



56522 SOLAR DR, BEND, OR 97707

CONSTRUCTED ON 9/15/2024

High End Pole Barn on 0.5 acre
lot. Constructed 9/15/2024

Massive 40' x 48' Structure: This impressive building offers nearly 2,000 square feet of finished floor space with 16-foot ceilings, perfect for storing RVs, boats, or any large equipment.



More Info



541-948-0494



kenmucharealtor@gmail.com

IMPORTANT FEATURES

- **Commercial Grade Garage Doors:** Two oversized, 12' wide x 14' tall insulated commercial garage doors provide easy access for large vehicles or equipment, ensuring maximum utility.
- **Insulated for All Seasons:** The building's ceilings and walls are fully insulated with R19 insulation and a 6-mil NASATECH waterproof moisture barrier, ensuring a comfortable and moisture-free interior year-round.
- **RV-Ready:** The exterior includes a 20-amp GFCI receptacle and a 30-amp GFCI receptacle for RV plug-ins, making it perfect for those needing a space for recreational vehicles.
- **Sturdy & Durable Construction:** The entire roof is fully plywood sheeted and underlaid beneath the metal roofing, adding extra rigidity and strength. The building is fully wrapped with a moisture barrier for long-term durability, particularly during significant temperature fluctuations.
- **Evolve Stone Wainscot & Timber Framed Awnings:** Enjoy the stunning front exterior with Evolve Stone wainscot, timber-framed awnings, and cedar soffits featuring recessed lighting above each doorway for a stylish and functional design.
- **Dual Driveway & Full Turnaround:** Designed for oversized trailers or large vehicles, the dual driveway allows for seamless access with a full turn-around, making entry and exit hassle-free.

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IMPORTANT FEATURES

- 200 Amp Service: Fully equipped with a 200-amp electrical service and an additional exterior breaker panel, this property is prepped for adding more circuits or outdoor installations as needed.
- Motion-Sensitive LED Lighting: The front entry features motion-sensitive LED flood lighting, providing convenience and safety when entering the building at any time of day.
- Additional RV/Boat Storage: A 16' wide x 48' long parking area for RVs, boats, or trailers is located on-site, ensuring you have plenty of storage options.
- Exterior Features: The building's exterior also includes a 4-foot concrete apron to prevent debris from entering and protect the structure from the elements.
- Unique Neighborhood Feature: Located on Solar Drive, one of the few paved roads in the neighborhood, making access easy and safe.



More Info



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RESIDENTIAL

VACANT LAND DISCLOSURE ADDENDUM

1 Property Address or Tax ID # **56522 SOLAR DR, BEND, OR 97707**

2 **117182** (the "Property")

3 This is a Vacant Land Disclosure Addendum ("Disclosure Addendum") made by the Seller concerning the Property. This is not a warranty of any kind
 4 by Seller or any agent of Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain.

INSTRUCTIONS TO SELLER

5 Please complete the following form. Answer all the questions. If a question is not applicable to this Property, mark N/A. Please explain each "Yes"
 6 answer in detail at Section 7 (Documents and Explanations) or on a separate page and attach pertinent documents and information. Please refer to
 7 the section and item of the question(s) when you provide your explanations(s). Please date and sign each page of this Disclosure Addendum and
 8 each attachment. Seller(s) authorize(s) all real estate agents to provide a copy of this Disclosure Addendum to other real estate agents and
 9 prospective buyers of the property.

I. NOTICE TO BUYER

- 10 A. Buyers have a duty to pay diligent attention to any material defects in or about the Property that are known to them or can become known by
 11 utilizing diligent attention and observation and by employing competent experts. Your real estate agent is not responsible for your due diligence
 12 and may not provide advice about property conditions or legal issues.
- 13 B. The disclosures set forth in this Disclosure Addendum and any amendments thereto are made only by the Seller and are not the representations
 14 of any financial institution having made, or may make, a loan pertaining to the Property or may have or take a security interest in the Property,
 15 or of any real estate agent engaged by Seller or Buyer. A financial institution or real estate agent is not bound by and has no liability with respect
 16 to any representation, misrepresentation, omission, error, or inaccuracy contained in another party's disclosure statement or any amendments
 17 thereto.

