

# Panorama View Estate

20.00 Acres | Crook County, OR | \$1,890,000



HAYDEN  OUTDOORS



# Panorama View Estate

TOTAL ACRES:

20.00

PRICE:

\$1,890,000

COUNTY:

Crook County

CLOSEST TOWN:

Prineville, OR



*Presented by*



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## About This Property

Thoughtfully crafted custom home on 20 private acres with stunning, unobstructed views of Central Oregon's high desert. Perched on a ridge, it offers sweeping vistas of the valley and Ochoco Mountains, with breathtaking sunrises to start your day. Peaceful, private, and built to complement the beauty of the land, this is the kind of setting that's hard to find and even harder to leave.

## Land

With 20 acres of varied terrain, this property offers a rare blend of privacy, natural beauty, and usable space. The land features a mix of open ground and a treed, brush-filled draw that adds depth and character to the landscape. The custom home is perfectly positioned on the edge of a ridge, taking full advantage of the sweeping views across the valley toward the Ochoco Mountains.

From the back of the property, you'll see the Cascade Mountains offering sunset views that never get old. Whether you're looking to garden, explore, or simply enjoy the peace and quiet, this land invites you to make the most of every season in Central Oregon.



## Activities & Amenities

ATV/Off Road

Outbuilding/Barn/Shed/Shop

State Hunting Unit: 38-Grizzly

## Land Details

Address: 9075 NW Panorama View Rd,  
Prineville, Oregon 97754, USA

Total Acres: 20.00

Zoning: EFU2

Elevation: 3,300

Topography: Sloped, Ridge, Rimrock

Vegetation: Sage, Juniper, Dryland  
Grasses. Friut Trees; Lawn, Garden

Estimated Taxes: \$6,693 - 2024

Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1

Homes: Frame

Style of Home(s): Craftsman

Price per sq. ft.: 500.53

Finished Sq. Ft.: 3776

Bedrooms: 3

Full Bathrooms: 3

Basement: None

Parking Types: Attached Garage

Outbuildings: 3

Types of Outbuildings: Shop,  
Green house & Pump House

Heating Systems: Forced Air & Wood Stove

Foundations: Stemwall





## Improvements

Built by a contractor as his personal residence, this 3,776 sq ft home was designed with intention and care. Inside, you'll find 3 bedrooms, 3 full bathrooms, and a dedicated office (which could serve as a fourth bedroom). The vaulted ceilings and oversized picture windows bring in natural light and showcase panoramic views from nearly every room.

- 3,776 sq ft custom-built home on 20 acres
- 3 bedrooms, 3 bathrooms + office (possible 4th bedroom)
- Vaulted ceilings and large picture windows with panoramic views
- Chef's kitchen with granite tile, double ovens, warming drawer & wine rack
- Barrel ceiling in dining room adds custom architectural detail
- Upper-level guest and potential multi-gen living space
- Multiple decks and patios for outdoor enjoyment
- Kitchen, woodstove and back patio plumbed for propane
- Full RV hookups. Covered RV Parking
- Greenhouse and fenced garden space
- Heated Floor in Hall Bath
- Fresh Air Return through heating system
- Wired for Speakers/Sound
- Added Insulation including poly rope under exterior walls
- 2 Water Heaters
- Insulated and heated 3 bay, 2,240 SF shop with 14' roll up door for RV parking. 200 amp.

The kitchen is both practical and refined, with granite tile countertops, stainless steel appliances, double ovens, a warming drawer, and a built-in wine rack. Unique design elements like a barrel ceiling in the dining room add to the home's distinct charm. Upstairs offers a flexible living space that's a well suited potential for extended family or guests.

Step outside to take in the full beauty of the setting. Multiple decks and patios offer room to relax or entertain, including a back patio plumbed for a future outdoor kitchen. You'll also find a fenced garden and greenhouse area with mature fruit trees, plus full RV hookups for guests.

The 2,240 sq ft, 3-bay shop is an added bonus with plenty of room for equipment, hobbies, and even additional living space.



