

Friend Ranch 1000

1,000.00 Acres | Wasco County, OR | \$1,925,000



HAYDEN  OUTDOORS.



Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Cycling/Mountain Biking
Equestrian/Horse Property
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey, & Upland Birds
Pond/Lake
Skiing/Snowmobiling/Snow Sports
Timber
Wooded
State Hunting Unit: White River Unit 41

Land Details

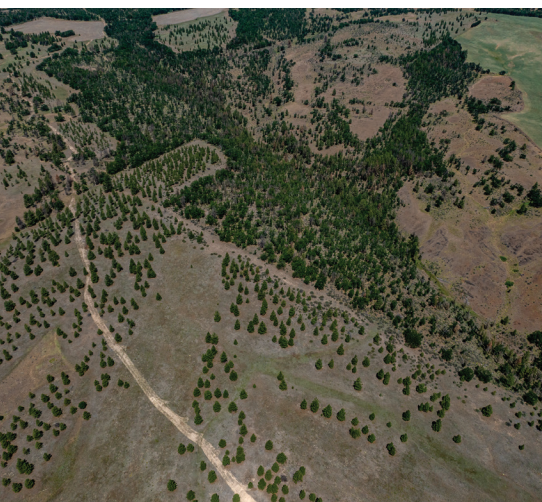
Address: Friend Rd, Dufur,
Oregon 97021, USA
Closest Town: Tygh Valley
Total Acres: 1,000.00
Deeded Acres: 1,000.00
Zoning: A1-160
Elevation: 2400'
Vegetation: Oak, Ponderosa
Pine, Juniper, Tillable
Include Business?: Yes
Income Type: CRP, Tillable



Property Summary

Extremely rare opportunity to own +/- 1000 acres of pristine property within close proximity to Portland and Central Oregon. Whether you are looking for a homesite, recreation, or an income producing property, this place has you covered.





Land

The location of this property gives the owner ample opportunity to explore all that Oregon and the Pacific Northwest has to offer. This gorgeous property is a combination of timbered canyons and draws to gently rolling tillable ground. The mix of Oak and Pine trees and native plants/grasses creates a wonderful habitat for wildlife. This property is home to Deer, Elk, Wild Turkey, Black Bear, Mountain Lion, Bobcat, and Upland Birds. 3 LOP tags for both Deer and Elk (Buyer to verify with ODFW). For the outdoor enthusiast, this property is hard to beat. Whether you are looking to build a home within striking distance of major cities or looking for that perfect retreat/getaway for recreation and relaxation, Friend Ranch has you covered.

Recreation

- Excellent habitat with a wide range of wildlife including but not limited to deer, elk, turkey, black bear, mountain lion, bobcat and upland birds.
- Horseback riding, mountain biking, hunting, fishing, hiking, and riding your ATV
- Within close proximity to Mt. Hood for skiing, snowboarding, or hiking.
- Uniquely situated within close proximity to the Columbia River and Deschutes River.

Property borders the White River Wildlife Area:



Recreation

What to see and do: A mix of fir, pine and oak forests offer diverse habitats for a variety of wildlife. Wild turkey populations here are the highest in northern Oregon. Silver gray squirrels are abundant. Spring and summer are the best times to see Lewis woodpeckers. This is a popular hunting area during the fall, and feeding stations provide good deer and elk viewing during winter.

- **Wildlife:** Abundant species include black-tailed deer, Rocky Mountain elk, bear, coyote, bobcat, western gray squirrel, California ground squirrel, wild turkey, mourning dove, Lewis woodpecker, bald eagle, golden eagle, red-tailed hawk, rough-legged hawk, prairie falcon, western fence lizard and more.
- **Facilities:** primitive camping, camp host, fishing, hunting, trails, horseback riding, mountain biking.
- **Nearby:** White River Falls State Park is a popular picnicking, hiking and fishing retreat for visitors to the Deschutes River corridor.

Agriculture

- +/- 225 acres of tillable farm ground. Currently planted in wheat. Owner would consider leasing the farm ground back.
- +/- 152 acres currently enrolled in CRP with an annual payment of \$6703.00