II. SELLER'S VACANT LAND DISCLOSURE

18 1. TITLE

- 19 A. Is this Property a legal lot of record? Yes No Unknown N/A
- 20 (1) Is this Property subject to any of the following? Yes No Unknown N/A
 21 (If yes, select all that apply) first right of refusal option lease or rental agreement
 22 other listing life estate Timber Contracts
- 23 B. Are there any of the following? Yes No Unknown N/A
 24 (If yes, select all that apply) encroachments written or oral boundary or fencing agreements
 25 boundary disputes recent boundary changes
- 26 C. Are there any of the following? Yes No Unknown N/A
 27 (If yes, select all that apply) rights of way easements (other than normal utility easements)
 28 access limitations written or oral agreements concerning the use or access to/from this property
- 29 D. Is there a written or oral agreement for joint maintenance of an easement? Yes No Unknown N/A
- 30 E. Any sale, transfer, or reservation of development, water or drainage rights? Yes No Unknown N/A
- 31 F. Any sale, transfer, or reservation of oil, gas, mineral rights, or timber rights? Yes No Unknown N/A
- 32 G. Are you aware of any governmental study, survey, or notice that would affect this Property? Yes No Unknown N/A
- 33 H. Are there any pending or existing assessments against this Property (other than real property
 34 taxes not yet due for the current year)? Yes No Unknown N/A
- 35 I. What is the current zoning for the Property? R5

Buyer Initials _____ / _____ Date _____

Seller Initials ^{DS} Wkt / _____ Date 10/2/2024

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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36 Property Address or Tax ID # 56522 SOLAR DR, BEND, OR 97707
37 117182 (the "Property")

- 38 J. What is the current use of the Property? Land and storage
39 K. Are you aware of any pending land use changes? Yes No Unknown N/A
40 L. Is there a land survey for this Property? Yes No Unknown N/A
41 Survey Number, if known Available on closing
42 M. Are there any conservation easements or agreements? Yes No Unknown N/A

43 2. GENERAL INFORMATION

- 44 A. Have there been any settling, soil problems, standing water, flooding, or drainage problems
45 in this Property? Yes No Unknown N/A
46 B. Does the Property contain soil used to fill, build up, or level areas of the ground ("fill dirt")?
47 (1) If Yes, does the fill dirt contain foreign materials (for example, wood, rock, debris)? Yes No Unknown N/A
48 (2) If Yes, was the fill dirt compacted? Yes No Unknown N/A
49 C. Has this Property been identified as a "wetland", antiquities, dune area, or other
50 similar designation? Yes No Unknown N/A
51 D. Is the Property in a designated flood or slide zone? Yes No Unknown N/A
52 FEMA Map #, if known
53 E. Has there been major damage to this Property from fire, wind, flood, earth movement,
54 or landslide? Yes No Unknown N/A
55 F. Are you aware of any above-ground or underground tanks used for any purpose (for example,
56 chemical, septic, abandoned tanks, etc.) currently or previously in use on the Property? Yes No Unknown N/A
57 G. Are you aware of any hazardous material, toxic waste, or trash dumping on this Property? Yes No Unknown N/A
58 H. Are there any structural improvements or personal property located on the Property that are
59 included in this transaction? Yes No Unknown N/A
60 (1) If Yes, list all items:
61 (2) Are there any defects or problems with any of these items? Yes No Unknown N/A
62 a. If Yes, describe all problems and defects:
63 I. Has this Property been used for the manufacture or distribution of illegal substances,
64 excluding marijuana? Yes No Unknown N/A
65 Note: Although marijuana has been legalized for medicinal and recreational use in Oregon, it remains a "Controlled Substance" under Federal
66 Law and is illegal. See website www.whitehouse.gov.
67 J. Has this Property been used to legally grow marijuana for either medicinal or recreational use
68 as permitted under Oregon laws? Yes No Unknown N/A

