

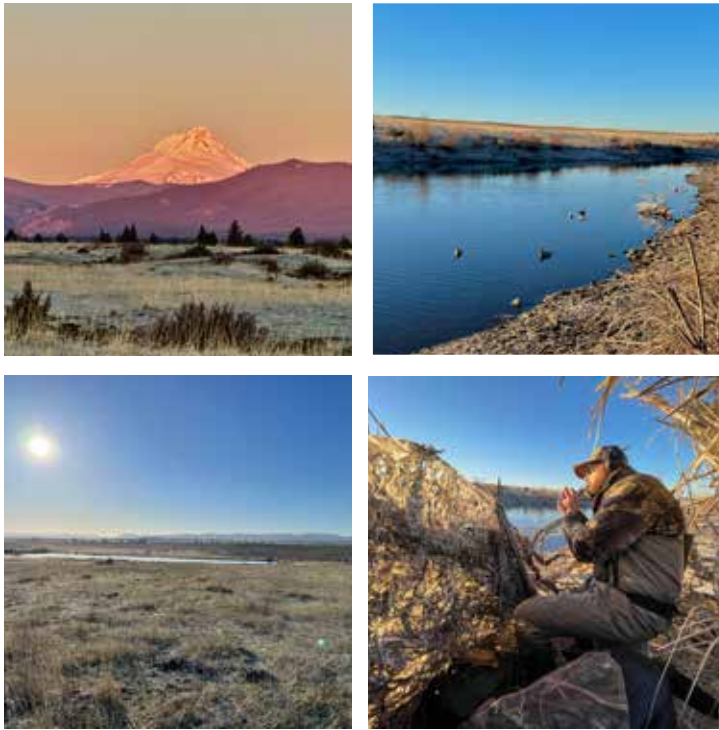


LIVE WATER
P R O P E R T I E S

HUNTING | RANCHING | FLY FISHING | CONSERVATION

Tri-Mountain View Ranch

WAMIC, OREGON



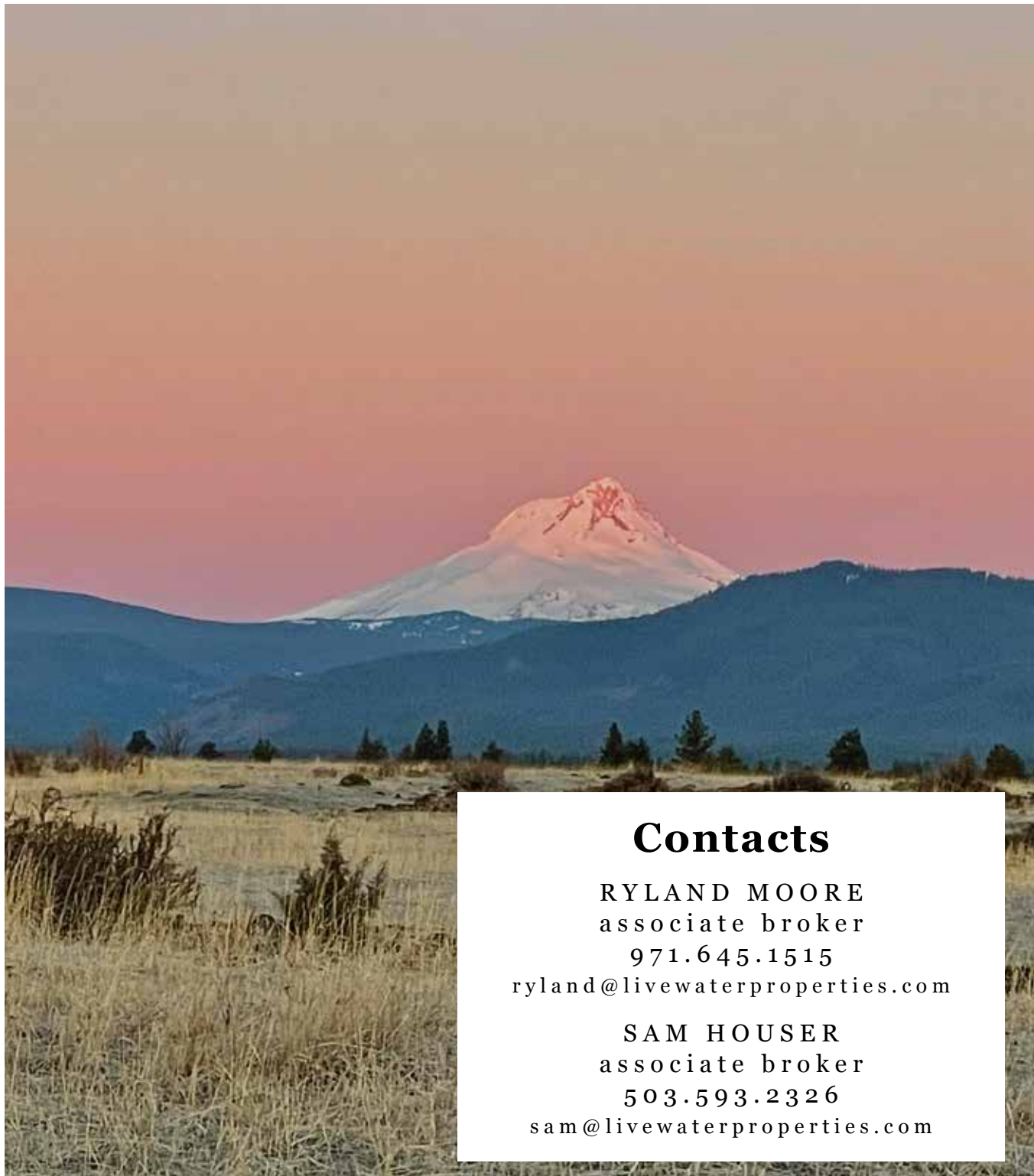
Introduction

Tri-Mountain View Ranch is an outstanding hunting and recreational property ideally located southeast of Mt. Hood, west of the Deschutes River and in the middle the Tygh Valley, one of Oregon's most beautiful areas. With views of three of the largest mountains in the Cascade Range including Mount Hood, Mount Jefferson and Mount Adams, Tri-Mountain View Ranch offers a serene landscape teeming with wildlife.

Tri-Mountain View Ranch has over 323 acres consisting of 271 acres farmland, including 151 tillable acres and 77 acres of water rights, seven-acres of commercially zoned land, and 45 acres of residential land containing seven 5 acre lots currently being subdivided and potential for an additional four 2-acre lots. This property is currently leased by a hunting and fishing club. It has the capability to be an excellent private waterfowl and upland bird hunting club, a farm with its 77 acres of water rights,

