

Mountain View Estate

39.11 Acres

Crook County, OR

\$2,100,000



HAYDEN  OUTDOORS.

Activities & Amenities

Canal
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Irrigation
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Water Rights
State Hunting Unit: Paulina 35

Land Details

Address: 10401 SW Powell Butte Hwy,
Powell Butte, Oregon 97753, USA
Closest Town: Powell Butte
Total Acres: 39.11
Deeded Acres: 39.11
Zoning: EFU3
Elevation: 3240'
Topography: Sloped
Vegetation: Grass
Tillable/Crop/Orchard Acres: 31.57
Irrigated Acres: 31.57
Water Rights: Yes, 31.57 Central
Oregon Irrigation District
Estimated Taxes: \$6,322 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Northwest Modern
Finished Sq. Ft.: 4,349
Bedrooms: 5
Full Bathrooms: 4
Basement: None
Parking Types: Attached Garage & Driveway
Outbuildings: 1
Types of Outbuildings: Barn
Fence Type: Perimeter and Cross
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace & Forced Air
Foundations: Stemwall



Property Summary

Discover the perfect blend of country living and modern comfort on this exceptional 39-acre property in Powell Butte. Featuring breathtaking Cascade Mountain views, this spacious 5-bedroom, 4-bathroom custom country home offers 4,349 square feet of thoughtfully designed living space, ideal for families, equestrians, or anyone seeking a serene rural lifestyle.





Land

Slightly sloping to the northwest 39.1 acres

Improvements

The home boasts a large bonus/family room, granite countertops, a dedicated office, and a cozy rock fireplace. Recently updated, it now includes Energy Star windows, refinished hardwood floors, new carpet, a heat pump, garage doors with openers, upgraded bath fixtures, and fresh exterior paint. Designed with both comfort and convenience in mind. For equestrian enthusiasts, the barn includes a tack room, overhead hay storage, and a covered feeding area, complemented by well-maintained corrals. A paved driveway offers easy access and plenty of room for vehicles and trailers.

Agriculture

The property features 31.57 irrigated acres within the Central Oregon Irrigation District. The addition of a pressurized system with a wheeline is in the process with completion expected for the spring of 2025. The fields are currently planted to grass hay and pasture.



Water/Mineral Rights & Natural Resources

31.57 acres irrigated serviced by Central Oregon Irrigation District

Location

Located in the heart of Powell Butte, this property provides the perfect balance of community charm and outdoor adventure. Known for its friendly neighbors, mild climate, and stunning landscapes, the area is highly sought after for its rural lifestyle. Just 25 minutes from Prineville or Redmond, you'll enjoy convenient access to dining, shopping, and entertainment. Within an hour's drive, you can experience world-class skiing, fishing.



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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

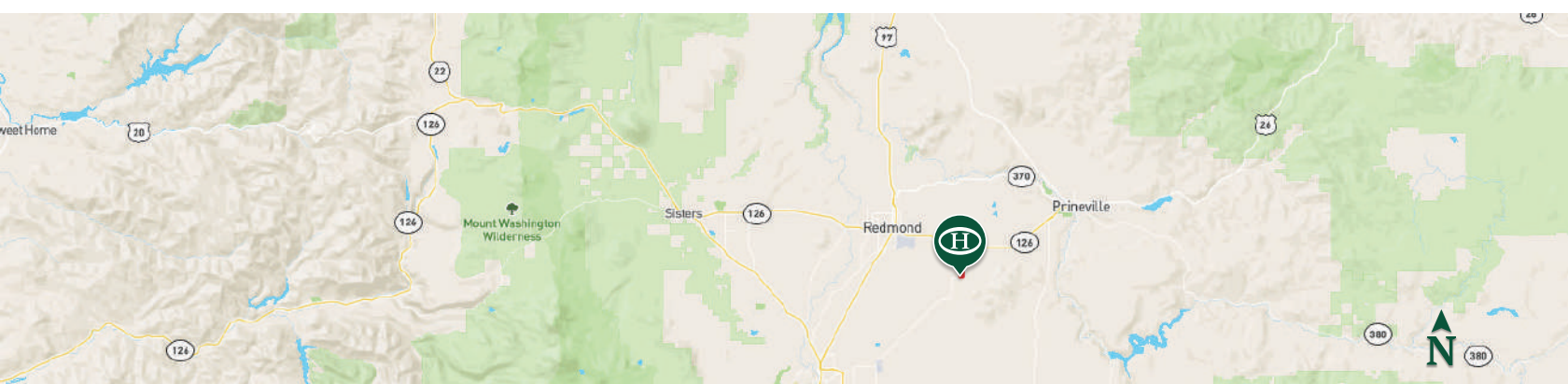
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 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



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