

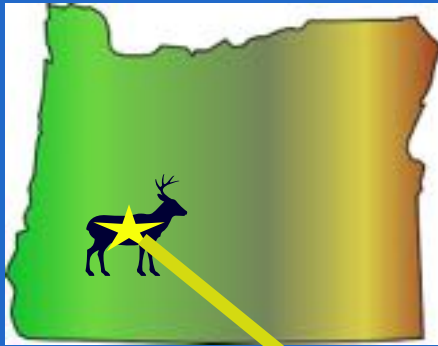


# North Fork Ranch

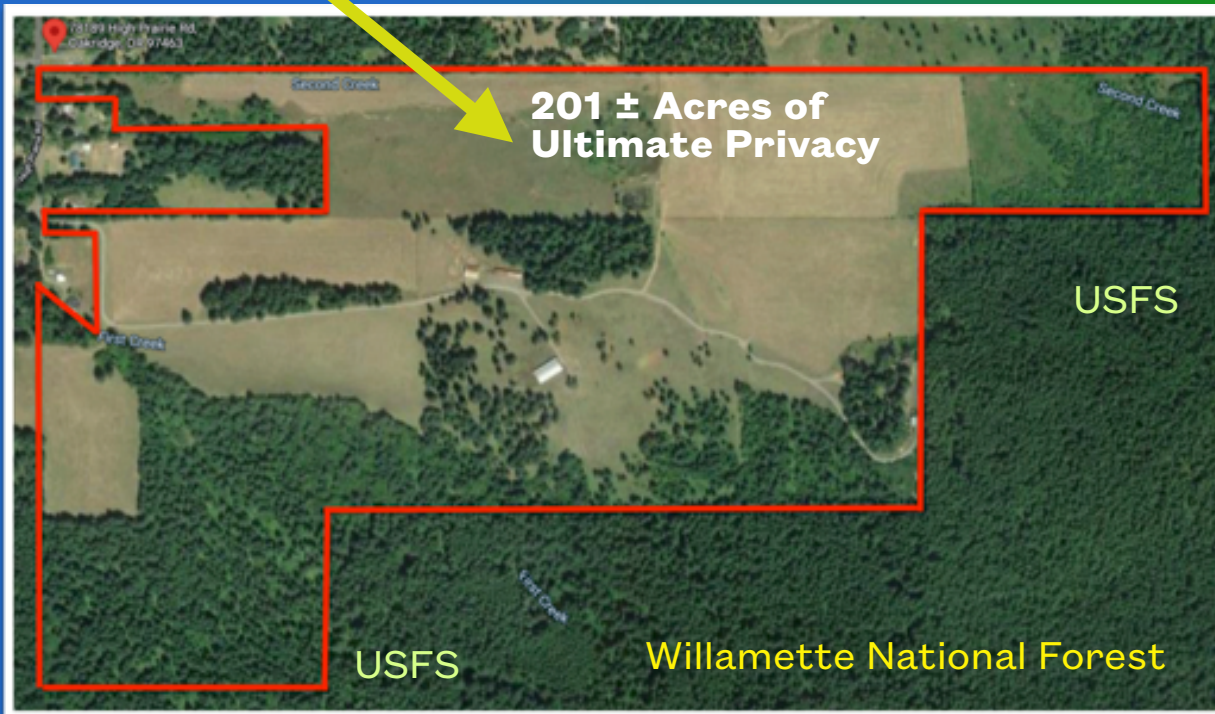


*When lifestyle choice's can be made to experience the Ultimate in Personal Safety, Scenic Beauty and Privacy, look no further ...*

Over 200 acres of pristine prairies, fields, forests, meadows & mountains virtually surrounded on 3 sides by the Willamette National Forest. This can be your perfect opportunity for owning a Private Recreational Retreat, Working Livestock Operation, Hunting Lodge or a perfect Horse/Equestrian Ranch.