a family compound with the development capabilities or a guide/outfitter business. The area consists of open range, cropland and oak prairie habitat. There is a one-acre pond that feeds the irrigation. A six-acre lake, supported by Dry Creek, provides waterfowl hunting, fishing for trout and bass and draws in wildlife of all kinds. There are two blinds on the six-acre lake, a pit blind for the geese in the field south of lake and multiple locations for blacktail deer, upland birds and wild turkey to be harvested. This acreage also allows two Land Owner Preference (LOP) tags for elk and deer and is located in the White River Basin, a tributary of the Deschutes River.

Travel here is easy. Less than two hours from Portland and the Portland International Airport, two hours from Bend, and only 1 ½ hours from Redmond International airport, one will never have to go over a mountain pass to get here. With a small plane, one can land two miles away at the Pine Hollow airport with its 2,400 ft runway.



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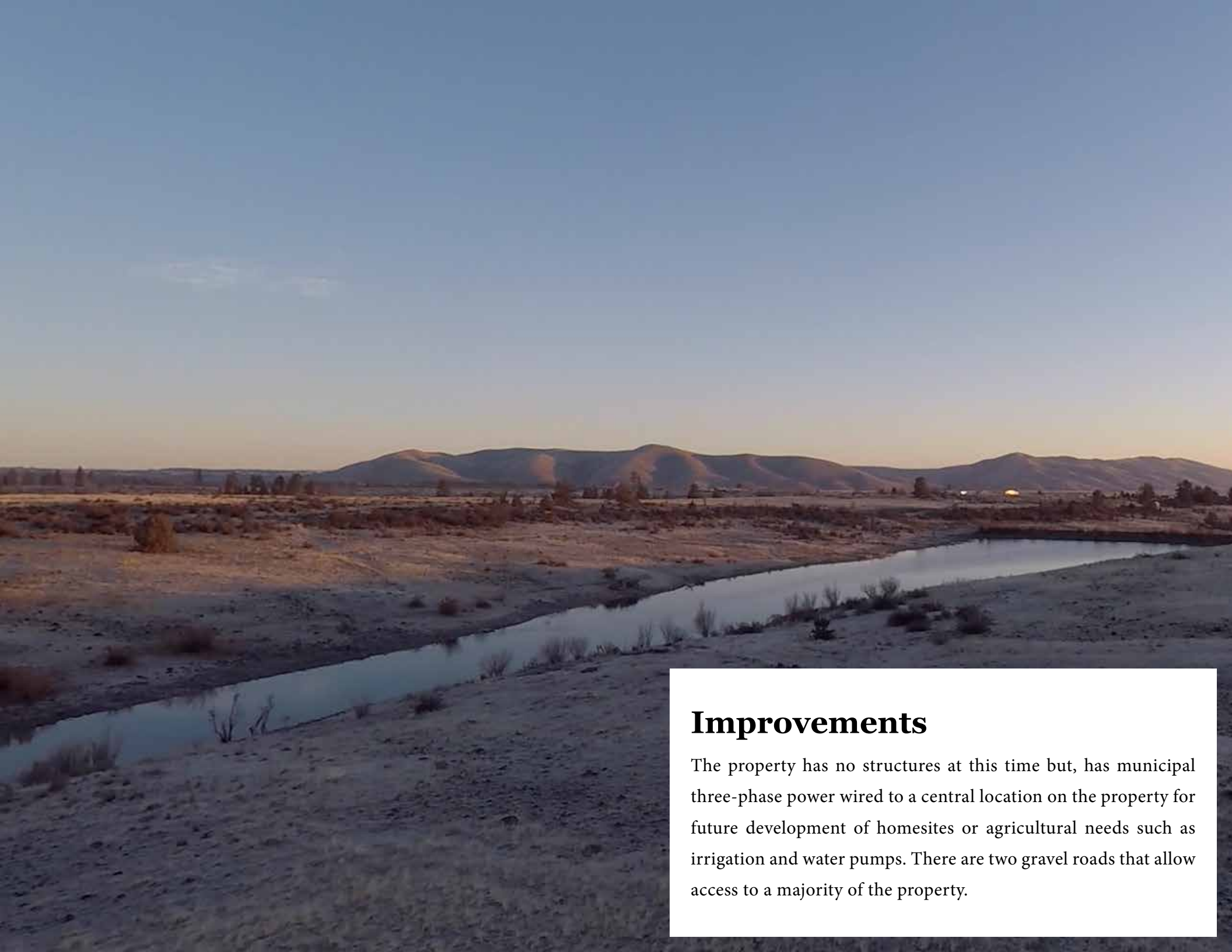