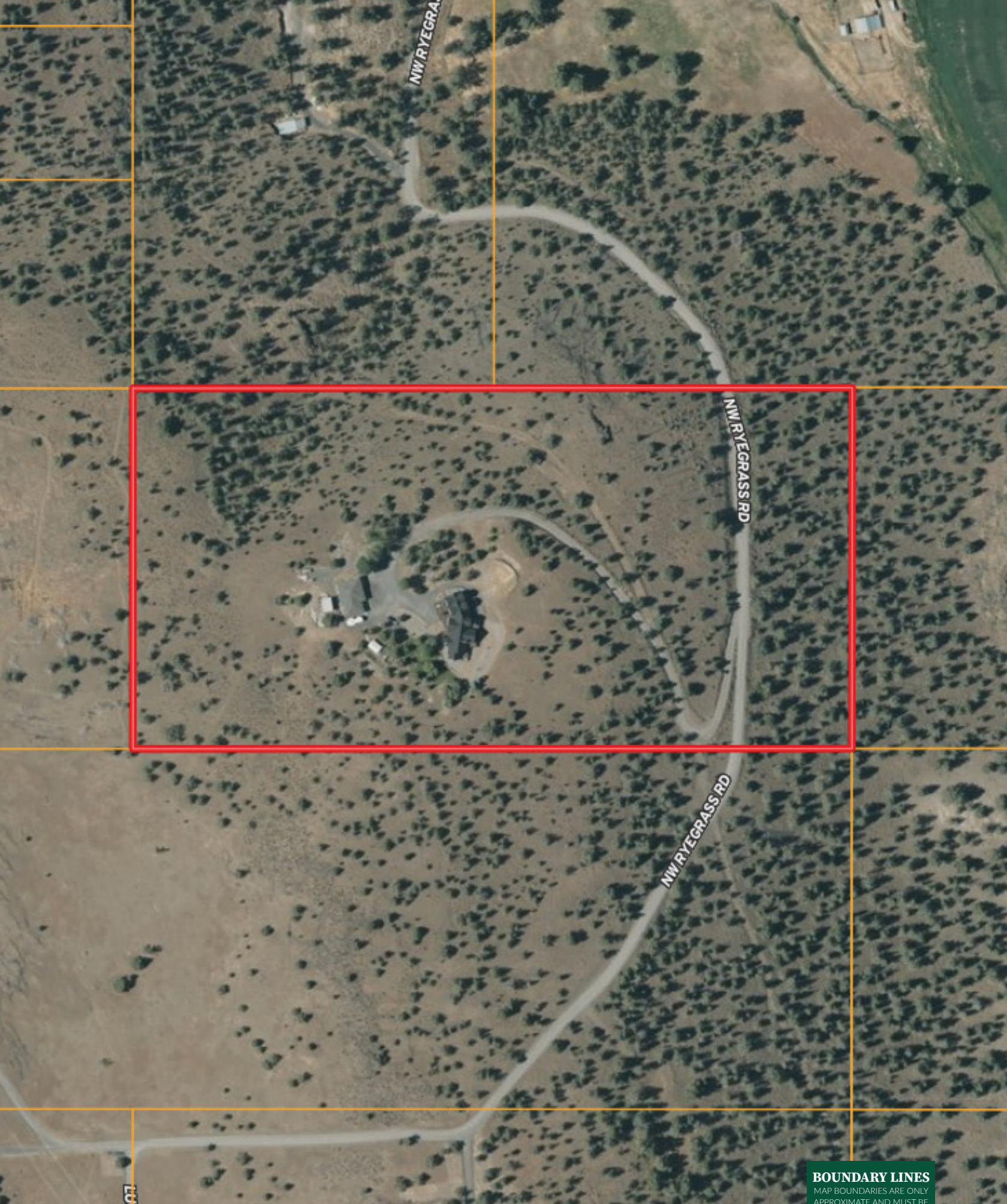








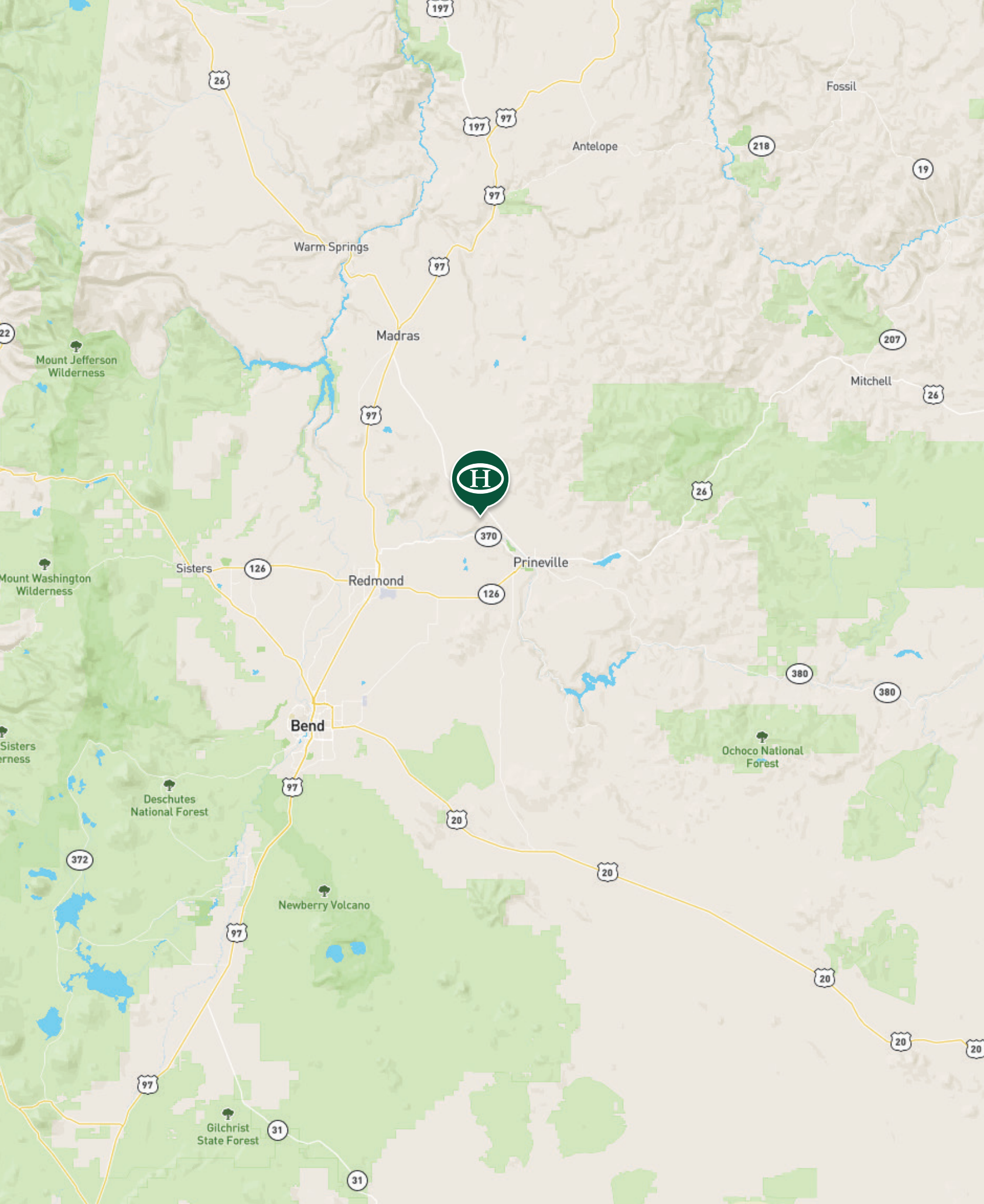




 Boundary

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









## Recreation

If you love the outdoors, this location puts you right in the heart of it all. From the property, you're just minutes away from fishing, hiking, mountain biking, water skiing, snowmobiling, and access to designated OHV areas. Whether it's a quiet day on a local trail or a high-adrenaline ride through Central Oregon's backcountry, there's something here for every pace of life.

Prineville also knows how to celebrate its western roots. The city is home to the Crooked River Roundup, a PRCA-sanctioned rodeo that draws crowds from across the region each summer. It also hosts the annual pari-mutuel horse races, an exciting tradition that's a local favorite and part of Prineville's deep ranching and equestrian heritage.

Local restaurants and small-town charm are close by, while bigger adventures are within reach. Just over an hour's drive gets you to world-class skiing at Mount Bachelor, boating and fishing on numerous lakes and rivers, floating the Deschutes River, and enjoying the dining, shopping, and cultural events in Bend, Oregon.

This property offers the rare combination of rural tranquility and easy access to some of the best recreation and western culture in the Pacific Northwest.











## Region & Climate

Prineville enjoys a high desert climate with four distinct seasons. Summers are warm and dry, with daytime temperatures often reaching into the 80s and 90s, while nights cool off comfortably. Fall brings crisp air and vibrant colors to the landscape, perfect for outdoor activities. Winters are mild with occasional snowfalls and average highs in the 40s, while spring is marked by mild temperatures and blooming wildflowers. This climate makes it a year-round destination for outdoor recreation, from hiking and biking in the warmer months to snow sports in the winter.

With its mix of breathtaking scenery, outdoor recreation opportunities, and a mild climate, Prineville offers a lifestyle that's hard to beat in Central Oregon.

