

Gentry Country Living

28.50 Acres

Deschutes County, OR

\$1,200,000



HAYDEN  OUTDOORS.

Activities & Amenities

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

Land Details

Address: 63510 Gentry Loop,
Bend, Oregon 97701, USA
Closest Town: Bend
Total Acres: 28.50
Deeded Acres: 0.00
Leased Acres: 0.00
Zoning: EFU-TRB
Elevation: 3430
Topography: Sloped
Vegetation: Pasture, Juniper
Irrigated Acres: 17.7
Water Rights: Yes
Central Oregon Irrigation District
Estimated Taxes: \$4,405 - 2023
Source of lot size: Other

Building Details

Homes: 1
Homes: Frame
Style of Home(s): Ranch
Finished Sq. Ft.: 3312
Bedrooms: 7
Basement: None
Parking Types:
Attached Garage
Driveway # of Spaces: 2
Outbuildings: 2
Types of Outbuildings: Shop
Fence Type: Perimeter & Cross Barb wire
Heating Systems: Electric Heaters
Foundations:
Slab & Stem Wall
Exterior Features: Large Deck



Property Summary

Where country and urban blend, enjoy being only minutes from shopping yet live in the country. A large, well planned out home on acreage presents awe inspiring Cascade Mountain views that promise tranquility and stunning sunsets.

Land

The Ranch has good grass on gentle and rolling hills with tight fences and ample water from 3 wells and 2 stock tanks that make for big fat cows! Six lots make up the total of 253 acres that are divided into north and south pastures. The Ranch also borders a State of Wyoming section and a 40-acre BLM piece.





Improvements

The heart of the home is an open-concept kitchen that flows effortlessly into a formal dining area. A striking lava rock fireplace anchors the space in a living room finished with custom blue spruce, inviting cozy evenings shared with loved ones. A large deck lends to fun get togethers with family and friends. The primary bedroom is a retreat in itself, complete with an ensuite for ultimate relaxation, while additional generously sized bedrooms offer walk-in closets for plentiful storage. The dedicated office area meets the needs of those who work from home. Completing the estate are two versatile outbuildings, suited for a variety of uses.

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 irrigated with a mix of flood and sprinklers.

General Operations

The pasture is currently rented out on a year to year basis. Boundary Line Adjustment is in process and is to be completed by close of escrow.





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.

Generally, the mornings and evenings average between 30F-40F. However, as soon as the sun peaks 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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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 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 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.

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- RICK STEINER, SELLER/BUYER

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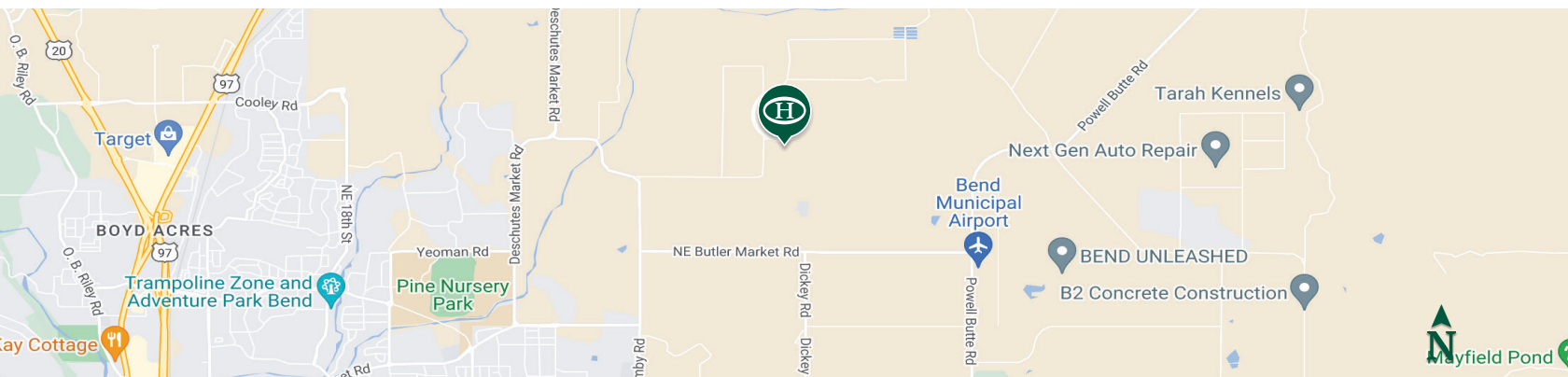




 Boundary

BOUNDARY LINES


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



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