



Lake Creek Lodge

CAMP SHERMAN, OREGON



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

HUNTING | RANCHING | FLY FISHING | CONSERVATION

Lake Creek Lodge

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41.9 Acres | Listed at \$6,100,000



Introduction

Lake Creek Lodge is a beautiful family vacation property in Camp Sherman, Oregon, that started its operations in the early 1920's when Sherman County wheat farmers escaped the dry summer heat by migrating to the riverbanks of the Metolius River to fish and camp in the cool river environment. Lake Creek Lodge provided family lodging with a lake for fishing, family dining and a location central to all of the recreation in central Oregon.

In recent years the property has been enhanced for the quality of the experience as well as habitat. The original lake, central to the cabins, was transformed back to its natural creek for better fish habitat. The pool and tennis courts have been maintained and a new 1-acre private fishing lake has been created that is natural to the setting and provides great fishing memories for all ages.

The cabin locations are inviting, yet private along the creek's path. The original cabins have a vintage charm and newly developed cabins have a natural aesthetic that match the classic look and feel of the property. Steps from the door one can fish or play in the creek and hike the many trails to the famed Metolius River, just a short distance away.



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Location

Camp Sherman located near the scenic Metolius River in Jefferson County, offers visitors some of the most stunning scenery in central Oregon and easy access to an abundance of recreational activities. The community emerged in the early 1900's, when wheat farmers from Sherman County sought out the land as a refuge from the intense summers. They found the river refreshing and relaxing, nailed up a sign - made from a shoe box top - designating the area as Camp Sherman.

Lake Creek Lodge is an hour from the Bend/Redmond Airport, three hours from Portland International Airport and 20 minutes to the western themed town of Sisters, OR.







Improvements

- 22 CABINS ONSITE
- FUTURE DEVELOPMENT PLAN APPROVED BY THE COUNTY

Lake Creek Lodge entails 41.9 acres in the coveted area of Camp Sherman. There are currently 22 cabins on the property with 20 future development sites that have already been approved by the county. The historic lodge has been updated over the years to include a new fireplace, updated kitchen and new covered deck for dining and events. There is a swimming pool, two tennis courts, a 1-acre private fishing lake, basketball court, badminton, volleyball and croquet.

About a mile down the road is the Camp Sherman Store. This store was started by wheat farmers in 1918, and it still operates today. It is a snapshot in time and a great place to take family or friends for a soda and sandwich after a hike, or visit the fly shop in the back of the store for the latest on hatches and fishing reports.







Nearby Live Water

The Metolius River in Central Oregon is a tributary of the Deschutes drainage. It emerges from under Black Butte as a spring creek with crystal clear water and a temperature ranging from 42 to 55 degrees. For this reason, it is the perfect trout habitat for the entire year round fishing season. There are some prolific hatches along the river including, but not limited to green drake, yellow sally, golden stone and the salmon fly. The fly fishing only section from the headwaters down to Bridge 99 is about 12 miles of great water. The lower river begins at bridge 99 and is no longer regulated for fly fishing only. This section is still an excellent place to fly fish and offers a few miles of productive fishing before turning rough as it tumbles to the lake below. At Lake Billy Chinook, the Metolius is about one-third of the average summer flow of the Lower Deschutes River. All of the trout are wild redband trout, and bull trout are native. There is a self-sustaining population of brown trout, which were introduced in the early 1900's. All of the river is regulated as catch and release with barbless hook, and about a third of the river is designated as fly fishing only.



Income

The newly developed cabins are all part of an HOA with quarter shares of ownership for each of the cabins. Owners receive a percentage of the rental income. New ownership can develop up to 21 additional cabins and sell quarter shares for income as well as develop a larger revenue stream from the rental component of those cabins. The historic lodge also has a full-service kitchen with indoor and outdoor dining. Additionally, Lake Creek Lodge has one of the only liquor licenses in the area. This makes a great business opportunity for family vacations, weddings and even corporate retreats.

