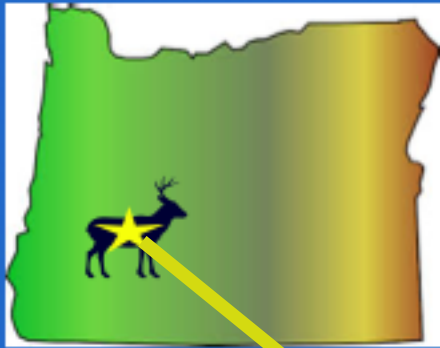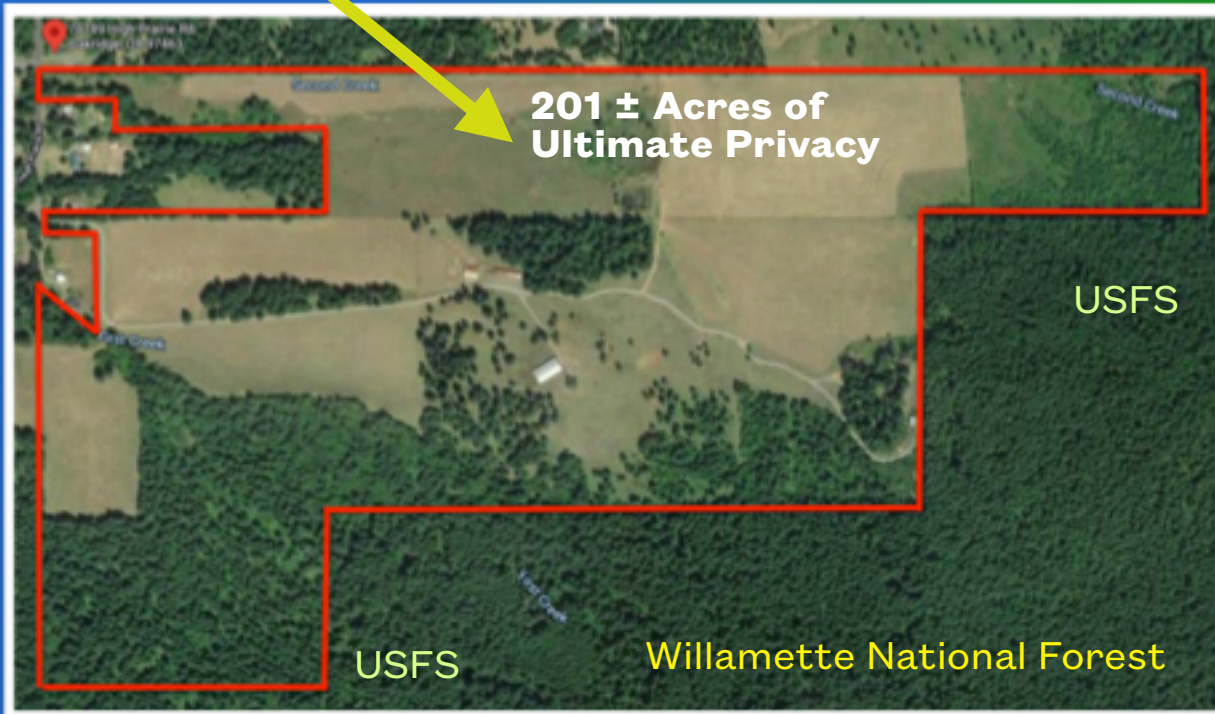# North Fork Ranch

STELLAR REALTY NORTHWEST

When lifestyle choice's can be made to experience the Ultimate in Personal Safety, Scenic Beauty and Privacy, look no further …

Over 200 acres of pristine prairies, fields, forests, meadows & mountains virtually surrounded on 3 sides by the Willamette National Forest. This can be your perfect opportunity for owning a Private Recreational Retreat, Working Livestock Operation, Hunting Lodge or a perfect Horse/Equestrian Ranch.

