

Window Rock Ranch

40.00 Acres | Okanogan County, WA | \$895,000



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Activities & Amenities

ATV/Off Road

House/Cabin

Hunting - Big Game, Predator/Varmint,
Small Game, Turkey, Upland Birds

Outbuilding/Barn/Shed/Shop

Propane

Timber/Wooded

State Hunting Unit: 204

Land Details

Address: 53 Cape Labelle RD,
Tonasket, Washington 98855, USA

Closest Town: Tonasket

Total Acres: 40.00

Deeded Acres: 40.00

Estimated Taxes: \$5,493 - 2026

Building Details

Homes: 2

Style of Home(s): Ranch

Finished Sq. Ft.: 2,844

Basement: None

Parking Types: Attached Garage

Cooling Systems: Forced Air Cooling

Heating Systems: Fireplace & Forced Air

Appliances: Dishwasher, Refrigerator, Oven

Flooring: Carpet, Hardwood, Tile

Siding: Hardi, Stone

Roofing: Metal

View: Private, Scenic, Wooded



Property Summary

The Window Rock Ranch is nestled in the serene beauty of Aeneas Valley near Tonasket, this exceptional 40-acre ranch offers the perfect blend of privacy, functionality, and rural charm. Surrounded by open skies and sweeping views, the property provides an ideal setting for those seeking a peaceful country lifestyle. The ranch features a custom built main home and guest house along with a well equipped barn set up for horses.





Land

The custom built home on 40 acres offers panoramic views of the valley and surrounding timbered landscape. The land is a mix of sandy loam soils with rocky outcroppings, fenced pasture and timbered forests.

Improvements

The custom-built main residence, constructed in 2019, spans 2004 square feet and features 3 bedrooms and 2 bathrooms. Thoughtfully designed with modern comforts and quality craftsmanship, the home offers inviting living spaces filled with natural light and picturesque views of the surrounding landscape. A separate 840-square-foot guest house adds incredible flexibility, complete with 1 bedroom, 1 bathroom, and a loft—perfect for visitors, rental income, or multi-generational living. Equestrian and agricultural enthusiasts will appreciate the well-equipped 864-square-foot barn, featuring a hay loft and set up for horses.

Recreation

Nearby Recreation in Okanogan County:

Okanogan County, the largest county in Washington State, is known for its vast public lands, stunning natural beauty, and four-season recreation. Within a short drive from Lookout Ranch, you'll find:

- **Lakes & Rivers:** Fish or boat on nearby lakes such as Spectacle Lake, Wannacut Lake, Palmer Lake, and Lake Osoyoos. The Similkameen and Okanogan Rivers also offer excellent fishing and floating opportunities.
- **Hiking & Backpacking:** Explore trails in the Okanogan National Forest or head to the Pasayten Wilderness for remote alpine adventures.
- **Skiing & Snow Activities:** Loup Loup Ski Bowl offers downhill skiing, snowboarding, and Nordic trails. Snowmobiling is also popular in the surrounding highlands.
- **Golf & Wine:** Enjoy a round at Gamble Sands, one of the top-rated golf courses in the country, or visit nearby wineries and tasting rooms.
- **Wildlife & Birdwatching:** The region is a hotspot for birders and nature photographers, with diverse habitats supporting hundreds of species.

Whether you're looking for peaceful solitude, adventurous outings, or a bit of both, Lookout Ranch and Okanogan County provide an incredible setting for recreation year-round.



Region & Climate

Located in scenic Okanogan County, Washington, Window Rock Ranch enjoys a semi-arid climate with over 300 days of sunshine each year—ideal for outdoor living and agriculture. Summers are warm and dry with average highs in the 80s°F, while winters are cold and snowy, offering a classic four-season experience. Annual precipitation averages around 10–12 inches, with about 28 inches of snowfall. The area is known for its rich outdoor recreation, including fishing in nearby lakes, hunting, hiking, horseback riding, and wildlife viewing. The surrounding region boasts small-town charm, with Tonasket, Oroville, and Republic offering essential amenities, festivals, farmers markets, and a strong agricultural heritage.