Location

Tri-Mountain View Ranch is situated in the scenic Tygh Valley area of Central Oregon at the foothills to the Cascade Mountains. The Tygh Valley and Wasco County in general are a blend of agricultural farms and ranches, small towns and high-desert recreation, being 15 minutes from the famed Deschutes River and White River. The property is located less than two hours from downtown Portland, the Portland International Airport, and Bend and only 90 minutes from the Redmond Airport. The Redmond Airport has multiple daily flights from Portland, San Francisco, Los Angeles, Seattle, Salt Lake City and Denver. Carriers include Alaska Airlines, Delta, American and United. Bend, with a population of 90,000, is the cultural hub of Central Oregon. The FBO in Bend, Leading Edge Jet Center, is two hours from Tri-Mountain View Ranch. Pine Hollow airport, with a 2,400ft runway, is two miles from the property.

Wamic, Oregon, with a population of 85 and part of the Tygh Valley and Maupin regional area, is located in the heart of mountain lakes, rivers, rolling farmland and mountain peaks. It is known for its laid-back communities with access to world-renowned outdoor activities. Both Wamic and Tygh Valley were historically significant in Oregon's history as the location for tying the Oregon Trail from the east side of the Cascades to the fertile Willamette Valley on the west side of the Cascades via the Barlow Trail. The Barlow Trail was constructed in 1845 and 1846, and provided safe passage for wagons over the Cascades, saving settlers from having to deal with the dangers of rafting the perilous pre-dam rapids of the Columbia River down to Fort Vancouver from The Dalles. Wamic and Tygh Valley grew significantly when settlers reached this area with several trading posts, fertile ground and plenty of water coming off the flanks of the Cascades.

Five minutes away from Tri-Mountain View Ranch is the 240-acre Pine Hollow Reservoir that allows one to boat, water ski, wakeboard, fish, and SUP. The famed Deschutes River, known throughout the United States as an incredible tailwater trout and steelhead fishery, is located 15 minutes from the property. Whitewater rafting just outside the town of Maupin on the Deschutes is a popular summer pastime, and the town of Maupin has several restaurants and bars for a night out on the town.



Improvements

The property has no structures at this time but, has municipal three-phase power wired to a central location on the property for future development of homesites or agricultural needs such as irrigation and water pumps. There are two gravel roads that allow access to a majority of the property.