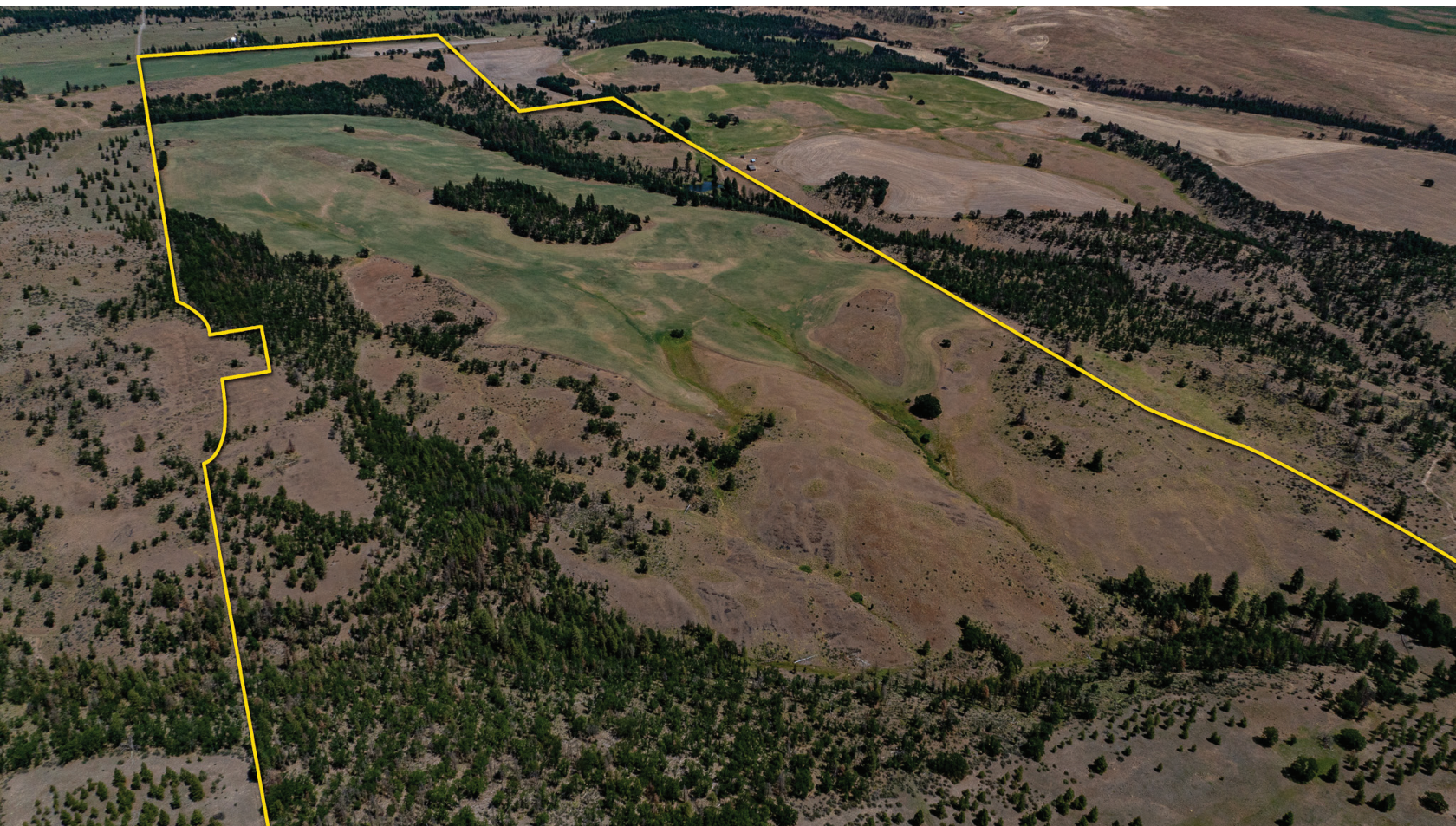
Region & Climate

Roughly 2400'. The number of days with any measurable precipitation is 121. Typically getting around 14 inches of rain per year. Averaging 21 inches of snowfall per year. On average, there are 174 sunny days per year in Dufur, Oregon. The July high is around 89 degrees.

Location

- 1 hr 45 minutes from PDX
- 2 hr from Bend
- 1 hr drive to mt hood. Roughly 20 miles line of sight.
- 30 minutes from The Dalles/Columbia River
- 30 minutes from Maupin/The Deschutes River

*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.



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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."

