

# Hard Rock Ranch

389.60 Acres | Ferry County, WA | \$3,335,000



HAYDEN  OUTDOORS.

# Hard Rock Ranch

TOTAL ACRES:

389.60

PRICE:

\$3,335,000

COUNTY:

Ferry County

CLOSEST TOWN:

Republic, WA

*Presented by*



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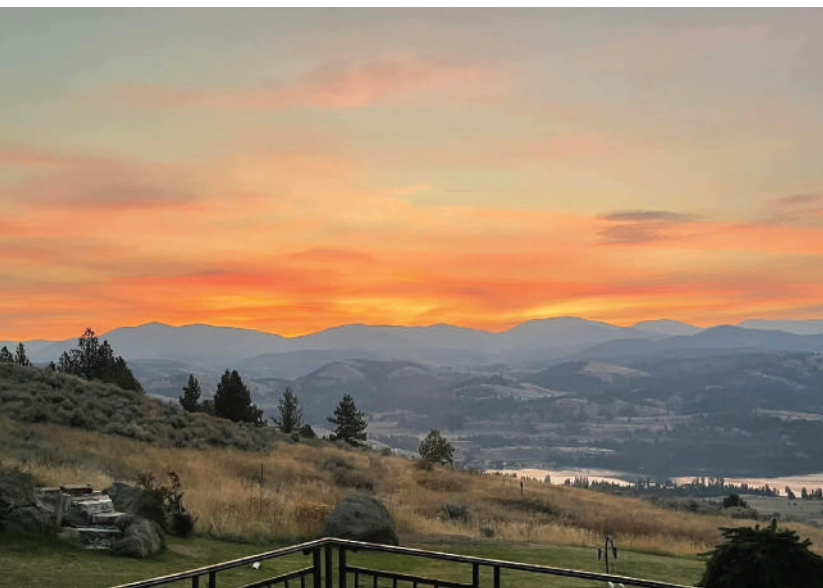
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### **Property Summary**

Experience luxury, privacy, and wilderness on this 389+ acre income-producing ranch. Produces 100+ tons of premium grass hay yearly. Features a lodge-style home with handcrafted details, panoramic views of Curlew Lake and the Kettle Crest Mountains, multiple ponds, barn, guest cabin, and a 60x120 indoor arena—an equestrian and outdoor paradise



## Activities & Amenities

ATV/Off Road  
Borders Public Lands  
Cattle/Ranch  
Cycling/Mountain Biking  
Development Potential  
Equestrian/Horse Property  
Farm/Crops/Ag  
Fishing  
Hiking/Climbing  
Hotel/B&B/Resort  
House/Cabin  
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds, Waterfowl  
Income Producing  
Irrigation  
Natural Spring  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Recreational Business  
Skiing/Snowmobiling/Snow Sports  
Timber/Wooded  
Water Rights  
State Hunting Unit: 101 Sherman

## Land Details

Address: 54 Hardrock Road, Republic,  
Washington 99166, USA  
Closest Town: Republic, WA  
Total Acres: 389.60  
Deeded Acres: 389.60  
Zoning: 11 - Residential  
Elevation: 3,300  
Topography: Rolling  
Tillable/Crop/Orchard Acres: 50  
Timber Land Acres: 147  
Water Rights: Yes  
Six wells on property  
Estimated Taxes: \$23,000 - 2025