69 Buyer may wish to investigate further any of the issues mentioned above.

70 3. WATER

- 71 A. Is there currently a domestic water supply for this Property? Yes No Unknown N/A
72 (1) If Yes, from what source? (select all that apply) public utility community water system
73 private well other (specify)

Buyer Initials / Date

Seller Initials Wt / Date 10/2/2024

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- 76 (2) If No, is a permit required? Yes No Has it been applied for? Yes No
77 B. Is the Property currently supplied from a well? Yes No Unknown N/A
78 (1) Is there more than one well serving the Property? Yes No Unknown N/A
79 (2) Is (are) the well(s) located on the Property? If No, attach explanation. Yes No Unknown N/A
80 (3) Is (are) the well(s) shared? Yes No Unknown N/A
81 a. Is there an oral or written agreement for a shared well? Yes No Unknown N/A
82 b. Is there an easement, recorded or unrecorded, for access to and maintenance of a
83 shared well? Yes No Unknown N/A
84 (4) Is a copy of the well log(s) available? Yes No Unknown N/A
85 (5) Well depth(s) is estimated to be feet? Yes No Unknown N/A
86 (6) Well(s) supply approximately gallons per minute (GPM) of water. Yes No Unknown N/A
87 a. This figure is taken from well log a flow test of the well performed when
88 and by whom
89 (7) Is there a holding tank in addition to the pressure tank for the water system? Yes No Unknown N/A
90 a. If Yes, what is the capacity of the tank? gallons.
91 (8) Well is year old. Pump type: submersible jet.
92 Pump make
93 Installed by date
94 Serviced by date of last service
95 (9) Are there any known problems with the water system? Yes No Unknown N/A
96 (10) Have there been any repairs to the water system? Yes No Unknown N/A
97 (11) Has a (select all that apply) coliform bacteria nitrates arsenic or
98 other water quality test been performed on domestic water supply? Yes No Unknown N/A
99 a. If Yes, when by whom
100 C. Is there a water treatment system? If Yes, owned or leased? Yes No Unknown N/A
101 (1) If Yes, for what purpose was the water treatment system installed?
102
103 (2) Is the water treatment system in good working order? If No, attach explanation Yes No Unknown N/A
104 D. Are there any abandoned wells on the Property? Yes No Unknown N/A
105 E. Do you have other pertinent information regarding the water supply? If Yes, please attach
106 an explanation. Yes No Unknown N/A
107 F. Are there any irrigation wells? If Yes, how many? Yes No Unknown N/A
108 G. Are there water appropriation rights for this Property? Yes No Unknown N/A
109 (1) Have the water rights been certified by the State of Oregon? Yes No Unknown N/A
110 (2) To what body of water do the water rights pertain?
111 (3) Have the water rights been used beneficially during the last five years? Yes No Unknown N/A

Buyer Initials / Date

Seller Initials WJF / Date 10/2/2024

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114 H. Are any man-made ponds or bodies of water on this Property? ... [] Yes [X] No [] Unknown [] N/A
115 (1) If Yes, is there a permit? ... [] Yes [] No [] Unknown [X] N/A

116 Buyer should have any nonpublic water sources tested for potability and adequacy of supply.

117 4. SEWAGE

118 A. Is sanitary sewer currently available to this Property? ... [] Yes [X] No [] Unknown [] N/A
119 (1) If Yes, where is the sewer line located?
120 (2) If No, will such service be available in the future? ... [] Yes [] No [] Unknown [X] N/A

121 B. Are you aware of any sanitary sewer proposed for this Property? ... [] Yes [X] No [] Unknown [] N/A

122 C. Is there a septic system on this Property? ... [] Yes [X] No [] Unknown [] N/A

123 (1) If Yes, what type of system? (select one) [] standard [] cap fill [] sand filtration
124 [] other (describe)

125 (2) Last inspected by
126 Please attach copies of the inspection report and invoice.