*Custom 3000 ± s/f, Four Bedrooms, & Three bath, Timber Framed Lodge Style Home Sited on the boundary of the Willamette National Forest. Enjoy Panoramic Views of the property, the Cascade Range, Forests, Pastures, Ponds & abundant wildlife with Herds of Elk & Deer grazing in the meadows.*



**Roland White • Principal Broker**

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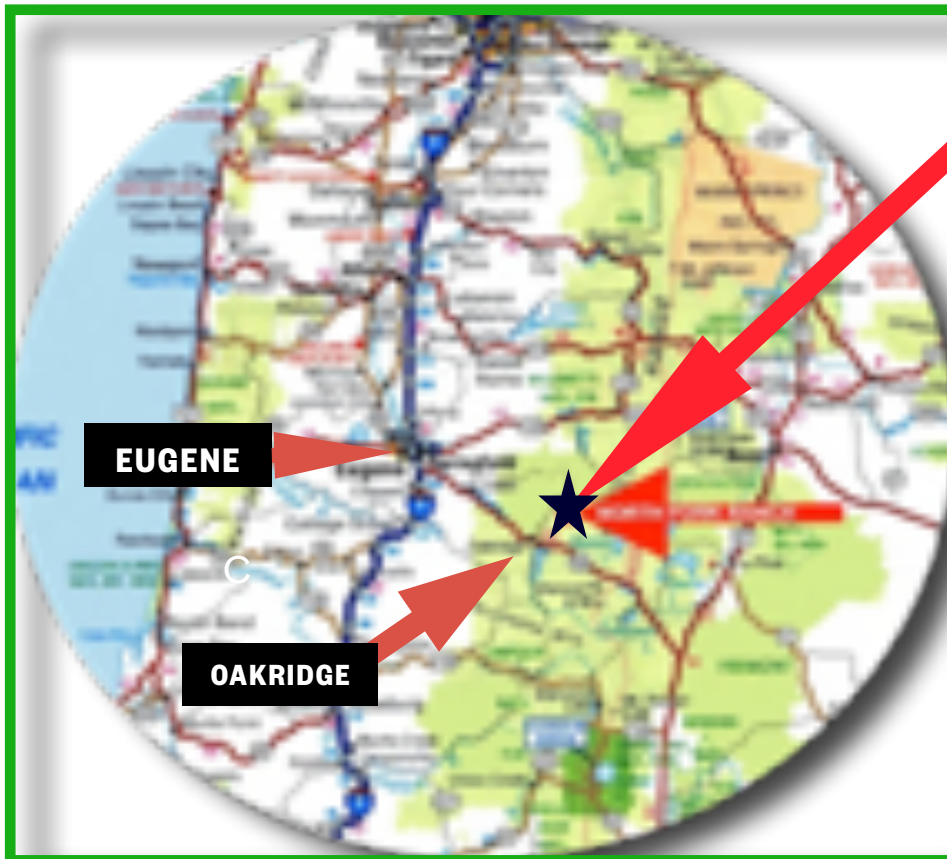
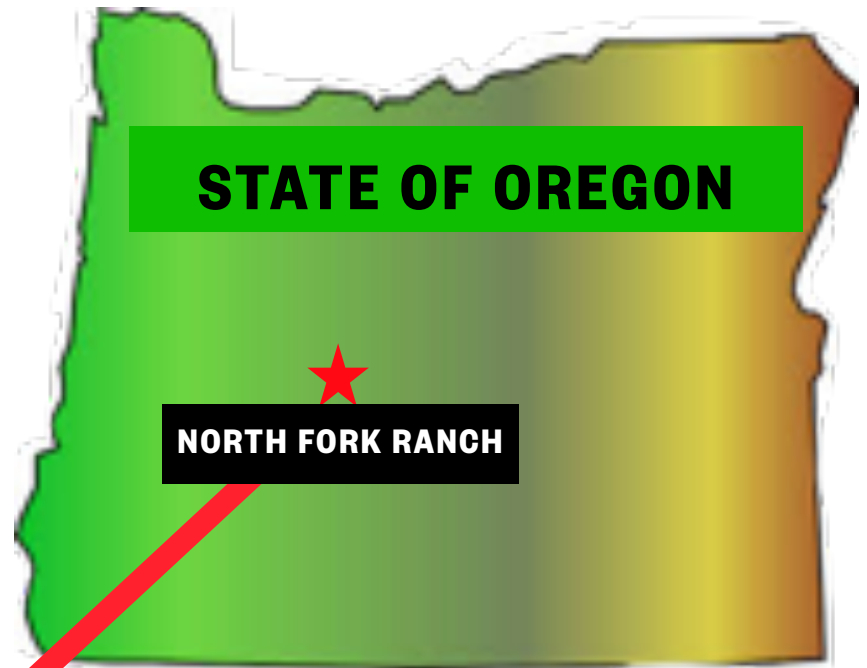