## Building Details

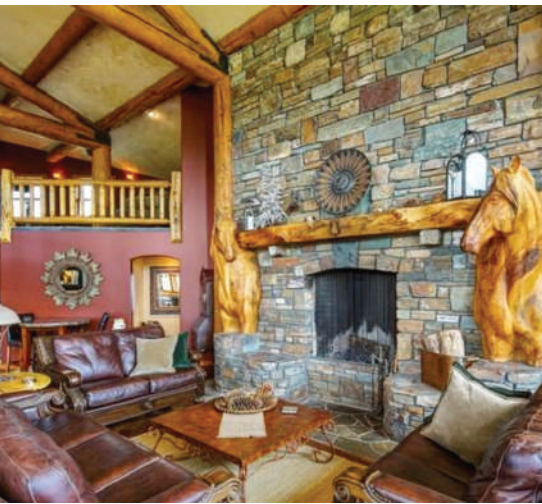
Homes: 2  
Style of Home(s): Multi level  
Bedrooms: 4  
Basement: Partial finished  
Parking Types: Detached Garage, Carport, Driveway  
Outbuildings: 4  
Types of Outbuildings: Barn, Shop, cabin  
Cooling Systems: Forced Air Cooling  
Heating Systems: Fireplace, Wood Stove  
Foundations: Poured Concrete  
Waterfront Features: Pond on property



## Land

Spanning 389 acres, this exceptional property offers a diverse landscape of rolling meadows, fertile hayfields, and gently timbered hillsides. The productive soils support over 100 tons of premium grass hay annually, while multiple ponds and natural springs enhance both beauty and utility. Native grasses, evergreens, and aspen groves create a rich habitat for wildlife and a picture-perfect ranch setting.





### Improvements

The property showcases a 4,721 sq ft stunning lodge-style primary residence, built with exceptional craftsmanship and featuring hand-hewn woodwork, a grand stone fireplace, and a signature tower staircase. The home offers generous living space designed for comfort and entertaining, with panoramic views throughout. Additional improvements include a charming 552 sq ft guest cabin, a custom 7200 sq ft barn, and an impressive 60×120 indoor arena/shop. The ranch is fully fenced and cross-fenced, with multiple ponds, hay storage areas, and well-maintained access roads supporting both livestock and hay operations. Don't miss the large garden area.



### Recreation

Ferry County is an outdoor enthusiast's paradise, and this ranch sits at the heart of it all. Just minutes from Curlew Lake, enjoy exceptional boating, fishing, kayaking, and swimming in crystal-clear waters. Nearby Kettle Crest trails offer miles of hiking, horseback riding, and ATV exploration through pristine wilderness. In winter, the region transforms into a haven for snowmobiling, cross-country skiing, wildlife watching, and ice fishing on Lake Curlew. With abundant deer, elk, and upland game, it's a premier year-round recreation destination.





## Agriculture

This highly productive ranch yields over 100 tons of premium grass hay annually from fertile, well-managed fields. The property's combination of rich soils, natural water sources, and a favorable climate makes it ideal for hay production, livestock grazing, or expanding agricultural operations. Fenced and cross-fenced pastures provide excellent rotational grazing opportunities, while multiple ponds and seasonal streams ensure reliable water for both crops and animals. The land's balance of open meadows and timbered sections also supports sustainable land management and potential future diversification. Property is nicely treed with a mix of fir, pine, and quaking aspens, making for excellent deer habitat

## Water/Mineral Rights & Natural Resources

There are two registered wells that are tested frequently and 4 other water sources, plus multiple springs throughout the property.

## General Operations

The property produces over 100 tons of hay for extra income. There is also Airbnb potential.





## Region & Climate

Located in scenic Ferry County, Washington, this area is known for its unspoiled natural beauty, four distinct seasons, and relaxed rural lifestyle. The region enjoys warm, dry summers and crisp, snowy winters—ideal for both agriculture and outdoor recreation. Average annual precipitation is moderate, supporting lush pastures and vibrant forests. Nearby communities like Republic and Curlew offer small-town charm, local events, and easy access to lakes, trails, and wilderness areas