Custom 3000 ± s/f , Four Bedrooms, & Three bath, Timber Framed Lodge Style Home Sited on the boundary of the Willamette National Forest. Enjoy Panoramic Views of the property, the Cascade Range, Forests, Pastures , Ponds & abundant wildlife with Herds of Elk & Deer grazing in the meadows.

201 ± Acres of Ultimate Privacy

USFS

USFS   Willamette National Forest

Roland White • Principal Broker

Roland@StellarNW.com

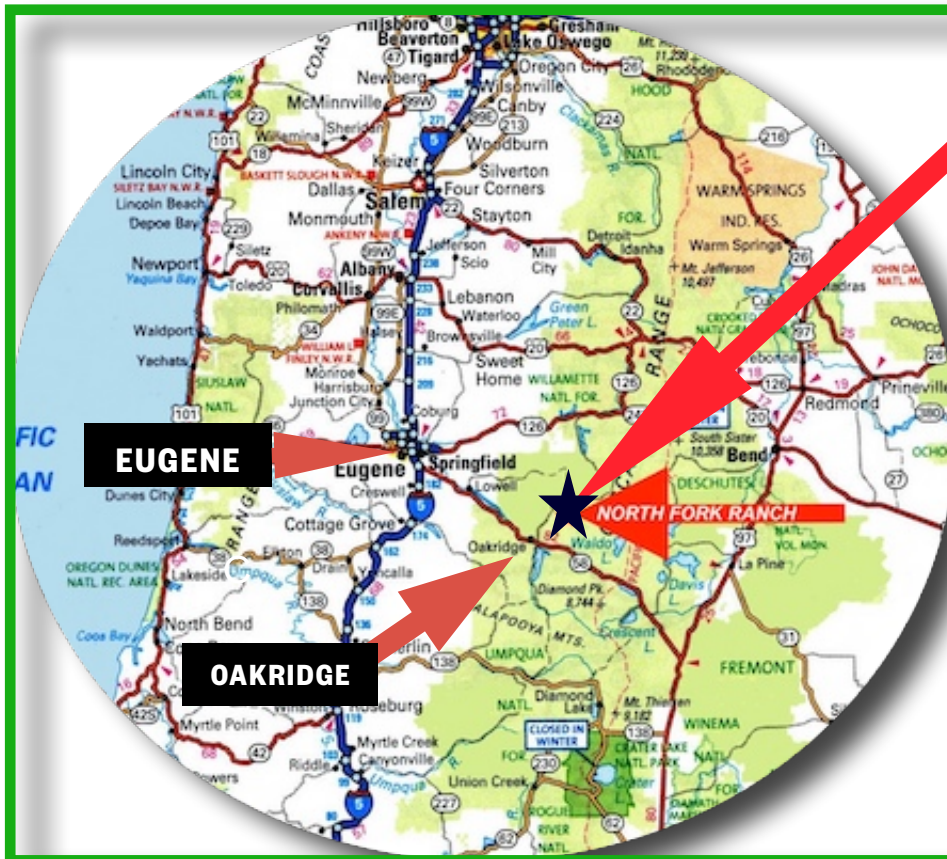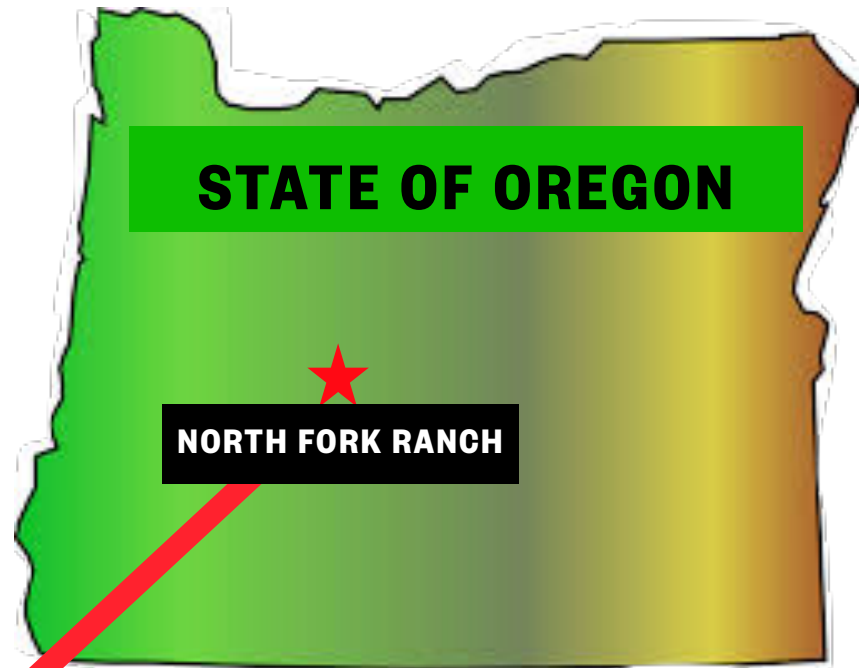www.TrophyRanchesOregon.com

