

# Alsea River Ranch

97.07 Acres

Lincoln County, OR

\$1,200,000



HAYDEN  OUTDOORS®



## Activities & Amenities

ATV/Off Road  
Boating/Sailing/Rafting  
Cycling/Mountain Biking  
Equestrian/Horse Property  
Fishing  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game  
Orchard/Vineyard  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Stream/River  
Timber  
Water Access & Waterfront  
State Hunting Unit: 18-Alsea

## Land Details

Address: 25596 E Alsea Highway,  
Alsea, Oregon 97324, USA  
Closest Town: Waldport  
Total Acres: 97.07  
Zoning: Ag Conservation  
Elevation: 400  
Topography: Riverfront, Hill  
Vegetation: Douglas Fir, Brush, Repro Timber  
Estimated Income: 22120  
Income Type: STR  
Estimated Taxes: \$4,795 - 2023  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Style of Home(s): Ranch  
Finished Sq. Ft.: 1883  
Bedrooms: 2  
Full Bathrooms: 2  
Basement: None  
Parking Types: Attached Garage  
Total # of Spaces: 10  
Outbuildings: 1  
Cooling Systems: Forced Air Cooling  
Heating Systems: Electric Heaters,  
Forced Air & Wood Stove  
Foundations: Stemwall  
Waterfront Features: Riverfront  
Exterior Features: Deck, Hot Tub, Fenced  
Yard, Fenced Garden, Dog Kennel





### Property Summary

Introducing Alsea River Ranch, a remarkable retreat offering a private riverfront haven surrounded by natural beauty. This 97-acre property boasts over a mile of river frontage and is perfectly situated at the road's end on a secluded knoll, featuring a custom-built home with expansive picture windows that frame stunning views and frequent wildlife visits from Roosevelt elk, black-tailed deer, and more.







## Land

The majestic Alsea River encircles the land, providing exceptional opportunities for angling, including a nationally recognized winter steelhead fishery and one of the best fall Chinook salmon spots just downstream from a fish hatchery. The river is also home to Coho salmon and trout. Approximately 64 acres of 9 & 18 year reproduction timber stands.

## Improvements

1993 Updated 1883 SF open concept home with large game room, main floor master with ensuite.

48' X 72' Shop with Lean to on side and back.

Includes fishing huts in prime locations along the river.

## Recreation

Designed for both relaxation and adventure, the ranch boasts extensive hiking and ATV trails leading to prime fishing spots equipped with huts and firepits. Vast, grassy areas offer a perfect setting for outdoor activities and family events. Additional features include a large workshop, a fenced garden adorned with fruit trees and raised beds, and meticulous landscaping.

End your day with a soak in the hot tub or unwind on the deck to enjoy the serene river breeze. During cooler evenings, the warmth of the wood stove provides a cozy atmosphere inside the spacious home, which includes large living and dining areas, an open-concept kitchen, and a substantial game room for entertainment. Plus, stay connected with the world through high-speed fiber internet access, ensuring you never miss a beat even in this tranquil, secluded setting.







## Location

Waldport is a forested coastal town that spans the beautiful Alsea Bay. Sandy, unspoiled beaches, wooded hiking trails, and a diversity of wildlife make this spot a surprisingly varied, but often passed-over, destination.

Here, a distinctive concrete arch bridge spans Alsea Bay where it meets the ocean. Beneath the bridge, the pristine waters are home to thousands of Dungeness crab, clams, salmon, and steelhead, and a free crabbing dock is open to the public on the Alsea River. Because of the proximity to both water and forest, there are over 400 species of birds to be seen in the area, depending on the season. Herons peruse for minnows in the water near the shoreline while bald eagles soar overhead. Take a cue from them and fish for salmon yourself, or grab a paddle and kayak up the scenic (but powerful) Alsea River or one of its tributaries.

