

# Okanogan Highlands Ranch

6,898.00 Acres

Okanogan County, WA

\$8,195,000



HAYDEN  OUTDOORS.



# Okanogan Highlands Ranch

TOTAL ACRES:  
6,898.00

PRICE:  
\$8,195,000

COUNTY:  
Okanogan County

CLOSEST TOWN:  
Oroville, WA

*Presented by*



## Paul Valentine

- 📍 Designated Broker, Licensed in WA
- ✉ Paul@HaydenOutdoors.com
- 📞 360.239.1994



## Bryon Clarke

- 📍 Broker Associate, Licensed in WA
- ✉ BClarke@HaydenOutdoors.com
- 📞 509.968.8686







### **Property Summary**

Two contiguous ranches that make for one of the largest ranches in the state - 6,898 acres! Great mule & whitetail deer hunting as well as fishing opportunities. Excellent waterfowl and upland bird hunting. A fine property for grazing cattle. Hay is grown along the river, this is an actual 4 season property. The activities are endless - from riding the multiple roads to finding the ten named lakes and exploring the old gold mines.





## Activities & Amenities

ATV/Off Road  
Beach Access | Boat Slip  
Borders Public Lands  
Cattle/Ranch  
Development Potential  
Equestrian/Horse Property  
Farm/Crops/Ag  
Fishing  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl  
Income Producing  
Irrigation  
Mineral Rights  
Orchard/Vineyard  
Outbuilding/Barn/Shed/Shop  
Pond/Lake, Natural Spring, Stream/River  
Recreational Business  
Skiing/Snowmobiling/Snow Sports  
Timber & Wooded  
Water Access, Water Rights, Water View & Waterfront  
State Hunting Unit: Unit -209 located in District 6

## Land Details

Address: 1641 Highway 7 84 Wannacut Lake Rd, Oroville, Washington 98844, USA  
Closest Town: Tonasket or Oroville  
Total Acres: 6,898.00  
Deeded Acres: 6,898.00  
Zoning: Agriculture  
Elevation: 1,000-2,800  
Topography: Rolling, flat mountains and meadows  
Vegetation: Sage, Evergreens, Grass  
Riverbottom Acres: 175  
Include Business? Yes  
Estimated Income: \$11,500  
Income Type: Grazing Leases  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 2  
Style of Home(s): two ramblers  
Finished Sq. Ft.: 1,544  
Bedrooms: 2  
Basement: None  
Parking Types: Attached Garage & Driveway  
Other Improvements: Barn  
Fence Type: Barbed wire and some corals  
Cooling Systems: Forced Air Cooling  
Heating Systems: Forced Air  
Foundations: Slab on Grade  
Waterfront Features:  
2 miles of Okanogan River waterfrontage  
Two lots on Spectacle Lake with septic and a well  
10 named lakes between the two ranches





## Land

The ranch starts at 1,000 feet above sea level and gradually climbs to over 2,800 feet. Great soil in the valleys for growing crops and better than average soil conditions in the highlands growing large Red Fir, Ponderosa Pine, and quaking Aspens. Apples, cherries, apricot, and pear orchards surround this property. There are also many vineyards and wineries in the Okanogan valley known for its dessert wines.

