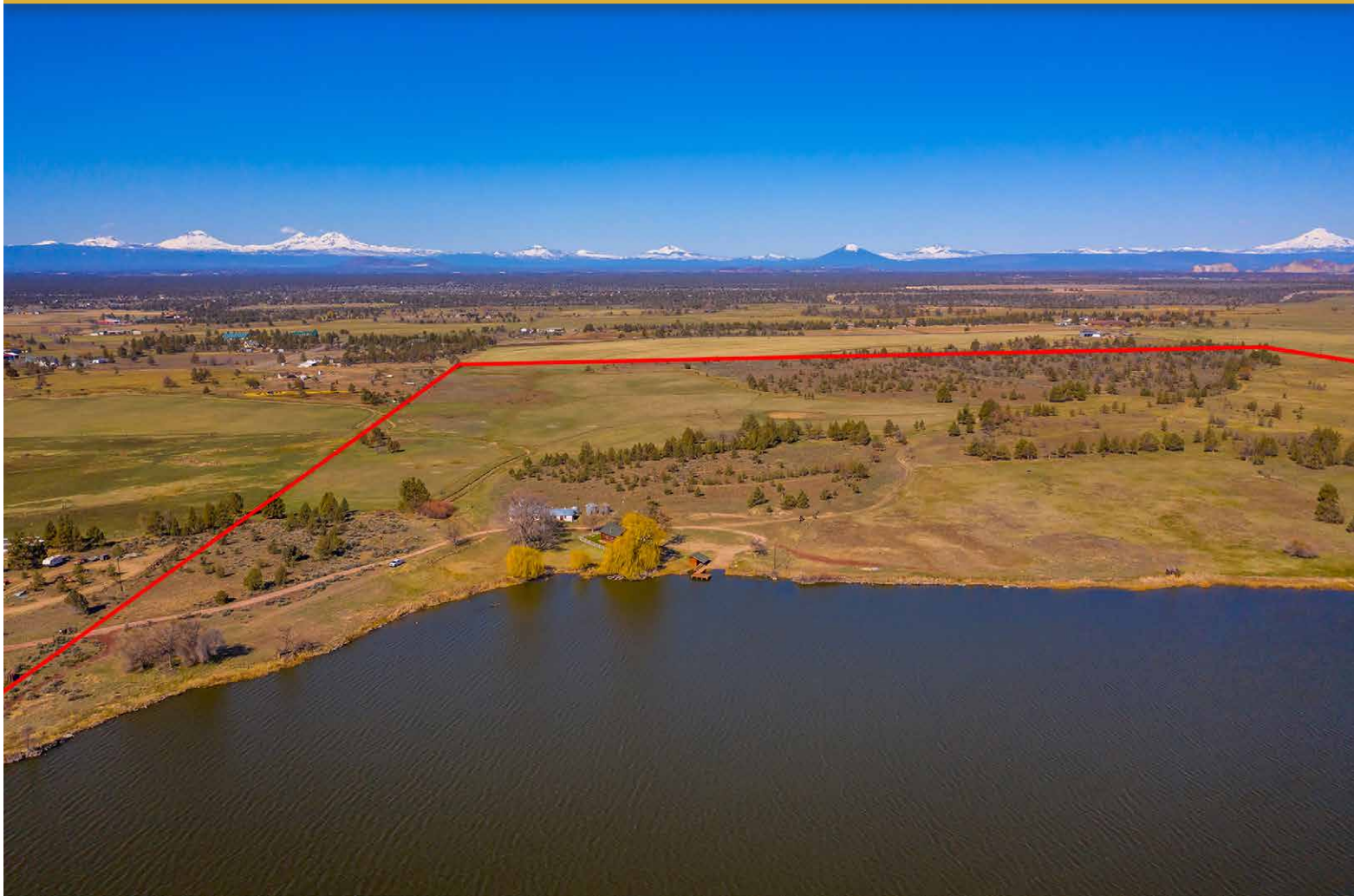


**FOR SALE**

**232 AC | \$3,300,000**

# Hunting Lodge and Estate Homesite with Private 70-Acre Lake

11677 SW Houston Lake Rd, Powell Butte, OR 97753



**PANORAMIC VIEWS OF THE THREE SISTERS MOUNTAINS AND SMITH ROCK**



**Dan Kemp, CCIM | Adam Bledsoe, Broker**

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**FOR SALE**

**\$3,300,000**

# Hunting Lodge and Estate Homesite with Private 70-Acre Lake

## PROPERTY DETAILS

<b>Log Cabin:</b>	1,000 SF
<b>Year Built:</b>	2000
<b>Lot Size:</b>	232 Acres
<b>Zoning:</b>	Exclusive Farm Use (EFU3)
<b>Irrigation:</b>	Approximately 49 flood-irrigated acres
<b>Grazing Lease:</b>	Lessee handles irrigation and livestock rotation

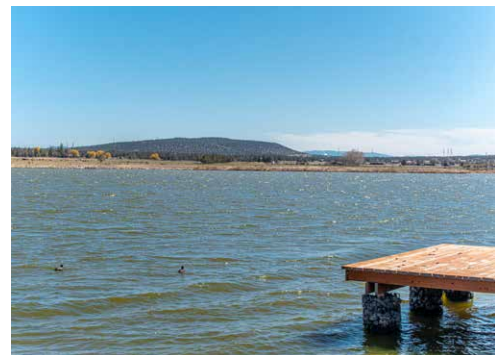
## PROPERTY DESCRIPTION

This is a unique opportunity to acquire a Central Oregon bird hunting ranch with unbelievable panoramic views of the Three Sisters Mountains and Smith Rock. The property has a ±70 acre private lake (lake area varies with seasonal water level changes), a 1,000 SF log cabin that sits on the shore of the lake, and a large barn which serves as storage for a Kabota sidekick and tool to maintain property.

The property currently has a caretaker who also rents out the cabin and runs cattle in the pastures. Annual revenue from this is approximately \$9,000 per year. This property would also be the perfect place for a future owner to build their dream home. The cabin's kitchen could be decommissioned to turn this structure into an accessory dwelling.

## HIGHLIGHTS

- Lake has a boat house with a mechanical boat ramp and brand new dock
- Five wooded structured duck blinds
- Pond aerator keeps lake from freezing to create premium bird hunting conditions
- Lake is fully stocked with carp, catfish and bass
- Relatively flat land with the bulk of it covered with open green pastures
- An abundance of wildlife on the property including pelicans, eagles, duck, and geese
- Surrounding neighbors include a hay farm, an alfalfa farm, and a bison farm giving the property unobstructed panoramic views on all sides
- Stunning Cascade Mountain and Smith Rock views
- Second 1/8-acre "deer pond" has been dug, but is not kept filled
- Approved plans for a new pole barn outbuilding









**FOR SALE**

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Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



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