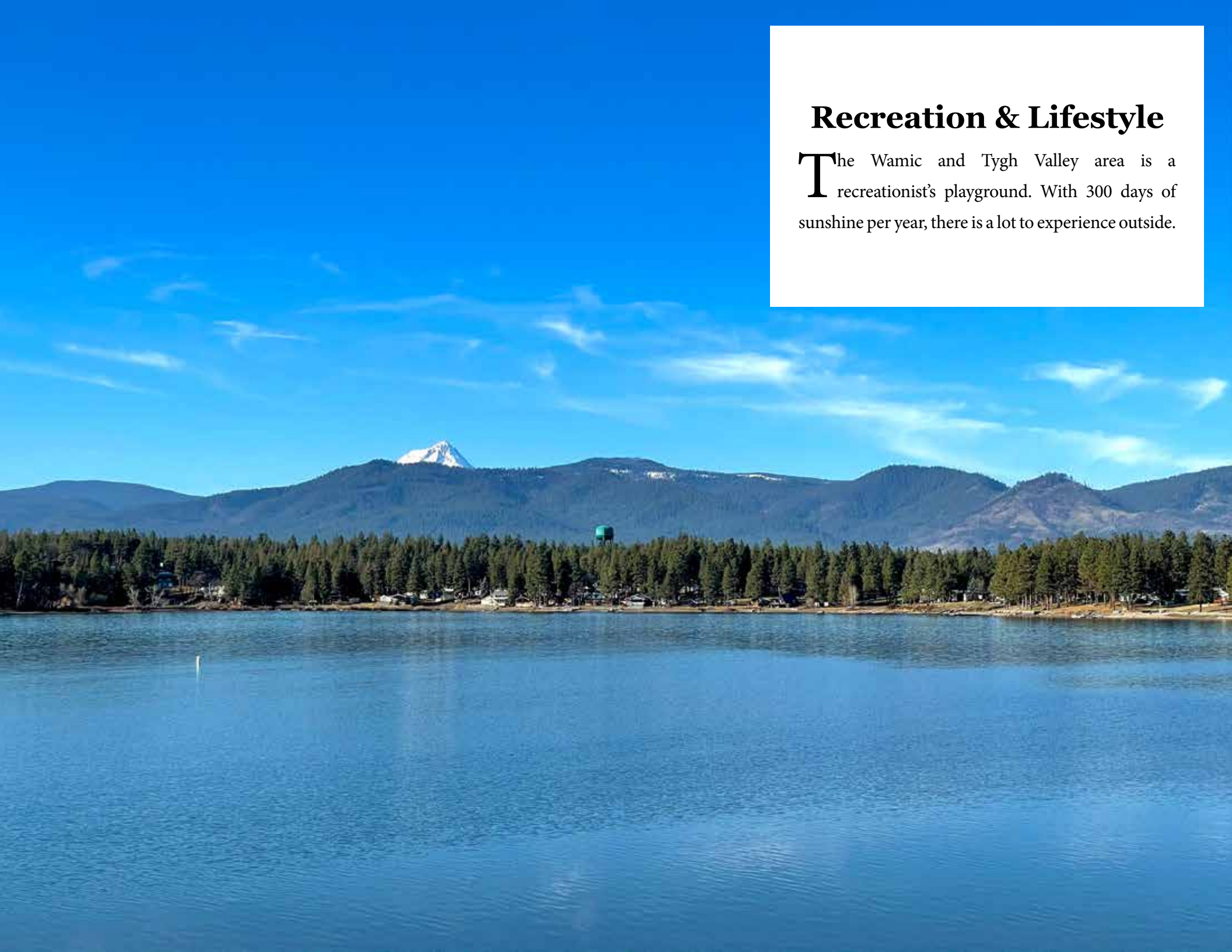


Income

The property is currently leased for \$5,000 per year for waterfowl hunting and fishing on the six-acre lake. Other potential income sources are for crop production or to lease the land for farming or grazing, and other recreational leases for big game or bird hunting.

Recreation & Lifestyle

The Wamic and Tygh Valley area is a recreationist's playground. With 300 days of sunshine per year, there is a lot to experience outside.



Hiking & Mountain Biking

There are miles of hiking and biking trails accessed up the road in the White River Wildlife Area, in the foothills of the Cascades and up into the alpine environments.

Winter Activities

Being east of the Cascade Mountain crest, Tri-Mountain View Ranch is within one hour of several ski resorts including Timberline, Ski Bowl and Mt. Hood Meadows.

Water Sports

From whitewater rafting and kayaking on the Lower Deschutes and White Rivers, to rowing a drift boat down the famed Lower Deschutes, Stand-Up Paddleboarding (SUP) and boating on Pine Hollow Reservoir, there is a watersport for everyone.

Trail Riding

Miles of trails await in the White River Wildlife Area and Mount Hood National Forest. While the property does not currently have any equestrian improvements, this would be permitted in the “Exclusive Farm Use” zoning as an accessory structure.





Fly Fishing

The six-acre lake is stocked for rainbow trout. The club currently leasing the property hosts fly fishing clinics on the lake each spring. Bass are also prevalent in the lake and hold over each year. The Maupin area is one of the best locations in Oregon if one enjoys wetting a line with a fly rod.