541-647-4789

LOCATION • **LOCATION** • LOCATION

North Fork Ranch is located on High Prairie Road which originally was a Pioneer Destination route from the Oregon Trail Days & only 15 minutes East of Oakridge off Highway 58 & one hour from Eugene Oregon. Eugene & Oakridge State Airports are locally available.

Oakridge/Westfir History: In approximately 1888 the area was a corridor for Pioneers called,"Big Prairie," and was later named Hazeldell, eventually to be recognized as the town of Oakridge in 1912.

Adjacent to Oakridge is Westfir another small community with both becoming timber towns in the early 1920's to the 70's & 80's. There are numerous Cultural Resources in Lane County for Education and the Arts with University of Oregon in Eugene.

STATE OF OREGON

NORTH FORK RANCH

EUGENE
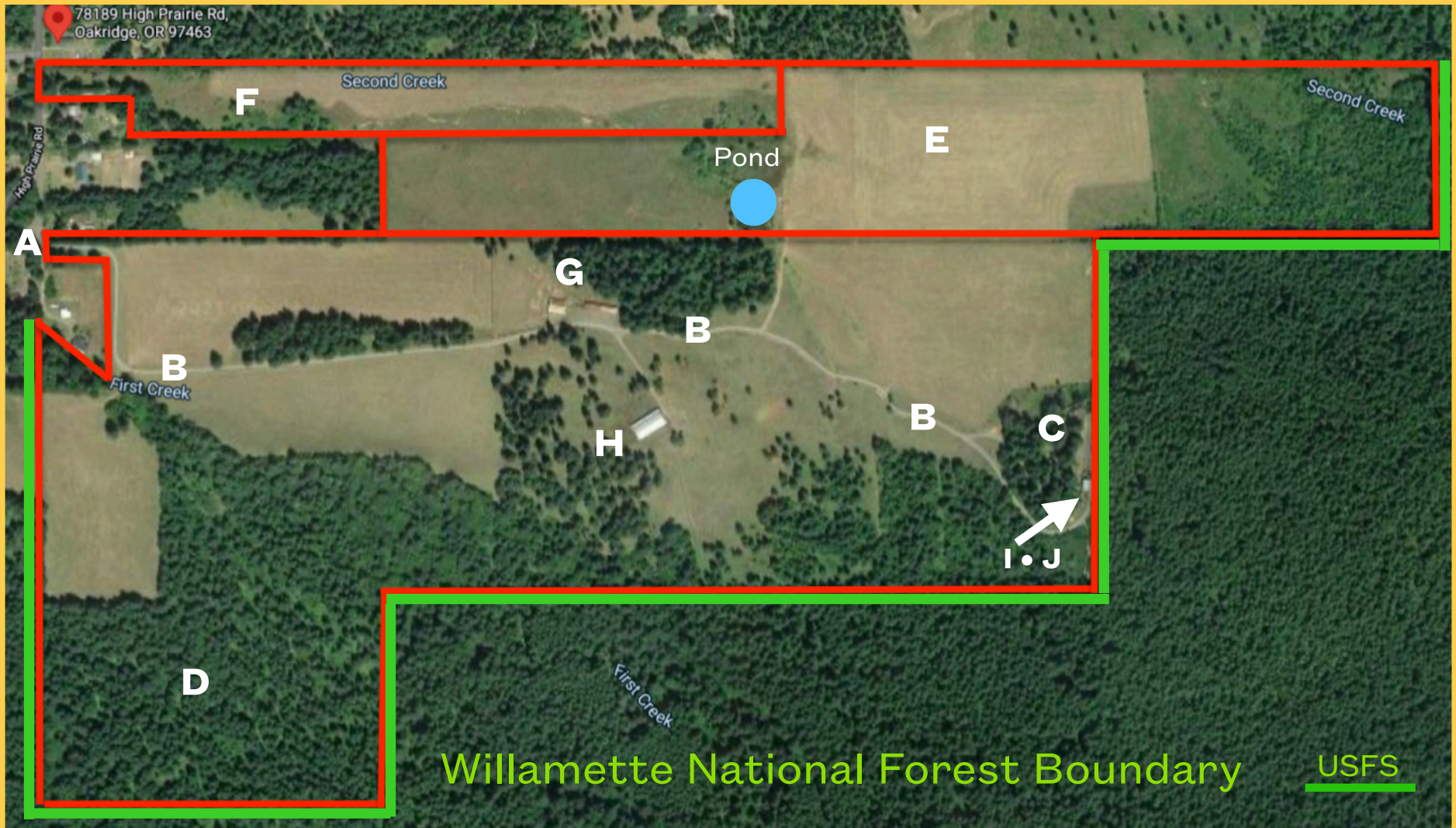
OAKRIDGE

NORTH FORK RANCH

PROPERTY HIGHLIGHTS

- **Ultimate Privacy on 201.4± Ac**
- **Lodge Style Home 3000 + S/f**
- **Gated Private One Mile± Driveway.**
- **2 Level Garage/Hobby or Bunk House.**
- **Multiple Lots - One is a 17.89 ac Hm Site.**
- **Timber Track Cruised at $360K.**
- **5 Springs, 3 Wells, 2 Ponds, 1 Creek.**
- **11 Fenced Grass Meadow Pastures.**
- **Large Equipment & Storage Shed.**
- **Two Livestock Barns, Staging areas.**
- **Wildlife aplenty , Elk, Deer, Bear,Cougar.**
- **2 Large Deer & Elk Proof Gardens.**
- **Shop includes game harvesting room.**

Property Map • Locations Features and Amenities