## LOCATION • LOCATION • LOCATION

**N**orth Fork Ranch is located on High Prairie Road which originally was a Pioneer Destination route from the Oregon Trail Days & only 15 minutes East of Oakridge off Highway 58 & one hour from Eugene Oregon. Eugene & Oakridge State Airports are locally available.

**Oakridge/Westfir History:** In approximately 1888 the area was a corridor for Pioneers called, "Big Prairie," and was later named Hazeldell, eventually to be recognized as the town of Oakridge in 1912.

Adjacent to Oakridge is Westfir another small community with both becoming timber towns in the early 1920's to the 70's & 80's. There are numerous Cultural Resources in Lane County for Education and the Arts with University of Oregon in Eugene.



## PROPERTY HIGHLIGHTS

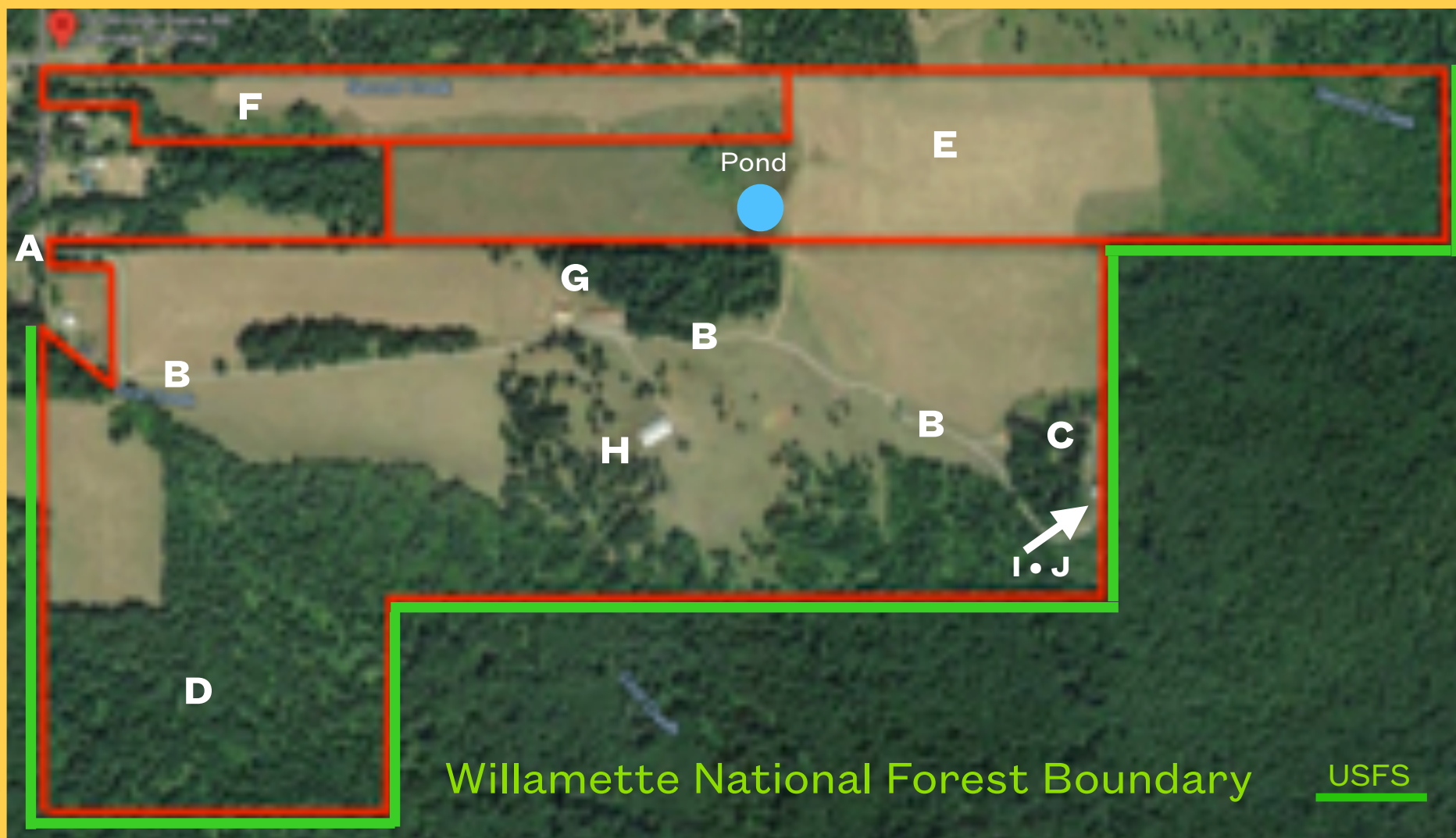
- Ultimate Privacy on 201.4± Ac
- Lodge Style Home 3000 + S/f
- Gated Private One Mile± Driveway.
- 2 Level Garage/Hobby or Bunk House.
- Multiple Lots - One is a 17.89 ac Hm Site.
- Timber Track Cruised at \$360K.
- 5 Springs, 3 Wells, 2 Ponds, 1 Creek.
- 11 Fenced Grass Meadow Pastures.
- Large Equipment & Storage Shed.
- Two Livestock Barns, Staging areas.
- Wildlife aplenty , Elk, Deer, Bear, Cougar.
- 2 Large Deer & Elk Proof Gardens.
- Shop includes game harvesting room.