History

The Window Rock Ranch sits in the heart of the Okanogan Highlands—a region steeped in rich history and cultural significance. For centuries, the area was home to Native American tribes, particularly the Okanogan people, who used the valleys and highlands for seasonal hunting, fishing, and gathering. Aeneas Valley, just to the east, was historically a wintering ground due to its milder climate and abundant resources.

By the late 1800s and early 1900s, settlers and homesteaders arrived, drawn by the region's fertile grazing lands and timber resources. Many of these original homesteads, some still marked by old cabins and outbuildings, were established for cattle ranching and small-scale farming—traditions that continue today. The property itself was once part of a larger cattle operation and has retained its ranching roots with infrastructure designed for livestock and off-grid living.

Over the years, the land has remained largely undeveloped, preserving its natural beauty and historic character, with panoramic views that have likely remained unchanged for generations. The combination of open rangeland, wooded groves, and natural springs gives a glimpse into the area's working heritage and unspoiled wilderness.





Location

The Window Rock Ranch is located in the scenic Aeneas Valley in North Central Washington, offering both seclusion and accessibility. Nestled between the small towns of Tonasket and Republic, the property sits in a quiet, elevated position with sweeping views of the surrounding valley and Cascade Mountains.

For regional travel, the nearest small airport is the Tonasket Municipal Airport, which features a 3,000-foot paved runway suitable for private planes. The closest major airport is Spokane International Airport, about 2.5 to 3 hours away, offering full commercial service. Wenatchee's Pangborn Memorial Airport is another option, located roughly 2.5 hours to the south.

Basic amenities, including grocery stores, gas stations, restaurants, schools, and medical facilities, can be found in Tonasket and Republic. For more extensive shopping and services, Omak and Oroville are within an hour drive, featuring big-box stores like Walmart and hardware outlets such as Home Depot.

Despite its remote feel, the Window Rock Ranch is ideally positioned for those seeking a balance between privacy and practicality, with reliable year-round road access and all the essentials within a reasonable drive

