

Wolf Creek Ranch

400 Acres

Union County, OR

\$4,700,000



HAYDEN  OUTDOORS

Wolf Creek Ranch

TOTAL ACRES:

400

PRICE:

\$4,700,000

COUNTY:

Union County

CLOSEST TOWN:

North Powder, OR

Presented by



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REAL ESTATE





Property Summary

Set on 400 acres of pristine, park-like land, this property combines open meadows, forested areas, and several ponds. The 9,800 sq ft home features 5 bedrooms, 4.5 baths, and an energy-efficient design. Abundant wildlife can be enjoyed right outside your door. The property also includes multiple outbuildings, perfect for storage and business needs, as well as two additional living space ideal for family members or ranch help.

Land

Situated across 400 acres of pristine, park-like landscape, this property is a true gem of natural beauty and careful stewardship. The owners have meticulously maintained the land, trimming and clearing the forest to promote wildfire prevention while enhancing its value as a thriving wildlife habitat. Among its most striking features are several ponds, the largest of which spans over an acre and is stocked with trout, offering excellent conditions for fishing. Additionally, multiple smaller ponds and seasonal creeks ensure ample water resources for both wildlife and livestock.

The ranch's gently rolling topography creates a harmonious blend of open meadows and forested areas, adding to its picturesque charm. A unique feature of the property is its 1,300-foot grass airstrip, making it easily accessible by single engine planes. The land is further enhanced by a large gravel pit and an abundant supply of gravel for road maintenance, with a well-constructed road system that spans the entire property, providing convenient access throughout this expansive and scenic ranch.





Activities & Amenities

ATV/Off Road
Campground
Cattle/Ranch
Cycling/Mountain Biking
Equestrian/Horse Property
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey, Upland Birds
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Timber
Water View
Waterfront
Wooded
State Hunting Unit: 52

Land Details

Address: 62924 Wolf Creek Ln, North
Powder, Oregon 97867
Closest Town: North Powder
Total Acres: 400.00
Deeded Acres: 400.00
Elevation: 4080
Topography: Rolling
Vegetation: Wooded, Meadows
Estimated Taxes: \$26,358.16 - 2023
Source of lot size: Unknown

Building Details

Homes: 2
Finished Sq. Ft.: 9830
Bedrooms: 6
Full Bathrooms: 4
Half Bathrooms: 1
Basement: Full finished
Parking Types: Detached Garage,
Attached Garage, Driveway
Outbuildings: 6
Types of Outbuildings:
30x48 Equipment Bay
20x47 Equipment Bay
24x28 Cabin, 70x40 Machine Shop
110x50 Shop, 41x36 Horse Barn
Fence Type: Fully Fenced
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air, Radiant



Improvements

This home is a remarkable achievement in architectural design, spanning over 9,800 square feet with 5 bedrooms and 4.5 bathrooms. Perfectly positioned to offer stunning views of the Eagle Cap Wilderness, it features a custom rock finish on the outside walls, adding a natural and elegant touch to its exterior. The house is constructed from high-quality Douglas fir sourced from British Columbia and built using structural insulated panels for superior energy efficiency. All doors throughout the home are solid core, standing at 8 feet tall and 4 feet wide, enhancing both durability and grandeur. Its 18-gauge metal roof is equipped with a lightning arrester system for added protection, while the entire home is outfitted with a warm board underlayment for radiant heating.

Inside, the home features hickory flooring accented with black walnut trim. The main floor includes a spacious, open-concept kitchen with custom maple cabinetry, Staron countertops, a commercial-grade double stainless steel sink, a Wolf cooking range, a Sub-Zero refrigerator, a wine cooler, and Hans Grohe fixtures. This level also hosts a laundry room with attic access, guest bathroom, dining room, office, and a living room. Large double-pane thermal windows provide breathtaking views in every direction, bringing natural beauty indoors. The master bedroom offers a walk-in closet, a custom-tiled shower with a sauna setting, and high-end fixtures, while the library, located above the main floor, features a custom spiral staircase and additional storage.





