacting Oregon Department of Fish & Wildlife Controlled Hunt office in Salem at 503-974-6101 or visit http://www.dfw.state.or.us/resources/hunting/big_game/controlled_hunts/landowner.asp

Creeks: There have been 4 seasonal creeks running throughout the lower pieces of the property.

Farmhouse: 641 Heydon. The historic 1907 farmhouse was built on a solid boulder foundation. The home appears to be structurally sound but Buyers should have the appropriate licensed contractors confirm potential as approximately 20 years ago the home was gutted down to the studs for a renovation that was never completed. Kocken family ownership of this incredible home dates back to 1904.

Manufactured Home: 640 Heydon. The 1976 double wide manufactured home offers 3 bedrooms, 2 baths and lots of living space. There is an add on used for a large mudroom with a laundry sink and washer/dryer. There is a woodstove for heating and a heat pump was installed for forced air heating and cooling within the last 10 years. Two electrical panels were replaced in 2013.

Livestock/Hay Barn: This structure is magnificent, in good condition and stays dry inside! 2-story and set up for cattle and/or sheep with concrete floors and wooden stock feeders. 110 power and lights throughout with an new panel in 2021. Hay storage on the upper floor.

Workshop: Built strong with timber harvested from the property, this shop also offers a concrete floor and 110 power with a new electrical panel. There are 4 additional sheds on the property that have been used for wood, canning area, storage, etc. and likely date back 100 years.

Farm Equipment: There is no use-able farm equipment for sale but there are antique implements that may be available for purchase outside of escrow.

Soils & Production: There's a wide array of soil types and classes and land through the lower section of the property offers some Class 2. Please inquire for soil report.

Fencing: Seller explains that at a point in time, the property was completely perimeter fenced. Much of the old fencing still exists but as always, there will be repairs necessary before livestock is turned out.

Domestic Water: 2 new wells were drilled on the property in March of 2021. #140751 is located just SW of the farmhouse and Oregon well log shows it to be 240' deep and estimated at 14gpm. #140572 is located just west of the gravel road that travels up the east side of the property. The Oregon well log shows it to be 120' deep and estimated at 34-gpm. Currently there are Oregon Water Rights in place for both homes to use water directly from the creek. Please note that these rights may not transfer to new homes that replace the current homes on the property.

Utilities: Electricity is provided by Douglas Electric. Cellular coverage is good from several areas on the ranch.

Septic Systems: 2 separate septic tanks and standard drain fields on the property for the two existing home sites. Sellers are not aware of age or condition of either but believe these are the correct locations: The tank for the farmhouse is between the woodshed and garage and the drain field heads north. The tank for the manufactured home is on the east side of the trailer and the drain field heads east.

Access: Heydon Rd is paved. The ranch driveway is a gravel road on an easement across the neighboring property. A security gate is in place and a keypad will be installed for easy access. There's an additional easement, for log truck access, about midway up the eastern property line. The owners of Rockview Ranch are responsible for maintenance of both easement/driveways. Bonneville and Douglas Electric both have access easements for maintenance of their power lines.

This is a legacy property that will offer generations of enjoyment. It will make memories and build the character of anyone that experiences it.

Horsepower Real Estate represents the Seller of this property. This information is derived from sources deemed reliable but not guaranteed by the brokerage or broker and should be verified by potential Buyers. Buyers are urged to seek independent verification, thorough professional inspections & personal review of the condition of the property & the information herein.

**ESTATE OF CURTIS ROBERT KOCKEN TOTAL MERCH TIMBER
(AS OF MAY 16, 2020)**

SPECIES	VOLUME
DOUGLAS FIR	10,388 MBF
GRAND FIR	2,950 MBF
INCENSE CEDAR	734 MBF
WESTERN RED CEDAR	445 MBF
WESTERN HEMLOCK	117 MBF
OLD GROWTH DOUGLAS FIR	40 MBF
RED ALDER	22 MBF

TOTAL NET MBF: 14,696 MBF