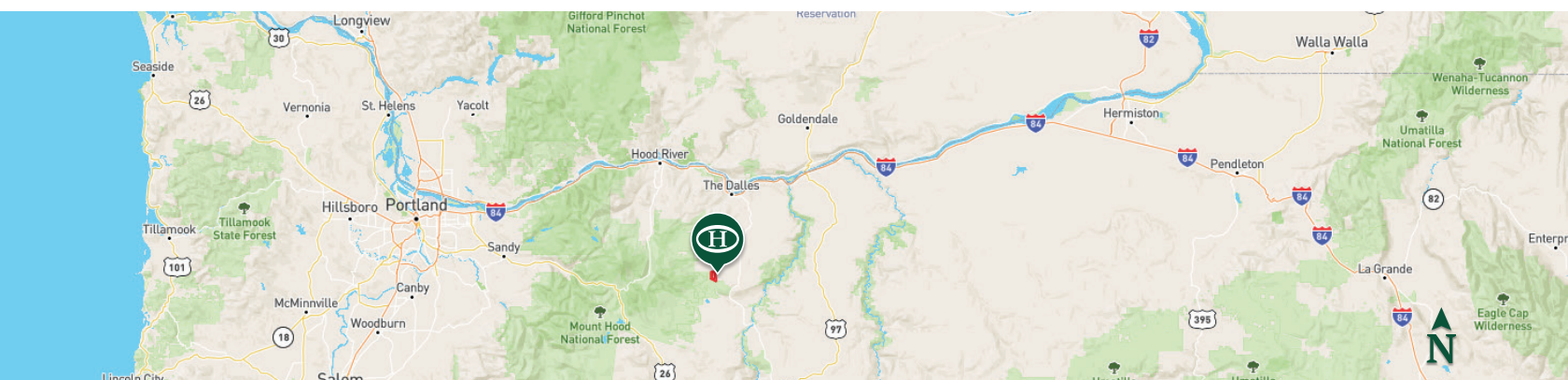
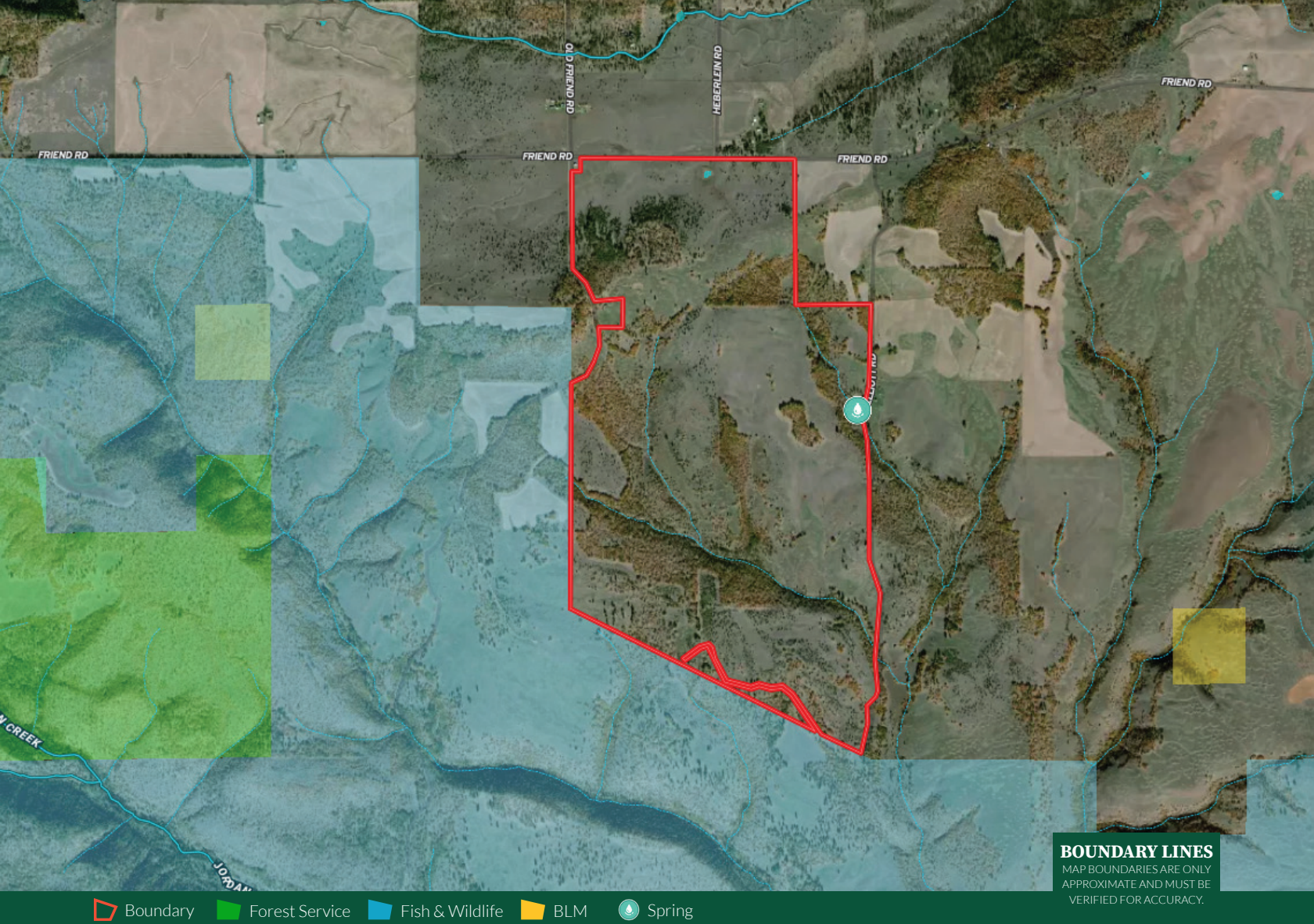


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





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