Outside of the pond on your property, the White River and famed Lower Deschutes River, which is 20 minutes from Tri-Mountain View Ranch, afford one to chase wild Deschutes Redband trout, summer-run steelhead and salmon. The Lower Deschutes is known for its prolific salmon fly, golden stone and caddis hatches. It also has some of the most aggressive steelhead that readily will chase a skated fly swung on the surface. If one prefers stillwater fisheries, there are several high mountain lakes as well as Pine Hollow Reservoir and Rock Creek Reservoir within a short drive from the property.



Hunting

The Pacific Flyway stretches 4,000 miles north-to-south and 1,000 miles east-to-west. From the Arctic to the west coast of Mexico and the Rocky Mountains to the Pacific Ocean, this flyway encompasses the most varied waterfowl habitats in North America.

Over the last ten years Wasco County ranked 23 out of 36 counties for ducks and 27 out of 36 for geese. Oregon ranks tenth in the nation for duck harvest and 22nd in the nation for goose harvest. The average breeding population of ducks over the last 27 years is 262,844, with numbers increasing on average over the last decade. The top harvested ducks are Mallard, Wigeon and Green-Winged Teal. Wamic is home to the well-respected Badger Creek Members Club and is ideally set up for hunting upland birds, waterfowl, and big game. This property is well-suited for a similar outfit for the interested buyer.

Waterfowl hunting on the property can be good to excellent considering the strong Pacific flyway and limited bodies of water in the area where ducks can spread out. There are blinds on the six-acre lake ready for a spread of decoys. The one-acre pond also draws in birds, and jump shooting Dry Creek that feeds the lake can be productive as well. The pit blind south of the lake offers a great position for goose hunting and plenty of room to spread decoys in strategic positions. Large flocks of Great Western Basin honkers spend considerable time in the area feeding on the numerous grain fields. There is also upland bird hunting in the Mount Hood National Forest. Primary species include Blue grouse, Ruffed grouse, and, depending on elevation, California quail and mountain quail.

Hunting for California quail on the property is also excellent. Large coveys reside on the property. With irrigation and food plots, one could develop excellent upland bird habitat.

Located in the White River Big Game Controlled Hunt unit, the property receives two Land Owner Preference (LOP) deer tags and two elk tags each year to hunt. Depending on the tags, if a tag is drawn for this unit, one can hunt the White River Wildlife Area and Mount Hood National Forest for both sexes. The White River unit is famous for its large mule deer, and there is an exclusive late-season rut hunt that takes years to draw but would be a hunt of a lifetime.



Summary

Tri-Mountain View Ranch is ready for the final touches by any outdoorsman, outfitter or family looking for an undeveloped opportunity in the heart of Wamic, Oregon, for all types of recreational dreams. Beautiful views of the surrounding mountains and vistas, easy access from Portland or Bend and just about any outdoor activity at hand are found at Tri-Mountain View Ranch.

Listing Price: \$1,474,000 for entire ranch (323 acres)

