



## **Welcome to the Desert Meadows Ranch at 16500 Dawn Rd., La Pine, Oregon**

Previously a cattle ranch, this 392+ acre property is ready to get back to its roots. The property offers a beautiful custom log home and detached garage overlooking a 40 acre meadow. The livestock barn looks to be structurally sound but corrals and fencing will need replaced. The shop was compartmentalized for "growing" but could be an incredible open space once again with some interior alterations. Plenty of power on the property and multiple wells. This property is located in Deschutes County and qualifies for Upper Deschutes Unit Land Owner Preference hunting tags. Buyer to confirm by calling ODFW at 503-947-6000 or visit <https://myodfw.com/landowner-preference-program> for more information.

**Lot description:** The property consists of 5 separate, level, tax lots. It's unknown how much fencing is in place but whatever there is is likely in need of attention. The majority of the land is Lodgepole forest and sandy ground with the exception of approximately 70 acres in meadowland.

**Location:** The ranch is nestled in the high desert Lodgepole pines just 9 miles from the convenient little town of La Pine that offers most services needed. La Pine's elevation is 4,235 feet which is the highest elevation of any community within the Central Oregon region. This advantage makes it a winter wonderland for all types of snow related recreation. It's 29 miles to beautiful Bend, Oregon and 56 miles to Robert's Field airport in Redmond. Incredible snow skiing at Mt. Bachelor just 33 miles away and the many natural wonders of Central Oregon within a day's drive.

**Home:** Both the home and detached garage have recently been sanded and stained and both have new composition roofs. With forced air heat and a heat pump for cooling, this home is as temperature comfy as they come and it offers a cozy woodstove for additional heat in the winter. The home is in need of some cosmetic updating but the big log interior is timeless.

**Detached Garage:** This oversized garage features a main level shower/laundry area and large finished bonus space upstairs. The east end of this building offers an upper level, covered deck with view of the meadow. On the west end you'll find a septic dump and water spigot for your RV parking needs. We have not located any 30 amp service at this location.

**Livestock Barn:** Looks to be structurally sound but needs some clean up and new corral fencing. Several interior stalls, and tack/feed room area. Large space for hay and south side would work great for feeding cattle.

**Shop:** Approximately 75' x 80' and most recently used as a hemp grow facility, the shop has been divided into several large rooms. There's a lot of power at this shop site and the hardwired generator is included in the sale. This structure offers restrooms and an office area. The land around the shop is an area that will need to be revamped. The previous owner had constructed several greenhouses and once removed, there are posts left behind that should be eliminated for safety.

**130' x 72' – Steel Structure Materials:** We do not have a list of materials that are included with this lot. The structure was intended to be built in the dug out area on the north side of the shop. Seller is not aware of how far the previous owner went in the permitting process. Buyer is to verify the ability to construct this building in their desired location and Seller makes no representation at all as to what items remain on the property or if and where the building may be constructed.

**Domestic Water:** Well Water from multiple wells service the property. We have one well log on file for a well drilled in 2019 showing 16 gallons per minute. We're still in progress of gathering details.

**Septic:** The home system is a permitted standard system with the tank located on the north side of the home. The shop system is bottomless holding tank sand filter system and is also permitted. Permits located on Deschutes County Website.

**Ranch Roads & Driveways:** The property sits at the end of Dawn Rd and Dawn Rd travels into the main tax lot 100. Paved and gravel roads to property and several roads already in place on the property itself.

**Seller Carry Potential:** Seller has expressed interest in carrying a mortgage with 40% down for 5 years at 7% interest.

*Horsepower Real Estate represents the Seller of this property. This information is derived from sources deemed reliable but not guaranteed by the brokerage or broker and should be verified by potential Buyers. Buyers are urged to seek independent verification, thorough professional inspections and personal review of the condition of the property and the information contained herein.*