## Property Map • Locations Features and Amenities

A • Entry 78189 High Prarie Road • Oakridge, OR  
B • Entry Access Rd to Lodge Home & Outbuildings  
C • Private Secluded Lodge Home  
D • Parcel #1 • 126.66± Acres  
E • Parcel #2 • 49.85± Acres • 7 Acres

F • Parcel #3 • 17.89 ± Acre Homesite • Value \$500K  
G • Livestock Barn • 7 Bay Equip Shed • Staging area  
H • Livestock Barn 2  
I • 2 Level Shop Bunkhouse/Game Room  
J • Green house • Kennel • Deer Proof Garden  
K • Timber Track Value \$360K in 2016



*"The feel & look of Hickory, Stone, Tile, Granite and Imported Stone make this a home that Creates Comfort & Warmth."*

## HOME FEATURES & Amenities



### Secluded Lodge Style Home

- 3000+ s/f home Open Floor Plan • 4 bdrm 3 bath
- Custom Imported Stone Wood Burning Fireplace
- 4 Levels of Expansive Decks & Panoramic Views
- Vaulted Ceilings Dining & Master Bedroom
- Covered Hot Tub Deck • Portable Fire Pit
- Four Bedrooms, Three Baths • Cedar Sauna
- Tile, Granite, Hickory Hardwood • Wine Room
- Comfortable Kitchen, Formal Dining, Open Floor Plan
- Crows Nest Office with Expansive Panoramic Views
- Large Bonus Room at 20'x22' • Meat Cutting Room in shop
- Greenhouse • Deer Proof Fence • Backup Generator
- 2 Story Building, Lower Shop & Upper Hobby & Guest
- Panoramic Views • Herds of Grazing Elk, Deer & more.