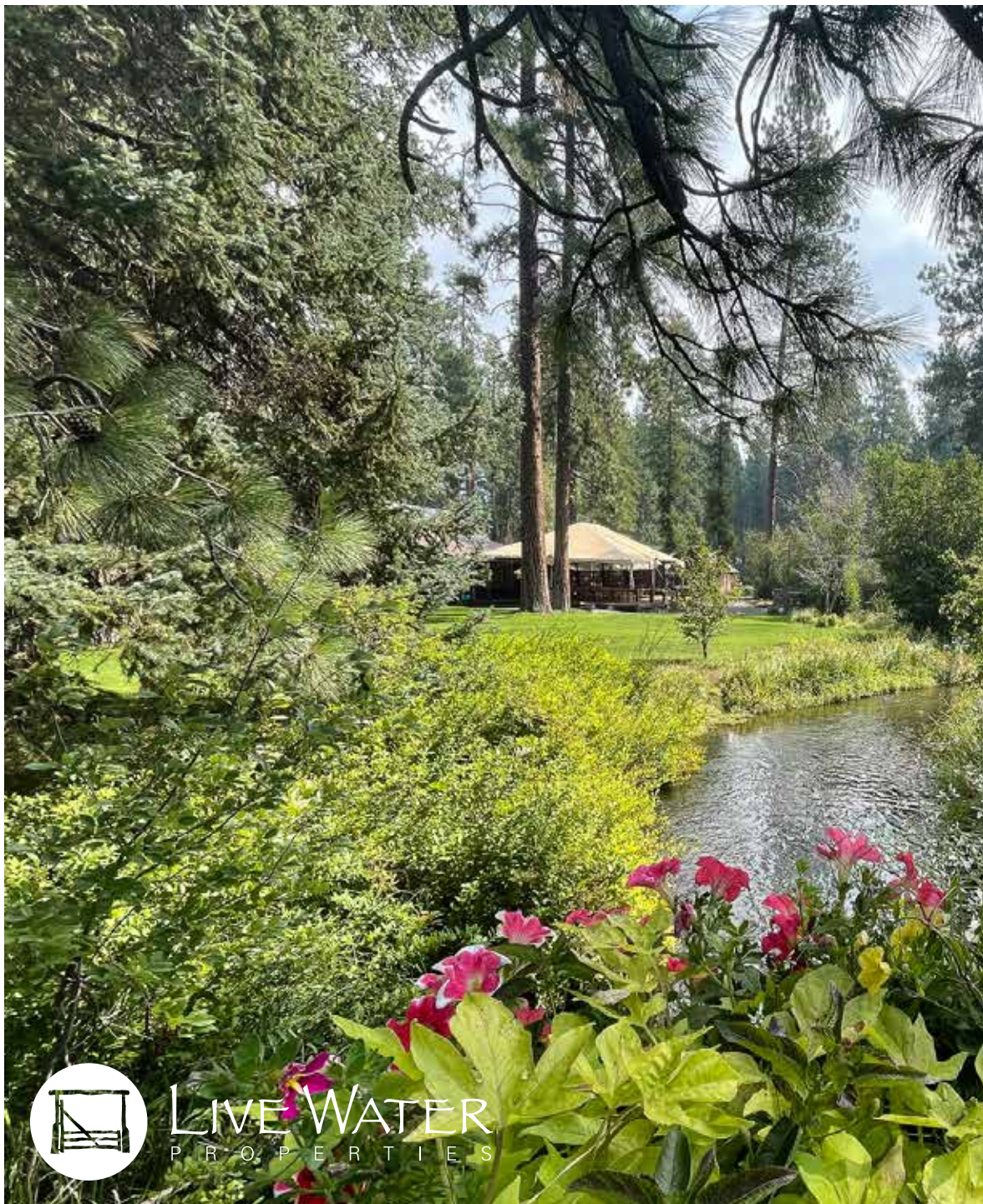
Recreation

Hiking and Mountain Biking: There are several miles of scenic trails in the area. Nature loving bikers and hikers will enjoy the 3-mile loop that follows the Metolius River and ends at the Camp Sherman Store. A short drive away is the hike to the top of Black Butte, the beautiful Suttle Lake loop or Three Finger Jack. At the end of the hiking and outdoor activities, one can swim in one of the many lakes near the lodge including Scott Lake and Suttle Lake.

Equestrian: The lodge has horse corrals onsite that allow any visitor to utilize Lake Creek Lodge as a home base for all of their riding activities.

Winter Activities: There is plenty of snowshoe opportunity right around Camp Sherman and along the Metolius River. For downhill skiing, Hoodoo Ski Resort is 20 minutes away. This mountain offers 800 acres with a base elevation of 4,670 ft., 32 runs and three quad, a triple and a double lift. For a bigger mountain, head over to Mt. Bachelor a little over an hour away for 121 trails, five terrain parks and a total of 3,365 acres.