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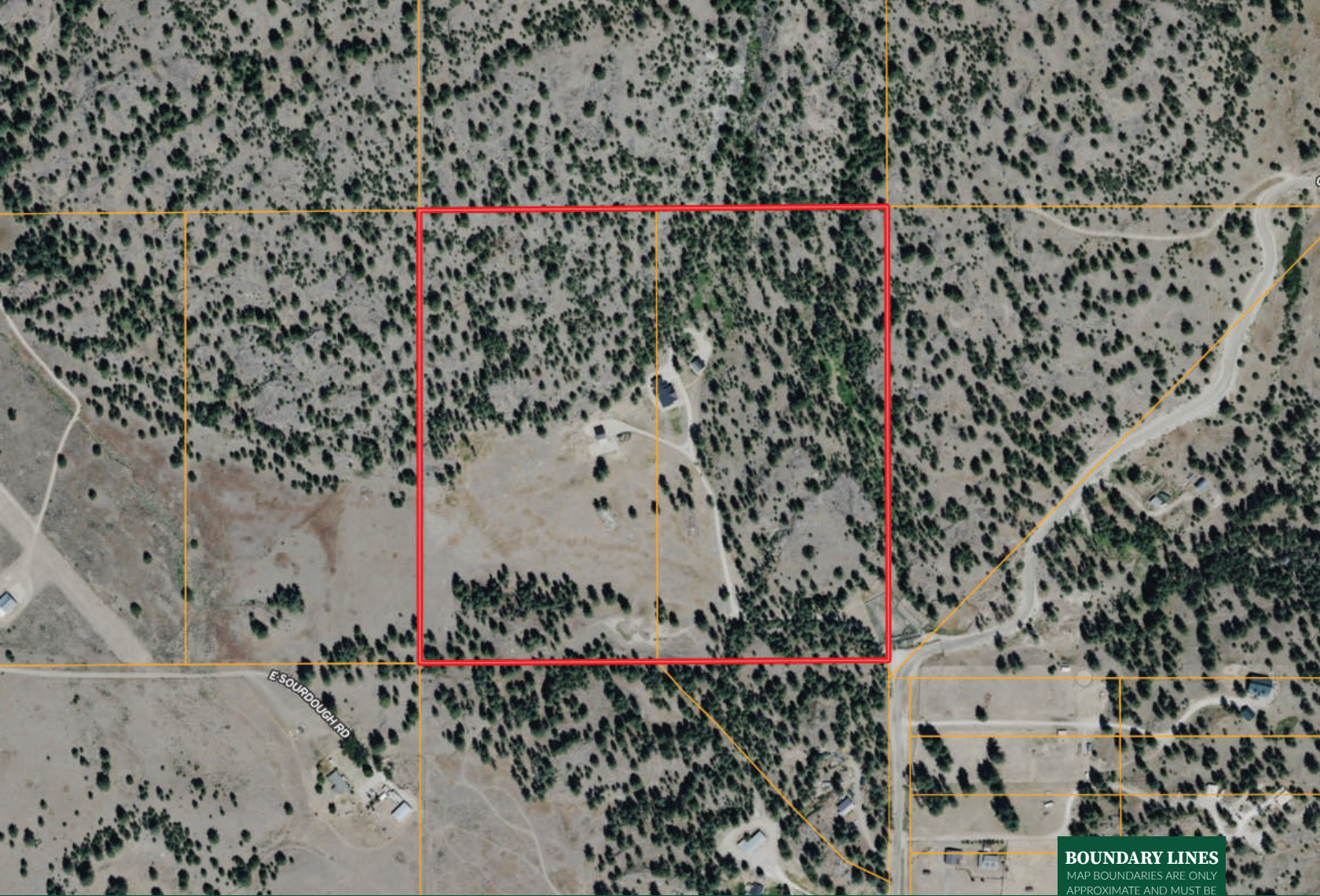


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- RICK STEINER, SELLER/BUYER

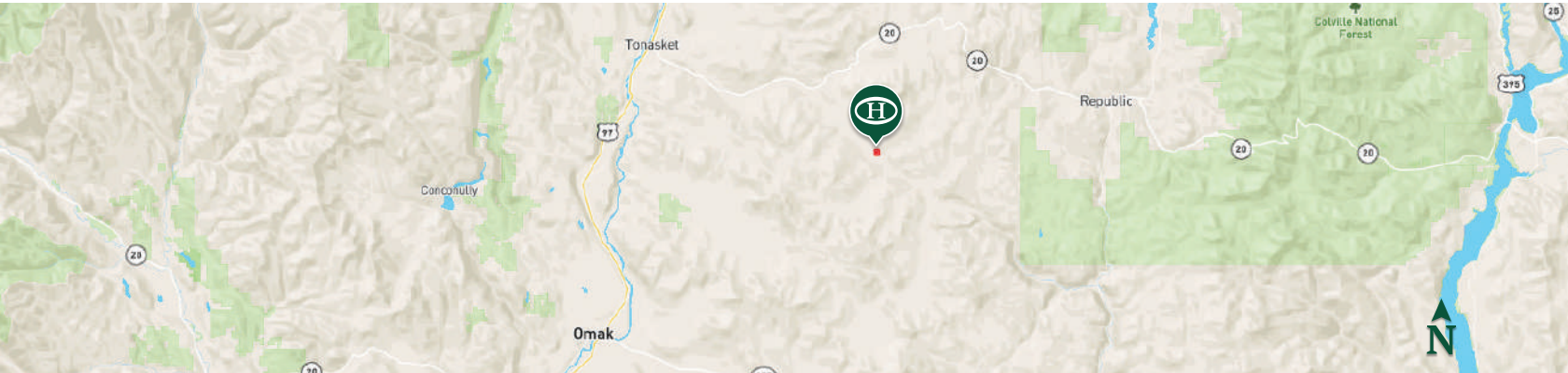
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