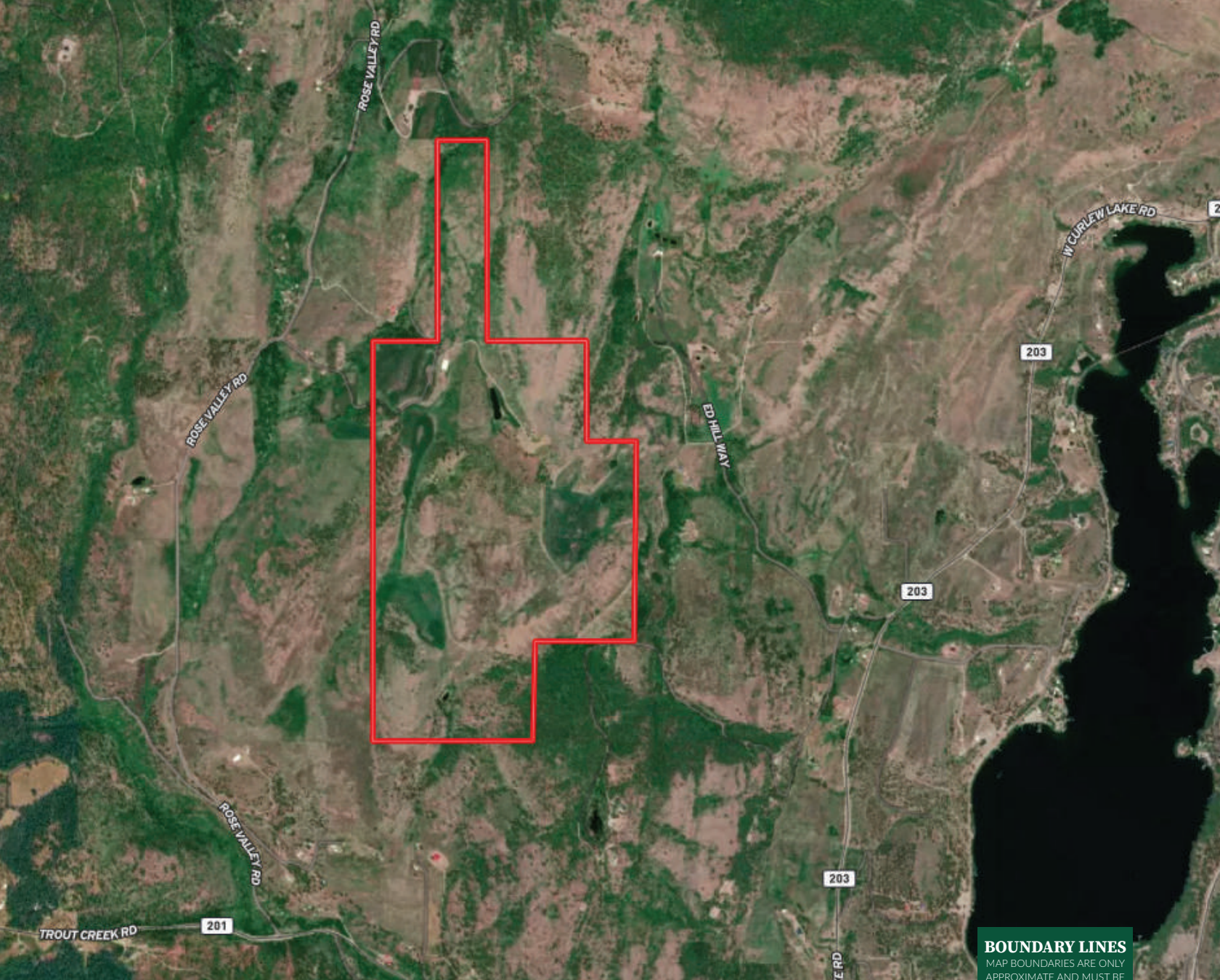
## History

Ferry County, rich in pioneer and mining heritage, was established in the late 1800s and named after Washington's first governor, Elisha P. Ferry. The region thrived during the gold rush era, with the nearby town of Republic serving as a historic mining hub that still retains its Old West charm. Over time, the area transitioned into a haven for ranching, logging, and recreation. This property embodies that legacy—land once worked for its natural resources is now carefully managed for hay production, livestock, and conservation. Its enduring character and craftsmanship reflect the pioneering spirit that built Ferry County.