A • Entry 78189 High Prarie Road • Oakridge, OR

B • Entry Access Rd to Lodge Home & Outbuildings

C • Private Secluded Lodge Home

D • Parcel #1 • 126.66± Acres

E • Parcel #2 • 49.85± Acres • 7 Acres

F • Parcel #3 •17.89 ± Acre Homesite • Value $500K

G • Livestock Barn • 7 Bay Equip Shed • Staging area

H • Livestock Barn 2

I • 2 Level Shop Bunkhouse/Game Room

J • Green house • Kennel • Deer Proof Garden

K • Timber Track Value $360K in 2016

78189 High Prairie Rd, Oakridge, OR 97463

Second Creek

Second Creek

F

E

Pond

A

G

B

B

First Creek

H

B

C

I • J

D

First Creek

Willamette National Forest Boundary

USFS

HOME FEATURES & Amenities

Imported Stone Fireplace

Cozy Breakfast Bar

Dining with Panoramic Views

Quietly Secluded • Panoramic Views

Secluded Lodge Style Home

- 3000+ s/f home Open Floor Plan • 4 bdrm 3 bath

- Custom Imported Stone Wood Burning Fireplace

- 4 Levels of Expansive Decks & Panoramic Views

- Vaulted Ceilings Dining & Master Bedroom

- Covered Hot Tub Deck • Portable Fire Pit

- Four Bedrooms, Three Baths • Cedar Sauna

- Tile, Granite, Hickory Hardwood • Wine Room

- Comfortable Kitchen, Formal Dining, Open Floor Plan

- Crows Nest Office with Expansive Panoramic Views

- Large Bonus Room at 20'x22 • Meat Cutting Room in shop

- Greenhouse • Deer Proof Fence • Backup Generator

- 2 Story Building , Lower Shop & Upper Hobby & Guest

- Panoramic Views • Herds of Grazing Elk, Deer & more.