Imported Stone Fireplace



Cozy Breakfast Bar



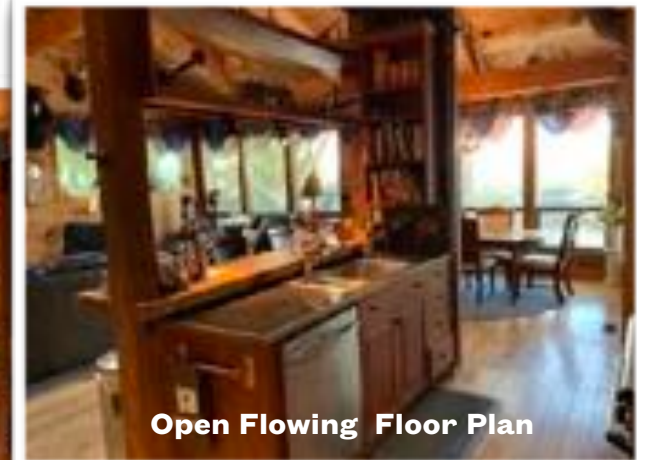
Dining with Panoramic Views



Quietly Secluded • Panoramic Views



Vaulted Ceilings Open Beams



Open Flowing Floor Plan



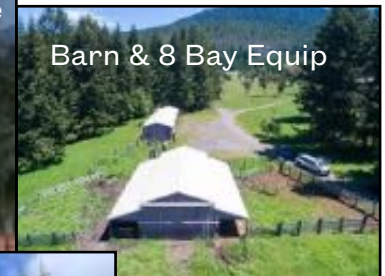
# PROPERTY FEATURES

## Ultimate Privacy

**201.4± Ac.**

Borders the Willamette National Forest.

- Gated Private One Mile Driveway
- 2 Level Garage Shop with Hobby/Bunk or Game Room Upstairs.
- Outdoor Elk & Deer Proof Gardens & Greenhouse.
- Timber Track Cruised Value at \$400K.
- 5 Springs, 3 Wells, 2 Ponds & Creek
- 11 Fenced Grass Meadow Pastures. Large staging, corrals & loading areas.
- Two Livestock Barns with Cattle setup
- Above Ground Storage Tanks for Propane, Diesel & Gasoline.
- Wildlife aplenty , Elk, Deer, Bear, Cougar Wild Turkey, Critters & Varmints.
- 8 Bay Equipment Shed & Storage.



## Special Details, Property, Area, Zoning & Land Use Options

**T**he North Fork Ranch is truly a rare 200+ acre property becoming available at just the right time.

**W**hen lifestyle choice's can be made to experience the ultimate in safety, beauty and privacy, look no further. Located at the foot of the Cascade Mountains and bordered by the Willamette National Forest with vistas in every direction of Forest, Fields, Mountains & Meadows.

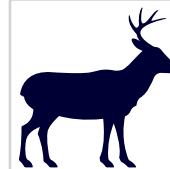
**F**irst Creek is a small year around creek. There are several other natural springs and 3 wells on the property.

**B**uilt in equity & value is the included Timber Track that has been Timber Cruised by a Certified Forester and valued at \$360K± & also a 17 ac. building site.

**T**he property is currently a cattle operation leased seasonally to a cattle ranching neighbor through 2022. Future owners will have many options from raising livestock, to agricultural possibilities & activities like horses, cattle & hunting. The High Meadows produce quality Grass Hay.

**S**urrounding the local area is the Willamette National Forest with year around recreational pursuits

**A**vailable are numerous lakes, streams, rivers, waterfalls, nature trails, OHV playgrounds, World Class Mountain Biking, Golf, Swimming, Fishing and more.



You will see Elk and Deer Herds winter feeding in the large grassy meadows of the North Fork Ranch. Large Trophy Bull Elk roam the on the Ranch.



One of the last private properties at the furthest eastern point of Lane County in an area that is nearly completely surrounded by the Willamette National Forest.



## World Class Recreational Area

Oakridge is a charming City at the foot of the Cascade Mountains, noted for being **“Above the Fog and Below the Clouds.”** The area is surrounded by the Willamette National Forest with Lakes , Rivers , Waterfalls, Scenic roads and By-Ways with pristine waters and clean air for Year Around Recreation.