or

\$749,000 for 272 acres

Taxes: \$857 in 2020

CONTACTS

For more information please contact

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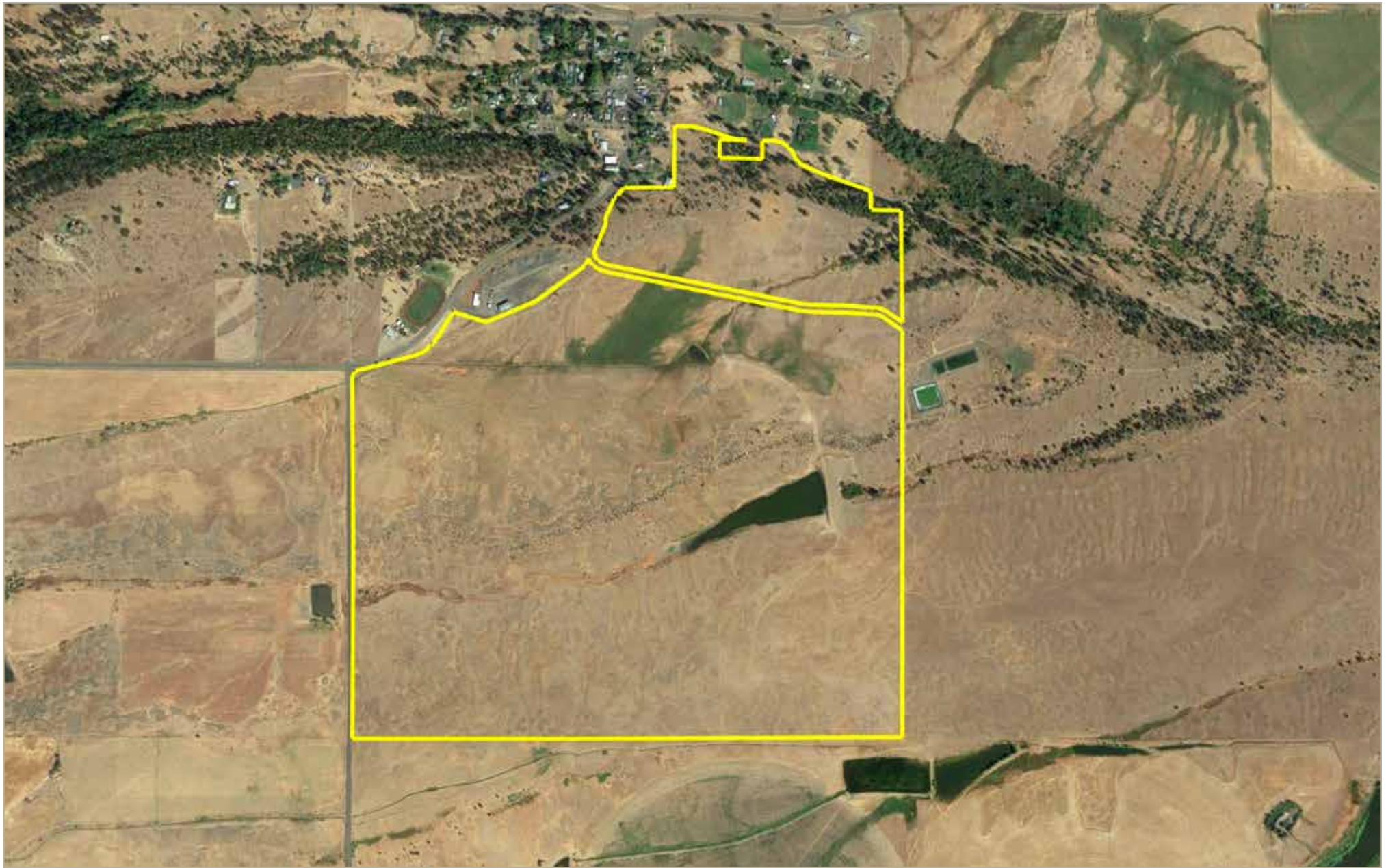
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LIVE WATER
PROPERTIES

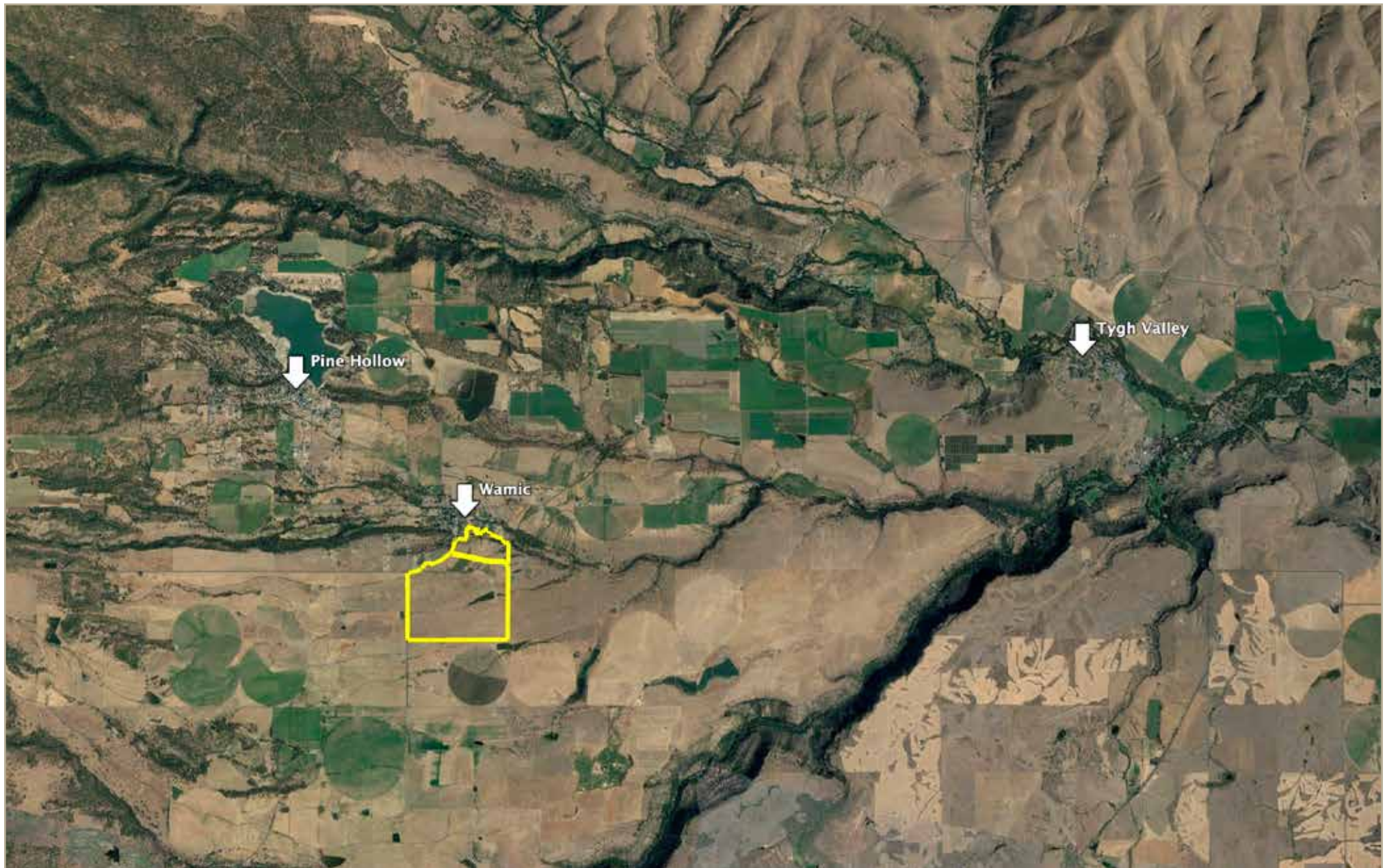
Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.