Vaulted Ceilings Open Beams
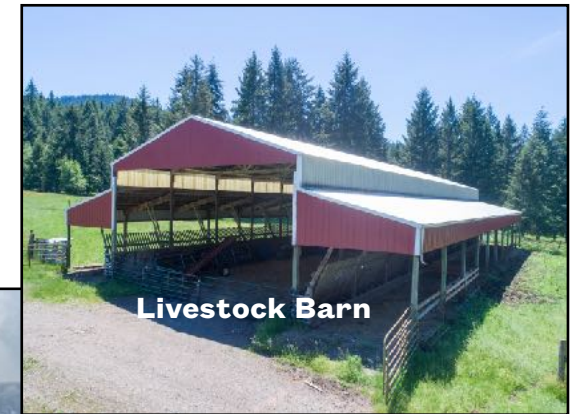

Open Flowing Floor Plan

PROPERTY FEATURES

Ultimate Privacy

201.4± Ac.
Borders the Willamette National Forest.

* Gated Private One Mile Driveway

* 2 Level Garage Shop with Hobby/Bunk or Game Room Upstairs.

* Outdoor Elk & Deer Proof Gardens & Greenhouse.

* Timber Track Cruised Value at $400K.

* 5 Springs, 3 Wells, 2 Ponds & Creek

* 11 Fenced Grass Meadow Pastures. Large staging, corrals & loading areas.

* Two Livestock Barns with Cattle setup

* Above Ground Storage Tanks for Propane, Diesel & Gasoline.

* Wildlife aplenty , Elk, Deer, Bear, Cougar Wild Turkey, Critters & Varmints.

* 8 Bay Equipment Shed & Storage.

Large Grassy Meadows

Livestock Barn

Livestock Barns currently used for Cattle

Barn & 8 Bay Equip

8 Bay Equipment Shed

Shop Bunkhouse
Lower Level Shop * Upper is Hobby, Bunk or Game & Gardens & Greenhouse

The View from your Deck

Special Details, Property, Area, Zoning & Land Use Options

The North Fork Ranch is truly a rare 200+ acre property becoming available at just the right time.

When lifestyle choice's can be made to experience the ultimate in safety, beauty and privacy, look no further. Located at the foot of the Cascade Mountains and bordered by the Willamette National Forest with vistas in every direction of Forest, Fields, Mountains & Meadows.
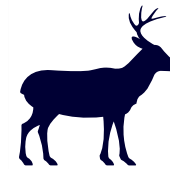
First Creek is a small year around creek. There are several other natural springs and 3 wells on the property.

Built in equity & value is the included Timber Track that has beenTimber Cruised by a Certified Forester and valued at $360K± & also a 17 ac. building site.

The property is currently a cattle operation leased seasonally to a cattle ranching neighbor through 2022. Future owners will have many options from raising livestock, to agricultural possibilities & activities like horses, cattle & hunting. The High Meadows produce quality Grass Hay.

Surrounding the local area is the Willamette National Forest with year around recreational pursuits

Available are numerous lakes, streams, rivers, waterfalls, nature trails, OHV playgrounds, World Class Mountain Biking, Golf, Swimming, Fishing and more.

One of the last private properties at the furthest eastern point of Lane County in an area that is nearly completely surrounded by the Willamette National Forest.

You will see Elk and Deer Herds winter feeding in the large grassy meadows of the North Fork Ranch. Large Trophy Bull Elk roam the on the Ranch.