*\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*











## Hayden Outdoors

# Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



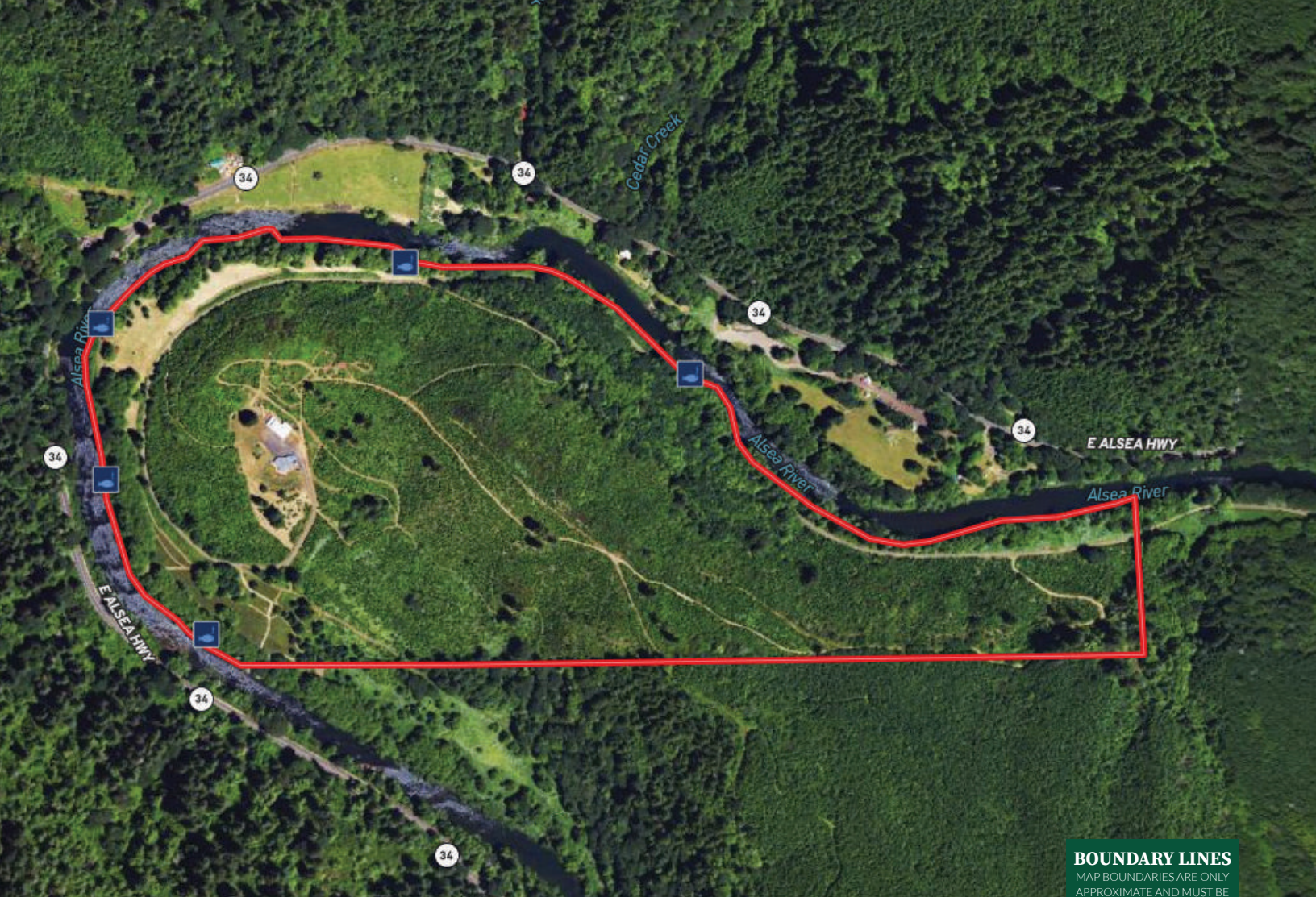
*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

Scan to see more  
testimonials










 Boundary

#### BOUNDARY LINES

MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.



## Dan Fox

 Broker, Licensed in OR  
 DFox@HaydenOutdoors.com  
 541.480.0763

  
**HAYDEN  
OUTDOORS.**  
**REAL ESTATE**