127 (3) Date septic system was last pumped by whom

128 (4) Any known problems or repairs? If Yes, please explain on attached sheet ... [] Yes [] No [] Unknown [X] N/A

129 D. If a septic system will need to be installed, is there a current governmental approval for
130 such a system? ... [] Yes [X] No [] Unknown [] N/A

131 (1) If Yes, what type of system? [] standard [] cap fill [] sand filtration
132 [] other (describe) Date of approval

133 E. Is there an abandoned septic system on the Property? ... [] Yes [X] No [] Unknown [] N/A

134 If Yes, where is it located?

135 Buyer may wish to have the sewage system inspected

136 5. DEED RESTRICTIONS, ASSOCIATIONS, COMMON FACILITIES, ETC.

137 A. Is this Property subject to any recorded Covenants, Conditions, and Restrictions (CC&Rs)? ... [] Yes [X] No [] Unknown [] N/A

138 B. Is there a Home or Unit Owners' Association? ... [] Yes [] No [X] Unknown [] N/A

139 (1) If Yes, who is the contact person?

140 (2) Contact information:

141 (3) Monthly or annual dues: Assessments

142 C. Is this Property in an area with a neighborhood group or community organization? ... [] Yes [] No [X] Unknown [] N/A

143 (1) If Yes, contact information:

144 D. Are there any features of this Property shared in common with adjoining landowners, such as
145 a wall, fence, roof, road, or driveway for which use or maintenance responsibility may affect
146 this Property? ... [] Yes [X] No [] Unknown [] N/A

Buyer Initials / Date

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149 6. OTHER CONDITIONS

150 A. Are there any known disputes, irregularities, or other unsettled issues? ... [] Yes [X] No [] Unknown [] N/A
151 B. Are there any "common areas" (facilities such as a pool, recreation building, tennis court,
152 walkway, etc.)? ... [] Yes [X] No [] Unknown [] N/A

153 7. DOCUMENTS AND EXPLANATIONS

154 A. Are you aware of any other material fact or condition affecting this Property? ... [] Yes [X] No [] Unknown [] N/A
155 Please list any attached documents, reports, explanations of "Yes" answers, or those questions indicating an explanation here:

156 _____
157 _____
158 _____
159 _____
160 _____
161 _____
162 _____ (attach an Addendum if necessary)

SIGNATURES AND ACKNOWLEDGMENTS

163 Seller represents to Buyer the foregoing answers in this Disclosure Addendum, together with all included documents and information, if any, are
164 complete and correct to the best of Seller's actual knowledge, without further investigation or testing.

165 Seller [Signature] Print MOX RUBY LLC Date 10/2/2024 2:58 [] a.m. [X] p.m. ←
166 Seller _____ Print _____ Date _____ [] a.m. [] p.m. ←

167 Unless previously waived by Buyer in writing, Seller will deliver a copy of the completed Disclosure Addendum to any Buyer making a written offer to
168 purchase the Property. Buyer will have the absolute right to revoke their offer, for any reason or no reason, by giving written notice to Seller within
169 five (5) business days following the date of Seller's delivery of the Disclosure Addendum to Buyer (the "Revocation Period"). Unless previously waived
170 in writing, if Buyer's right of revocation is not timely exercised in writing by midnight at the end of the last day of the Revocation Period, it will
171 automatically expire. In all events, the right of revocation will expire upon closing of the transaction.

172 ACKNOWLEDGMENT: The undersigned Buyer(s) acknowledges the duty to sign, date, and return a copy of this page of the Disclosure Addendum
173 to Seller or Seller's Agent promptly upon receipt from Seller or Seller's Agent. A bad faith refusal to do so could jeopardize Buyer's ability to effectively
174 exercise their right of revocation.

175 Buyer _____ Print _____ Date _____ [] a.m. [] p.m. ←
176 Buyer _____ Print _____ Date _____ [] a.m. [] p.m. ←
177 Buyer's Agent _____ Print _____ Date _____ [] a.m. [] p.m. ←

