

# Ravenwing Ranch

80.10 Acres

Chelan County, WA

\$4,500,000



HAYDEN  OUTDOORS.



# Ravenwing Ranch

TOTAL ACRES:

80.10

PRICE:

\$4,500,000

COUNTY:

Chelan County

CLOSEST TOWN:

Malaga, WA

*Presented by*



## Bryon Clarke

📍 Broker Associate, Licensed in WA

✉ BClarke@HaydenOutdoors.com

📞 509.968.8686



## Paul Valentine

📍 Designated Broker, Licensed in WA

✉ Paul@HaydenOutdoors.com

📞 360.239.1994







### Property Summary

A extraordinary 80-acre estate nestled in the heart of the Wenatchee Valley. Set amid a thriving income-producing orchard of mature cherry and apple trees this property offers a rare opportunity to experience elegance, privacy and productivity in perfect harmony. Imagining walking out of the master bedroom directly to the pool and hot tub. The 3,200 sq ft 4 bay garage would be ideal for winery tasting room.





## Activities & Amenities

ATV/Off Road  
Development Potential  
Farm/Crops/Ag  
House/Cabin  
Hunting - Predator/Varmint, Small  
Game & Upland Birds  
Income Producing  
Irrigation  
Mineral Rights  
Orchard/Vineyard  
Outbuilding/Barn/Shed/Shop  
Propane  
Water Rights  
Water View

## Land Details

Address: 5814 Colockum Rd, Malaga,  
Washington 98828, USA  
Closest Town: Malaga  
Total Acres: 80.10  
Deeded Acres: 80.10  
Zoning: AG  
Elevation: 715  
Irrigated Acres: 80  
Include Business? Yes  
Income Type: Crop Share  
Estimated Taxes: \$11,854 - 2024  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 2  
Style of Home(s): Rambler  
Bedrooms: 4  
Basement: None  
Parking Types: Detached Garage,  
Carport & Driveway  
Outbuildings: 2  
Fence Type: High Fenced  
Cooling Systems: Forced Air Cooling  
Heating Systems: Fireplace, Forced Air  
Foundations: Slab  
Exterior Features: Pool and Hot tub





## Land

Incredible Multi-Home Ranch on 80+ Acres – Rich Soil, River Views & Income Potential

**Main Residence:** This custom-built 2,413 sq ft rambler features four bedrooms and two bathrooms. The layout is open and inviting, with a backyard oasis that includes a pool and jacuzzi—perfect for relaxing or entertaining.

**Second Home:** At 1,920 sq ft, the second residence offers four bedrooms, 1.75 bathrooms, and a full basement. Ideal for multigenerational living, guest housing, or rental income.

**Shop & Parking:** A massive 3,200 sq ft shop includes six covered parking bays and four 12-ft roll-up doors—plenty of space for equipment, vehicles, or a serious workshop.

**Land & Setting:** Over 80 acres of rich, fertile valley soil are currently planted in fruit trees, offering both agricultural value and natural beauty. A scenic upper bench overlooks the river—prime ground for an additional home or two. The property is laid out in a rectangular shape and split into four tax parcels, creating flexibility for future development or sale.







## Improvements

**Main Residence:** This custom-built rambler offers 2,413 sq ft of well-designed living space, featuring four spacious bedrooms and two bathrooms. Enjoy the outdoors year-round with a private pool and jacuzzi—perfect for entertaining or relaxing after a long day.

**Second Home:** A solid 1,920 sq ft secondary residence includes four bedrooms, 1 and  $\frac{3}{4}$  bathrooms, and a full basement. Great for extended family, rental income, or guest quarters.

**Shop & Parking:** The 3,200 sq ft shop near the main house is a dream setup—six covered parking bays and four 12-ft roll-up doors provide plenty of space for equipment, toys, or a serious workshop setup.

## Recreation

The Wenatchee area offers year-round recreation for all types of outdoor enthusiasts. Enjoy hiking, biking, and river rafting along the Wenatchee and Columbia Rivers in the warmer months, or explore the nearby Cascade Mountains. Winter brings skiing, snowboarding, and snowshoeing at Mission Ridge Ski & Board Resort. The region is also known for its scenic golf courses, local wineries, and vibrant farmers' markets, making it a perfect blend of adventure and relaxation.

## Hunting

The Wenatchee area offers diverse hunting opportunities across various terrains and seasons. Hunters can pursue big game such as mule deer and elk in the surrounding foothills and shrub-steppe habitats. The Columbia Plateau Wildlife Management Association provides access to thousands of acres of private land for general, muzzleloader, and archery hunts, with a seven-month elk season and opportunities for youth and disabled hunters.

For waterfowl enthusiasts, the McNary National Wildlife Refuge offers hunting in designated units along the Columbia River, with opportunities for upland bird and deer hunting as well. Additionally, the Yakama Nation's public hunting program allows for upland game bird, waterfowl, and small game hunting on designated lands with a permit.


Local organizations like the Wenatchee Sportsmen's Association support wildlife conservation and offer volunteer opportunities, fostering a community dedicated to preserving hunting traditions and habitats.

Whether you're interested in big game, waterfowl, or upland bird hunting, the Wenatchee area provides a range of options for hunters of all levels.





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

 Boundary







## Agriculture

The Wenatchee Valley is renowned for its robust agricultural infrastructure, particularly in tree fruit production.

## Water/Mineral Rights & Natural Resources

60 acres planted in productive fruit trees and rich valley soils. A powerful 840 GPM well supports the operation, and new pumps and mainline irrigation are already in place.

## General Operations

The current owner leases out the orchard to a local fruit grower who completely maintains the orchard and harvests the fruit. In return, the owner gets an annual revenue check from the Orchidist who leases the orchard.

## Region & Climate

Wenatchee enjoys a sunny, semi-arid climate with over 300 days of sunshine each year. Summers are warm and dry—perfect for growing fruit—while winters are cold with occasional snowfall, ideal for nearby skiing and winter sports. The region's mild spring and fall seasons also make it a comfortable place to enjoy the outdoors year-round.

## Location

Malaga, Washington, is an unincorporated community situated approximately 6.5 miles southeast of Wenatchee, offering convenient access to essential amenities.

**Healthcare** The region is served by Confluence Health – Central Washington Hospital, located about 7 miles from Malaga in Wenatchee.

**Airports** Pangborn Memorial Airport (EAT), located approximately 11 miles from Malaga, offers commercial flights connecting the area to major cities.

**Shopping** Residents have access to various shopping options in Wenatchee, including the Wenatchee Valley Mall, which features major retailers and dining establishments. Additionally, local grocery stores, hardware stores, and specialty shops are within a short drive, catering to daily needs.

Overall, Malaga's proximity to Wenatchee ensures that residents enjoy a peaceful rural setting without sacrificing access to essential services and amenities.









# 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 regard 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







THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

### Hayden Outdoors Real Estate

501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)

DISCLAIMER: Hayden Outdoors Real Estate is a licensed real estate brokerage in multiple US states. For a complete list of states and territories, please visit [HaydenOutdoors.com/About](http://HaydenOutdoors.com/About). © Copyright 2025 Hayden Outdoors Real Estate. All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates make no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics or other items contained in this magazine. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.





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



866.741.8323 • [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)