

Gentry Country Land

40.00 Acres

Deschutes County, OR

\$900,000



HAYDEN  OUTDOORS.

Gentry Country Land

TOTAL ACRES:

40.00

PRICE:

\$900,000

COUNTY:

Deschutes County

CLOSEST TOWN:

Bend, OR

Activities & Amenities:

Cattle/Ranch
Farm/Crops/Ag
Irrigation
Pond/Lake
Water Rights
State Hunting Unit: 35- Paulina

Land Details:

Address: 63420 Gentry Loop,
Bend, Oregon 97701, USA
Closest Town: Bend
Total Acres: 40.00
Zoning: EFU-TRB
Elevation: 3430
Topography: Sloped
Vegetation: Pasture, Juniper
Irrigated Acres: 40
Water Rights: Yes
Central Oregon Irrigation District
Estimated Taxes: \$184 - 2024
Source of lot size: Other
Fence Type: Barbed Wire

Property Summary

Discover the potential to create your dream home on approximately 40 acres of pristine, irrigated land. With awe-inspiring Cascade Mountain views as your backdrop, this expansive property presents the ideal canvas for your vision of the perfect home. Envelope yourself in an atmosphere of country living while benefiting from close proximity to urban necessities.

Land

Presently maintained as a pasture for cows, authentic country charm radiates throughout this lush landscape. A tranquil pond adds to the serene environment, promising a haven of peace and beauty. Available now for those who wish to forge a unique living experience, where nature's majesty meets endless possibilities. The property encompasses about 40 acres with approx. 40 acres of lush, irrigated land, featuring a tranquil pond. Irrigated with gravity fed gated pipe. Public water utility, Avion is available at the road.

Boundary Line Adjustment is in process and is to be completed by close of escrow.

Gentry Country Living available also, See 63510 Gentry Loop for details.

Recreation

- Road Biking, Mountain Biking; Hiking; Fishing; Fly Fishing; Hunting; Snowmobiling; ATV/UTV;
- Mt Bachelor
- Bend Whitewater Park

Agriculture

The property is currently used as pasture for cattle. Irrigation is from Central Oregon Irrigation District and is flood irrigated with gated pipe

General Operations

The pasture is currently rented out on a year to year basis.

Region & Climate

Bend is nestled between the eastern side of the Cascades and the high desert, so it is a dry, high-desert climate with generally moderate days and cool nights. Located at 3,623' above sea level, it's just 175 miles from Portland, 22 miles from Mount Bachelor and 15 miles from Roberts Field Redmond airport (RDM), and the town is surrounded by public lands allowing for endless outdoor recreation.





Region & Climate

Generally, the mornings and evenings average between 30F-40F. However, as soon as the sun peeks out, the temperatures steadily climb throughout the day. Temperatures rarely stay above 90F and below 35F for any duration of time. Locals have learned the art of wearing layers. A jacket or fleece is a must but make sure you like your base layer because, without fail, that jacket or fleece will be overkill by noon. The average annual precipitation is less than 12 inches a year and most of that is snowfall during the winter. The average annual snowfall is 33.8 inches a year and when it snows, it's magical. If you've never seen snow so clean that it literally sparkles, we highly recommend you come to visit during the winter.

History

The site became known by pioneers as a fordable crossing point of the river, where it was ran through a bend. An 1870s ranch popularized the name "Farewell Bend", with the post office later distinguishing the area as Bend. It was incorporated as a city in 1905, starting off as a logging town. In 1910, Mirror Pond was created as a dammed river reservoir to provide energy. In 1950, the two major logging companies were consolidated due to depleted timber, causing an economic drop. In later decades, it experienced rapid growth as a center of recreation.

Location

Bend is a small city on the Deschutes River, in Oregon. West are the lakes and peaks of the Cascade Mountains, with ski resorts and multi-use trails. In town, a trail leads up Pilot Butte, an extinct volcano. South, the High Desert Museum showcases the local environment, with history and live wildlife exhibits. In the Newberry National Volcanic Monument, stairs lead into the Lava River Cave, a huge lava tube.

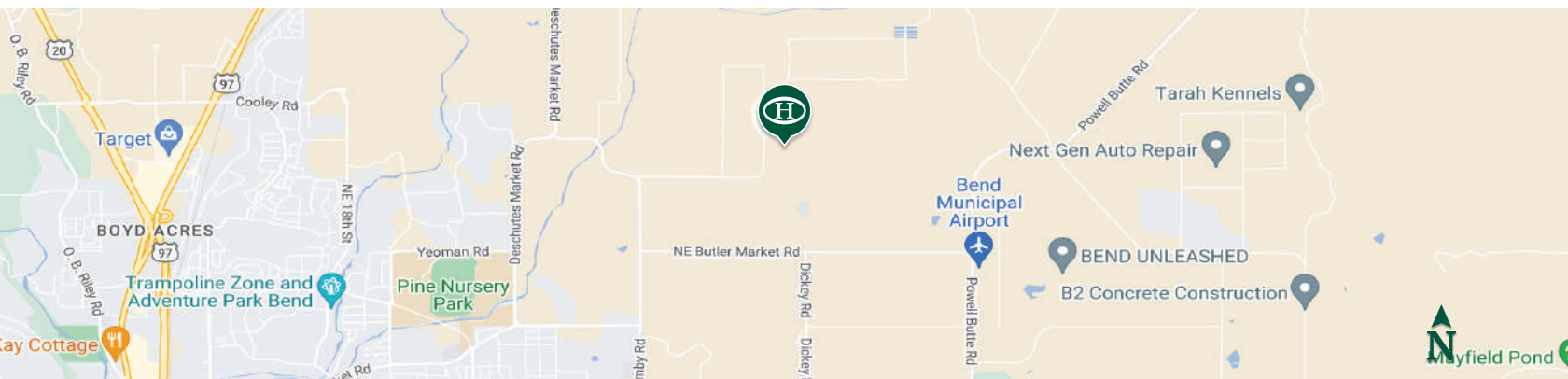
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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

Boundary



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