The daylight basement includes 3 bedrooms and 2 bathrooms, along with a custom-built bar made from a 1860 barn wood and timber framing. The bar is fully equipped with a dishwasher, ice maker, mini fridge, wine cooler, kegerator for beer kegs, and a center drain. The garage features a light deck concrete floor with radiant heating, and the solid wood doors are fitted with electric openers. Above the garage, there is a beautifully crafted 1-bedroom, 1-bathroom apartment.

The home's heating and cooling systems are ground-sourced with heat pump assistance. Domestic water is heated by a solar water heater, with a propane water heater for backup. The garage apartment operates on a separate electric water heater. The entire house is equipped with a sprinkler system designed by Western Automatic Sprinkler, featuring two 500-gallon tanks, a fire pump, and a flow switch. Additionally, the home is supported by a 45 KW diesel generator to ensure power during outages.

The property features several outbuildings, including a 3-bay, 30×48 equipment shed and a 2-bay, 20×35 equipment shed with a fully enclosed 20×12 section housing a generator, complete with a rollup door. The "Cowboy Cabin," a 24×28 living space, offers 1 bedroom, 1 bathroom, loft space, and a full kitchen. Adjacent is a 70×40 machine shop with concrete floors, 5 automatic garage doors, and a finished upstairs area for insulated storage or office space. Additionally, there is a 50×110 shop with concrete flooring, 4 garage doors and a 24×48 insulated finished office space, with a bathroom. Attached to the office are two 8×20 shipping containers that open into the shop. The property also includes a 41×36 horse barn with 3 stalls, ample storage, and an 8×10 chicken coop.







Recreation

The area is well-known for hunting, with incredible wildlife such as elk, deer, bear, turkeys, and upland birds. The property is eligible for two landowner tags for both deer and elk and is situated in Unit 52. The subject property is eligible for a total of two 100 Series Buck Deer Tags and two 200 Series Elk Tags as listed in Starkey Unit #52 controlled hunts, though there are currently no 600 Series Antlerless Deer Hunts eligible. Additionally, the ranch's pond is stocked with trout for enjoyable fishing, and it is close to Wolf Creek Reservoir, which offers excellent boating and fishing opportunities.

North Powder, Oregon, serves as a great base for outdoor enthusiasts, offering a variety of recreational activities, including hiking in the nearby Eagle Cap Wilderness, fishing in local rivers like the Powder River, and camping in scenic campgrounds. In winter, nearby Anthony Lakes, just 40 minutes away, provides skiing and snowboarding options, while the rugged terrain is perfect for ATV and off-road vehicle adventures. Horseback riding trails are also available, making North Powder an ideal destination to explore the natural beauty of northeastern Oregon.