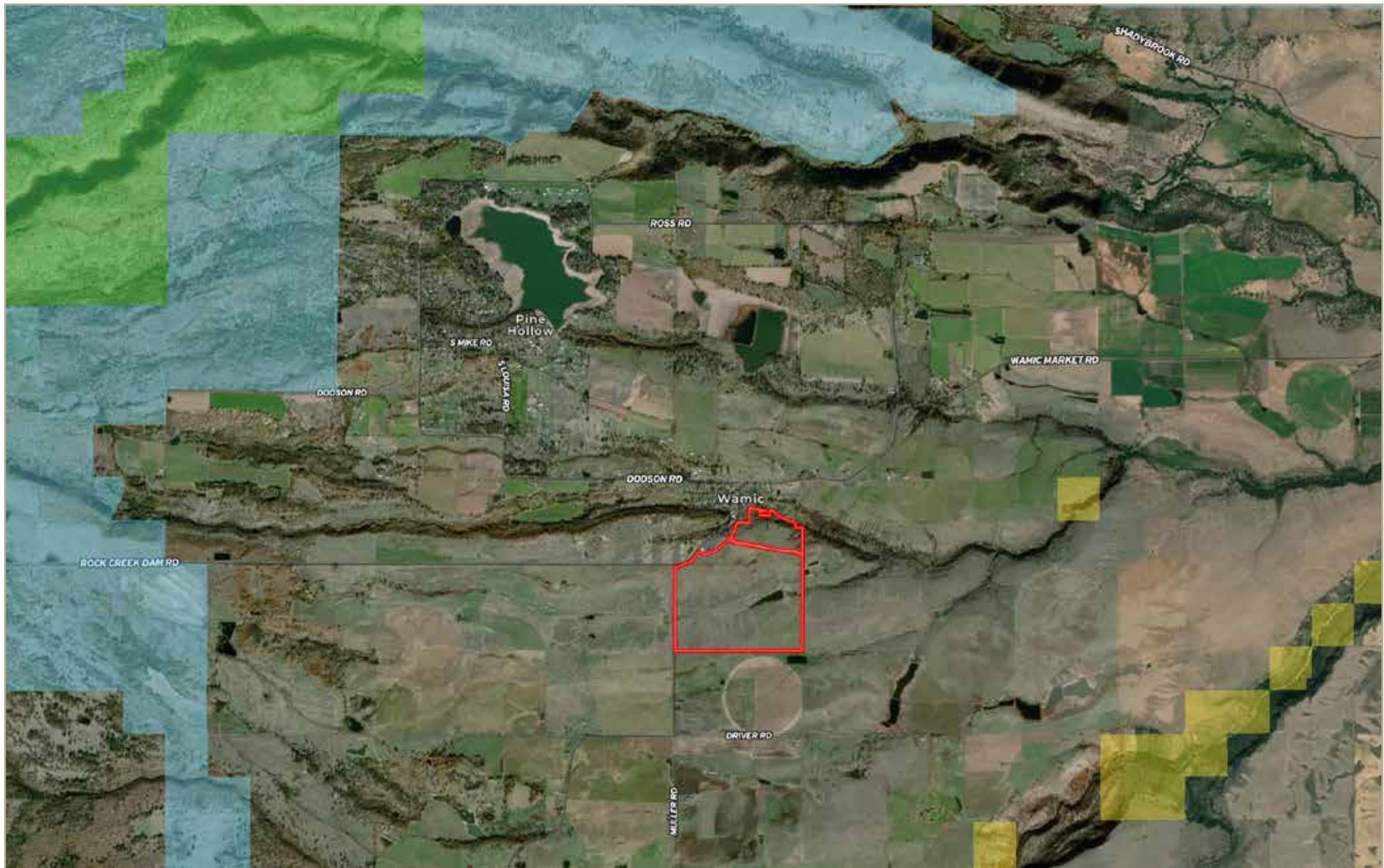
Tri-Mountain View Ranch - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