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Summary

Lake Creek Lodge has been the centerpiece to many summer vacations, having had guests come back year after year, generation after generation. The relaxed atmosphere and abundance of activities provide a starting point for almost any adventure in mind. This lodge has character, charm and history with stories from each generation passed on to the next. Every season has opportunity to be outside, yet even sitting in the lodge with a coffee or cocoa and reading a book can be a trip back in time. The aesthetic and feel of the grounds will transport one away from any fast-paced environment. Take a stroll along the creek and watch deer cross the meadows, or in many cases, the front yard. Grandparents, parents and children all call Lake Creek Lodge home and carry on the legacy of this family centric resort that has been utilized by generations of families.

Listing Price: \$6,100,000

Taxes: \$16,497 in 2020

CONTACTS

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Notes:

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Lake Creek Ranch - Aerial Map

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



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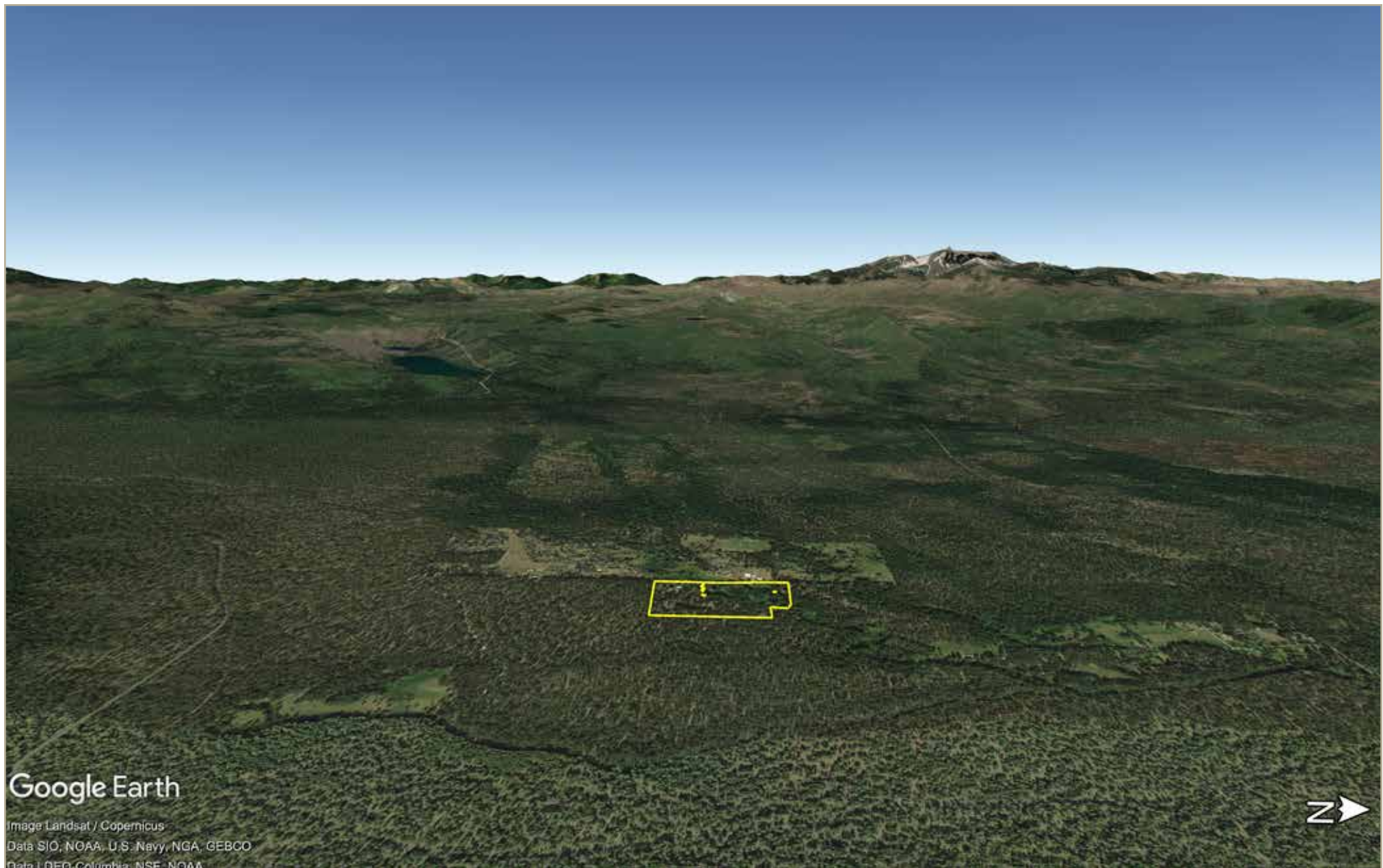
Lake Creek Ranch - Location Map

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Lake Creek Lodge - Topography Map

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