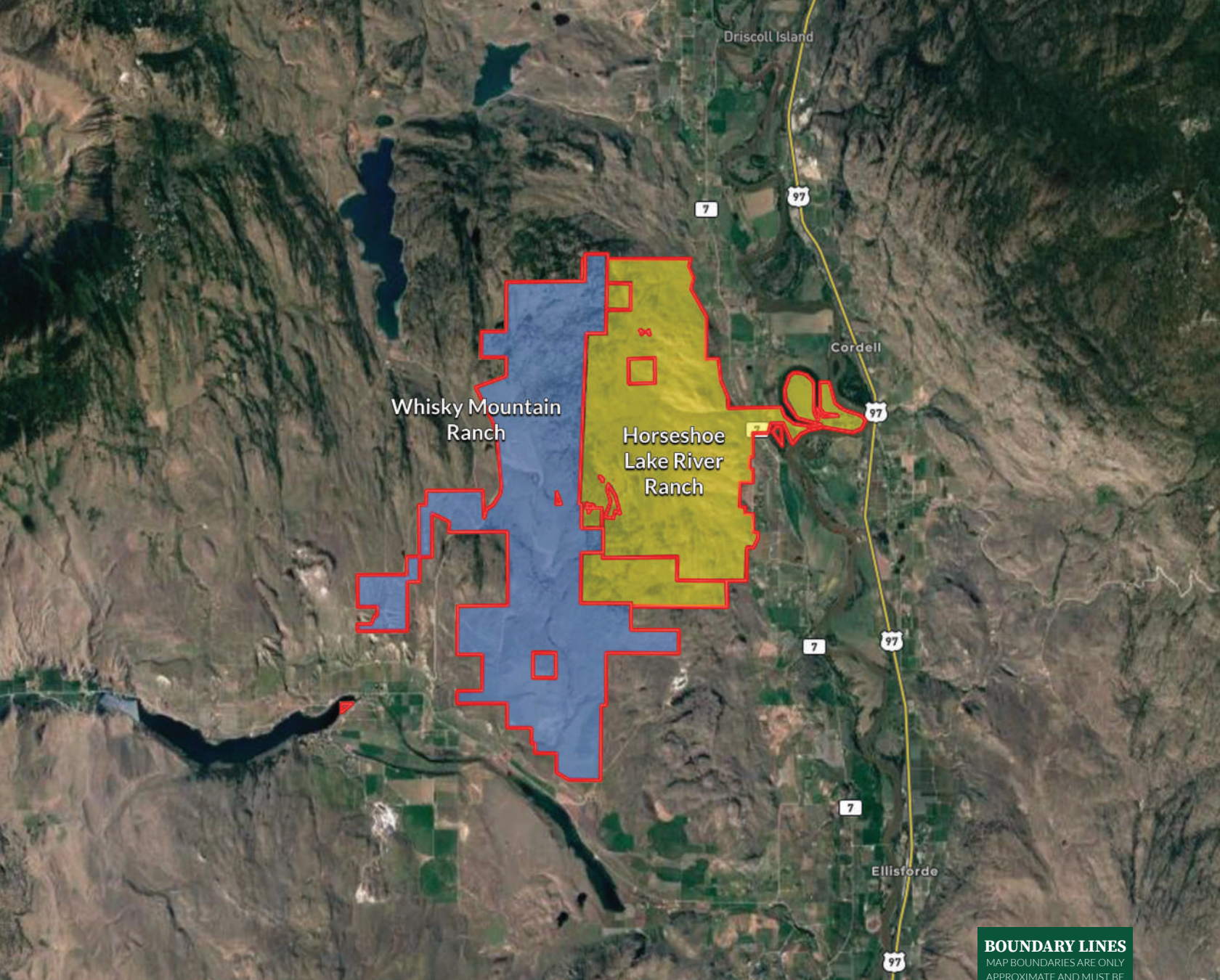
There are several old gold mines on the ranch; at one time, this area crawled with miners searching for gold and other minerals on the ranch. 6,898 Acres. Two magnificent contiguous ranches. These two ranches have ten named lakes spread across this five miles-wide by five miles long Ranch. Loaded with Fir and Pine trees and numerous quaking aspen groves that make for a perfect habitat for all the animals, The Ranch to the East, known as Horseshoe Lake River Ranch, 3252 acres, has over 2 miles of river frontage on the Okanogan river. Horseshoe lake is the largest lake next to the Okanogan river with lush green meadows for growing your crops. To the west are large plateaus with ample grazing grasses and tall mature timber, approximately 700 acres of timber with valley views for miles. A small home with two bedrooms and one bath, perfect for your ranch hand. The Ranch to the west is known as Whisky Mountain Ranch, composed of 3646 acres. Over a thousand acres of mature timber 5 lakes big, Finney being the largest. Plenty of grass for grazing. The timber is primarily red fir and pine, meeting the grassy meadows below. Whisky Mountain Ranch also has a custom built 2,600 sq ft rambler with two master bedrooms and two full bathrooms. Also included are two large lots on Spectacle lake with power and septic. The tallest mountain on this ranch is Big Whisky Mountain at 2,800 feet; the lowest valley of this ranch is at 1,000 feet.


These two combined ranches offer some of the best outdoor recreation activities in the area, from fantastic upland game bird hunting and deer hunting lying within the Rocky Mountain mule deer migration route. In addition, you can enjoy excellent fishing, cross country skiing, hiking, and biking on 6,898 Acres. These two ranches have ten named lakes spread across this five miles wide by five miles long Ranch. Loaded with Fir and Pine trees and numerous quaking aspen groves that make for a perfect habitat for all the animals, The Ranch to the East, known as Horseshoe Lake River Ranch, 3,252 acres, has over 2 miles of river frontage on the Okanogan river. Horseshoe lake is the largest lake next to the Okanogan river, with lush green meadows for growing your crops. To the west are large plateaus with ample grazing grasses and tall mature timber, approximately 700 acres of timber with valley views for miles. A small home with two bedrooms and one bath, perfect for your ranch hand. The Ranch to the west is known as Whisky Mountain Ranch, composed of 3646 acres. Over a thousand acres of mature timber 5 lakes big, Finney being the largest. Plenty of grass for grazing. The timber is primarily red fir and pine, meeting the grassy meadows below. Whisky Mountain Ranch also has a custom built 2,600 sq ft rambler with two master bedrooms and two full bathrooms, also included are two large lots on Spectacle lake with power and septic. The tallest mountain on this Ranch is Big Whisky Mountain at 2800 feet; the lowest valley of this Ranch is at 1,000 feet.