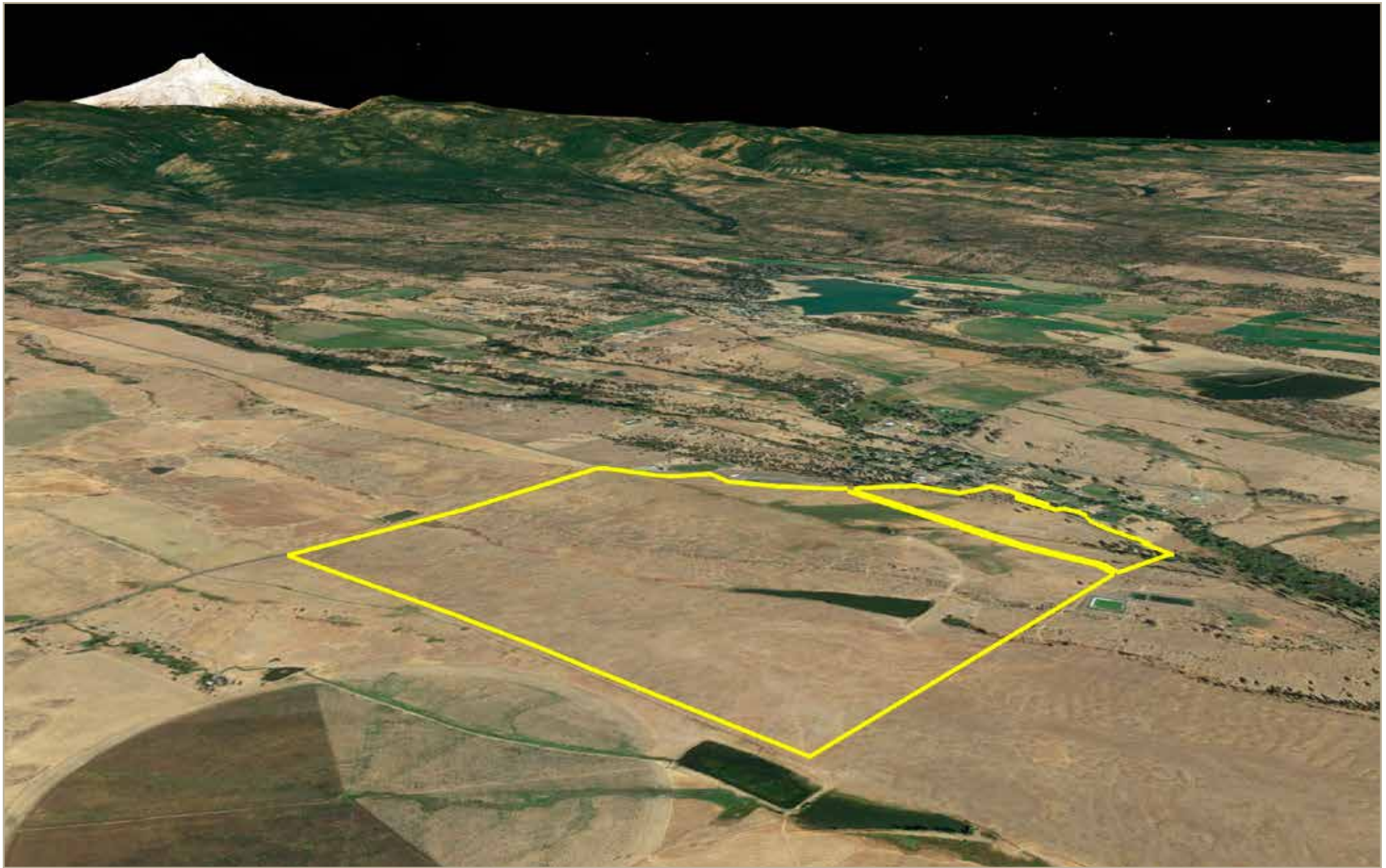
Tri-Mountain View Ranch - Location Map

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Tri-Mountain View Ranch - Public Lands Map

••Maps are for visual aid only accuracy is not guaranteed.



Tri-Mountain View Ranch - Topography Map

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