## World Class Mountain Biking

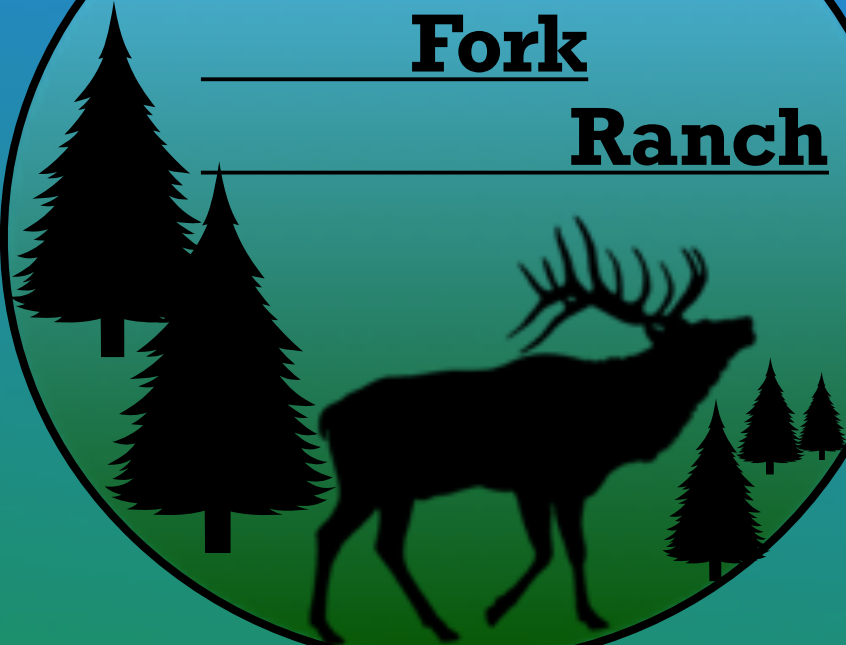
Oakridge is one of Oregon’s Recreational Hotspots, now famously known as one of the top Mountain Biking locations in the Northwest and West Coast. In fact it has been designated as World Class Mountain Biking Trails accessible year-around & “Gold-Level RIDE CENTER” status by the International Mountain Bicycling association IMBA.



### *Year Around Recreation For Everyone !*

<b>Skiing</b>	<a href="#">Willamette Pass Ski Area</a>
<b>Boating</b>	<a href="#">Waldo Lake, 2nd Largest Oregon Lake</a>
<b>Hiking</b>	<a href="#">Willamette National Forest</a>
<b>OHV</b>	<a href="#">USFS Huckleberry Flats 65 Miles of Trails</a>
<b>Fishing</b>	<a href="#">Lakes and Streams of Willamette Nat Forest</a>
<b>Hunting</b>	<a href="#">National Forest, Elk, Deer, Bear, Varmints</a>
<b>Water</b>	<a href="#">Fishing, Swimming, Rafting, Wake &amp; Paddle</a>
<b>Golf</b>	<a href="#">Circle Bar Golf Club, Oakridge</a>
<b>Airport</b>	<a href="#">Oakridge State Airport</a> <a href="#">Eugene Airport</a>
<b>Pubs</b>	<a href="#">Pubs &amp; Restaurants, Oakridge, Eugene, Salem</a>

# North Fork Ranch



***When lifestyle choice's can be made to Experience the Ultimate in Personal Safety, Scenic Beauty, Privacy & Recreation Look no Further.....***

Over 200 acres of pristine prairies, fields, forest, meadows & mountains virtually surrounded by the Willamette National Forest. Perfect opportunity for owning a private Recreational retreat, family compound or working horse, cattle or other type of livestock ranch.

**Price: \$3,900,000**

\* All showings attended with Listing Broker with 48 hours notice. All showings to be scheduled before August 30th .All buyer showings subject to signed NDA Non-Disclosure Agreement by buyer and seller prior to showings & verification of buyers financial qualifications on a confidential basis with all parties: [Email Broker for Non Disclosure Agreement Form.](#)

\* **Schedule Showing**

**Roland White • Principal Broker • Stellar Realty North West**  
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*Information is deemed Reliable but cannot be guaranteed and is subject to change.*