Region & Climate

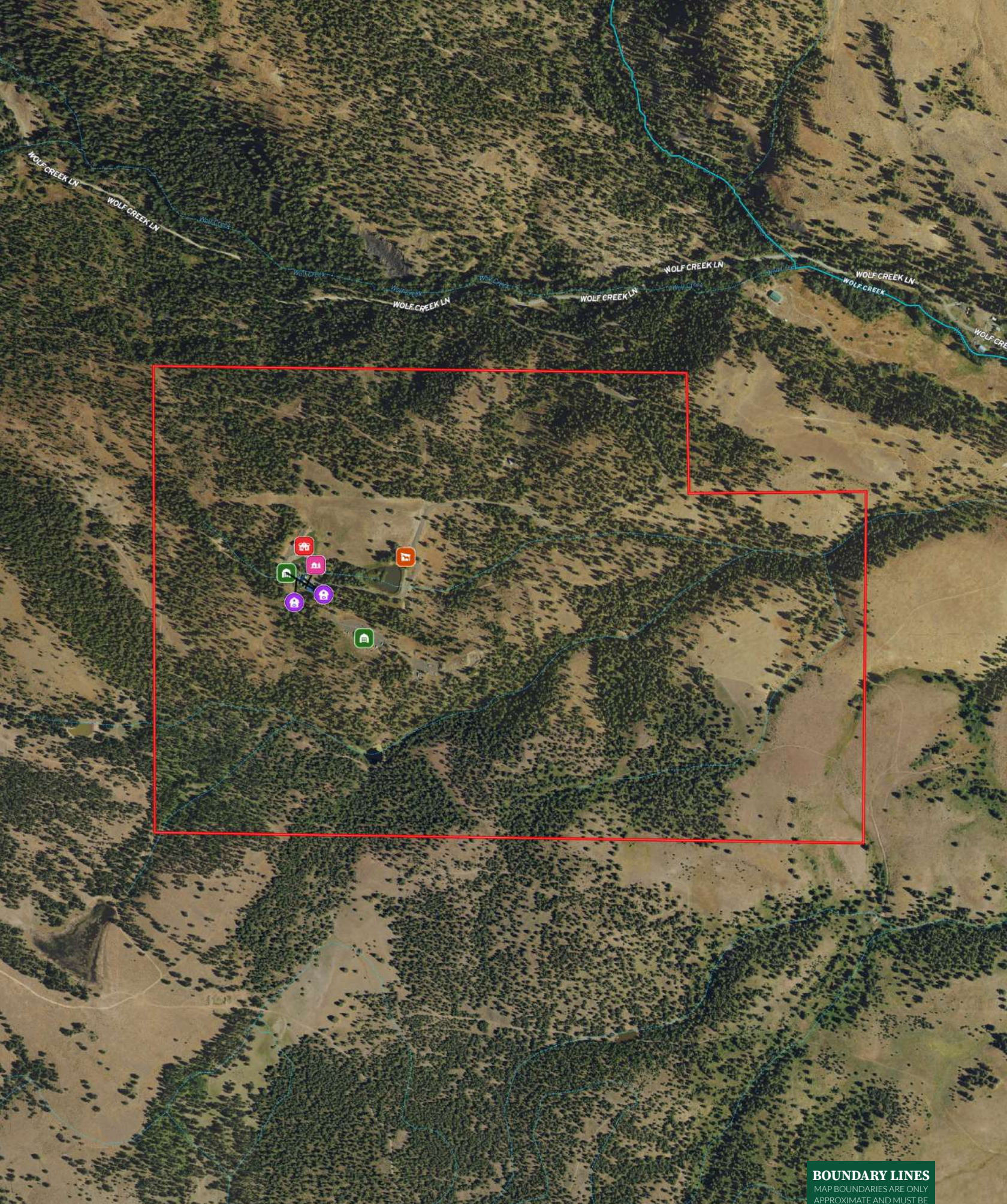
North Powder, Oregon, has a semi-arid climate with warm, dry summers and cold, snowy winters. Summer temperatures range from the mid-70s to low 90s°F, while winters see highs in the 30s and lows often below freezing. The area receives about 13-15 inches of precipitation annually, mostly in winter and spring. Spring and fall are mild, with vibrant seasonal changes, and the town's proximity to the Blue Mountains adds some variation in weather due to elevation.

Location

North Powder, Oregon, is a quaint town located at the base of the Blue Mountains, home to around 800 residents. The nearest airport is Eastern Oregon Regional Airport (PDT), about 81 miles away in Pendleton. Nearby Baker City, approximately 20 miles to the west, offers additional amenities such as shopping, dining, and cultural attractions, including the Oregon Trail Interpretive Center and historic downtown. North Powder provides essential local services, with recreational opportunities for hiking and fishing in the nearby Eagle Cap Wilderness. The town is served by the North Powder School District, making it a welcoming community for families and outdoor enthusiasts looking to experience the beauty of northeastern Oregon.












BOUNDARY LINES

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

 Boundary  Main House  Barn  Horse Stable  Cabin

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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 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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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

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