## History

Founded in 1868, Prineville is one of the oldest cities in Central Oregon. Named after its founder, Barney Prine, the town was established at the crossroads of two key trade routes. Originally a small settlement, Prineville quickly grew due to its strategic location for agriculture, trade, and livestock.

In the late 1800s, the town's economy was built on ranching and farming, which still remain integral parts of the region's heritage. The arrival of the railroad in 1911 further connected Prineville to the rest of the state, fueling its growth and expanding its influence in the region. Over the years, the city saw industrial development alongside its agricultural roots, contributing to its current position as a thriving hub for small business and outdoor recreation.







Prineville's rich pioneer history is reflected in the preserved historic buildings and landmarks, many of which have been lovingly maintained by the local community. The city celebrates its roots with local museums, annual events, and a commitment to preserving the charm and character of the past.

Today, Prineville is a modern city with a nod to its historic beginnings, offering a unique blend of old-world charm and contemporary amenities. It continues to attract visitors and residents alike with its scenic landscapes, outdoor opportunities, and small-town appeal.

### **Location**

This particular property sits northwest of Prineville on a ridge offering majestic views of the valley below and the Ochoco mountains beyond. Located in the heart of Central Oregon, Prineville is a gateway to all the outdoor adventures and natural beauty the region has to offer. Known for its small-town charm and rich history, Prineville is surrounded by stunning landscapes—from the rugged Ochoco Mountains to the sweeping high desert terrain. The area offers a perfect blend of rural tranquility and close-knit community living, making it an ideal spot for those who want to escape the hustle and bustle while still being within reach of larger cities like Bend.







## 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*

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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

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