 Boundary

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







### **Improvements**

The 2,600 square foot home on the Whisky Mountain Ranch is a custom built rambler with two master bedrooms with bathrooms and a two-plus car garage with large kitchen with granite counters and a patio overlooking the valleys below. There is also a useable barn approximately 20 x 50 with power and at one time had an apartment for the ranch hand. The home on Horseshoe Ranch is a diminutive two bed, two bath that needs updating but is being lived in now. Great home for your ranch hand and has water and electric located on Hwy 7.

### **Recreation**

This ranch is well known for trophy Mule deer hunting. Its multiple lakes and high mountain timberlands make for a Mule Deer haven. The ranch lies within the Rocky Mountain Mule deer migration route; as soon as the snow flies, the big bucks make their way thru the ranch as they. The ranch is also home to Moose, Whitetail Deer, Black bears, and Wild Turkeys, to name a few.

The ranch has miles of dirt roads and trails that you can enjoy year-round with four seasons, and there are always recreational opportunities available at your fingertips. Residents and visitors enjoy mountaineering, hiking, camping, hunting, biking, or horseback riding. In addition, the Okanogan River offers swimming, jet-boating, river rafting, fishing, and kayaking.

There are numerous fishing lakes nearby stocked with fish, and most allow boats.

- Spectacle Lake
- Wannucut Lake
- Whitestone Lake
- Palmer Lake
- Blue Lake
- Chopaka lake fly fishing only
- Bowers Lake
- Okanogan river

### **Agriculture**

The ranch can handle over 500 head of cattle grazing from spring to late fall if the weather holds out.

This is a great area for a Vineyard or apple orchards. the Red fir trees and Ponderosa Pine seem to grow quite well in these soils

### **General Operations**

Multiple cattle grazing leases bringing in over \$11,500 annually





## Region & Climate

The Climate is a true four seasons from cool spring weather and hot, dry summers that give way to a cool down come fall, and you can count on getting some snow in the late fall and winter. It can get cold enough to freeze the lakes just in time for ice fishing. temperature typically varies from 22°F to 90°F and is rarely below 8°F or above 98°F.

## History

Okanogan was used for thousands of years as a camping ground and fishing area by the Southern Okanogan Tribe, also known as the Sinkaietk or Uknaiqinx, as well as by several other tribes of the mid-Columbia. Steelhead and salmon runs were plentiful on the Okanogan River. The Okanogan River was also well known to fur traders and other early non-Indian explorers in the early 1800s. In 1833.

## Farms, Orchards, and a Town

Around 1900, the mining fever was cooling off and settlers began turning their eye to another kind of gold — agricultural bottomlands. People began to realize that with the addition of irrigation water, the Okanogan Valley could be rich orchard land and farmland. In 1905, the Okanogan Irrigation Project was approved by the U.S. Department of the Interior, making it the first U.S. Reclamation Service project in the state. Contracts were let in 1906. Pioneer entrepreneurs began platting future town sites to serve what they envisioned as a bustling agricultural valley.

## Location

The Ranch is in the very peaceful County of Okanogan, only 6 miles from Tonasket. Follow the winding road past the Okanogan river up the hill past the beautiful Whitestone lake. You will start to see Spectacle lake before you turn onto Wannacut lake road. The custom-built home sits on a perch overlooking the vast valley floor and the surrounding mountains. The only sounds you will hear are the birds singing during the day and the crickets chirping at night. Minimal artificial light allows for some splendid star gazing as you sit on your patio feeling relaxed, taking it all in. There is a county airport in Tonasket 3,000 feet.







## Hayden Outdoors

# 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 regard 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 bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"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*

Scan to see more  
testimonials







**HAYDEN  
OUTDOORS®  
REAL ESTATE**

**THE BRAND THAT SELLS THE *Land*®**

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

**Hayden Outdoors Real Estate**

**501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)**

DISCLAIMER: Hayden Outdoors Real Estate is a licensed real estate brokerage in multiple US states. For a complete list of states and territories, please visit [HaydenOutdoors.com/About](http://HaydenOutdoors.com/About). © Copyright 2025 Hayden Outdoors Real Estate. All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates make no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics or other items contained in this magazine. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.





**HAYDEN OUTDOORS.**  
**REAL ESTATE**



866.741.8323 · [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)