World Class Recreational Area

Oakridge is a charming City at the foot of the Cascade Mountains, noted for being **"Above the Fog and Below the Clouds."** The area is surrounded by the Willamette National Forest with Lakes , Rivers ,Waterfalls, Scenic roads and By-Ways with pristine waters and clean air for Year Around Recreation.
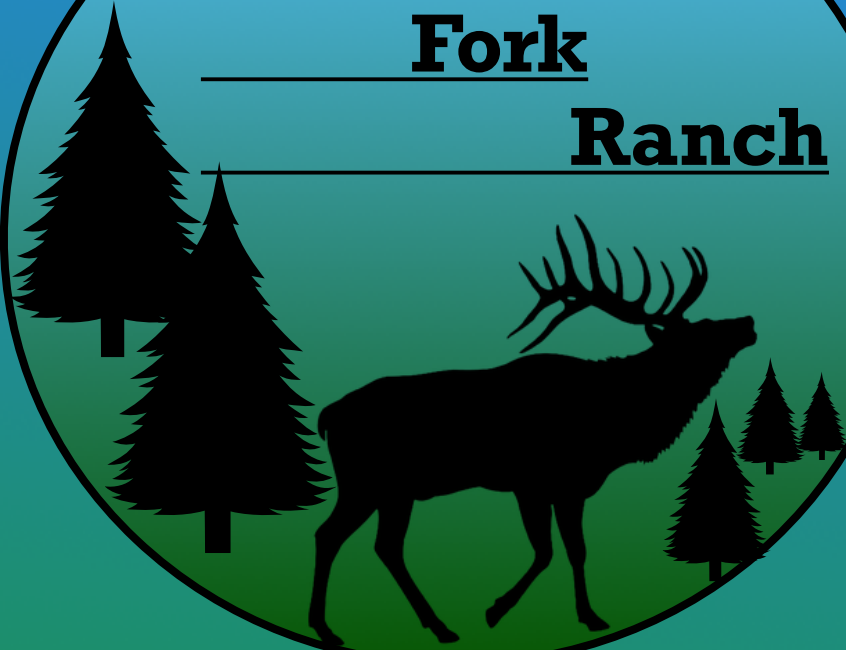

World Class Mountain Biking

Oakridge is one of Oregon's Recreational Hotspots, now famously known as one of the top Mountain Biking locations in the Northwest and West Coast. In fact it has been designated as World Class Mountain Biking Trails accessible year-around & *"Gold-Level RIDE CENTER"* status by the International Mountain Bicycling association IMBA.

Year Around Recreation For Everyone !

Skiing	Willamette Pass Ski Area
Boating	Waldo Lake, 2nd Largest Oregon Lake
Hiking	Willamette National Forest
OHV	USFS Huckleberry Flats 65 Miles of Trails
Fishing	Lakes and Streams of Willamette Nat Forest
Hunting	National Forest, Elk, Deer, Bear, Varmints
Water	Fishing, Swimming, Rafting, Wake & Paddle
Golf	Circle Bar Golf Club, Oakridge
Airport	Oakridge State Airport
	Eugene Airport
Pubs	Pubs & Restaurants, Oakridge, Eugene, Salem

North Fork Ranch

STELLAR REALTY NW

When lifestyle choice's can be made to Experience the Ultimate in Personal Safety, Scenic Beauty, Privacy & Recreation Look no Further......

Over 200 acres of pristine prairies, fields, forest, meadows & mountains virtually surrounded by the Willamette National Forest. Perfect opportunity for owning a private Recreational retreat, family compound or working horse, cattle or other type of livestock ranch.

Price: $3,900,000

* All showings attended with Listing Broker with 48 hours notice. All showings to be scheduled before August 30th. All buyer showings subject to signed NDA Non-Disclosure Agreement by buyer and seller prior to showings & verification of buyers financial qualifications on a confidential basis with all parties: *Email Broker for Non Disclosure Agreement Form*.

* *Schedule Showing*

Roland White • Principal Broker • Stellar Realty North West
Ranch • Residential • Commercial Real Estate • **541-647-4789**
Roland@StellarNW.com • www.TrophyRanchesOregon.com

STELLAR REALTY
NORTHWEST

Stellar Realty North West • 109 NW Greenwood Ave. #105 • Bend, OR 97703 • 541-508-3148
Information is deemed Reliable but cannot be guaranteed and is subject to change.