## Location

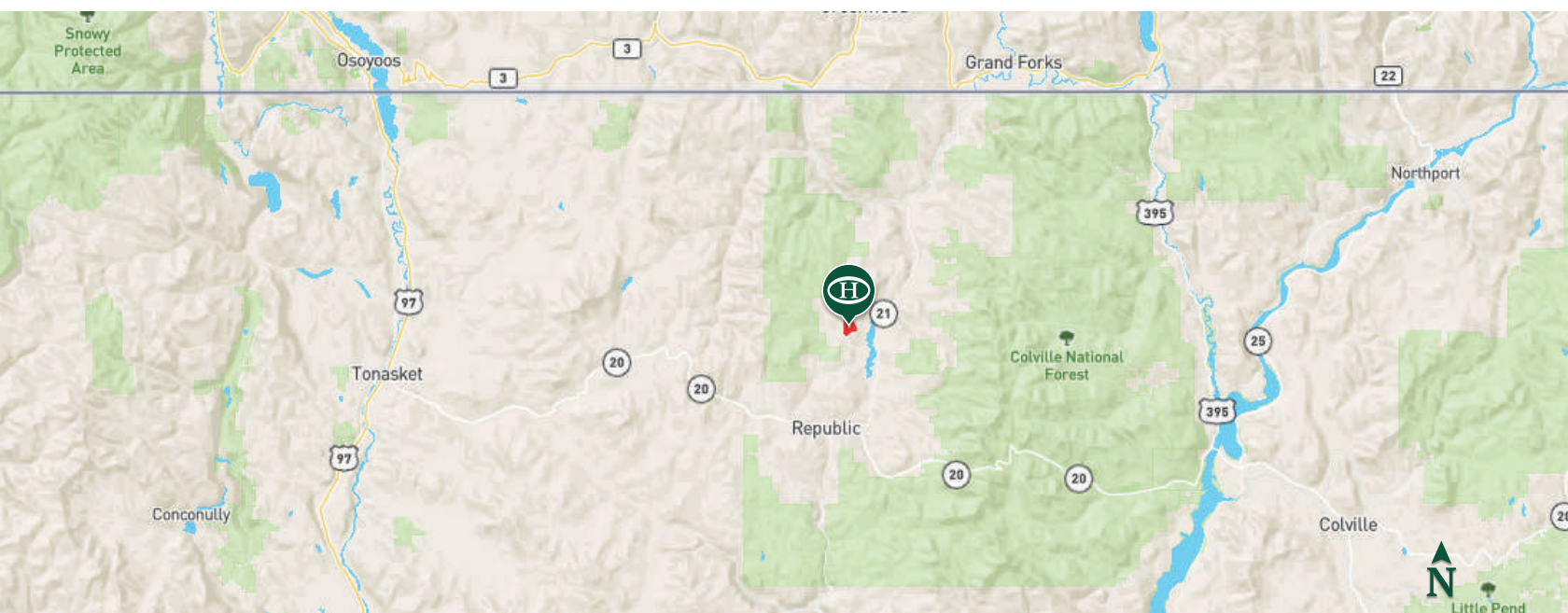
This private ranch is located in the scenic highlands of Ferry County, just minutes from Curlew Lake and the charming town of Republic, WA. Republic offers essential amenities including grocery stores, restaurants, schools, and healthcare. The property is easily accessible year-round via maintained county roads, yet offers total seclusion behind a gated entrance. For regional travel, the Ferry County Airport accommodates small aircraft, while Spokane International Airport—approximately 2.5 hours away—provides major commercial service. The Canadian border is less than an hour north, offering easy access to additional destinations and recreation.





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

 Boundary





# 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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OUTDOORS®  
REAL ESTATE**

**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)**

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