

*Ranch at the Canyons – 29 Estate Homesites Bulk Development Offering, Including Controlling Interest, of 1,700± acre Riverfront Working Ranch Community, Next to Smith Rock State Park
Terrebonne, Oregon*



PUBLISHED RESERVE: \$2,295,000

LAST ASKING PRICE: \$4,800,000

PROPERTY INSPECTION: Gated Entry – By Appointment Only. Please call Auction Information Office to schedule inspection, which will be held on the following dates:

Saturday, October 6, 2012

Saturday, October 27, 2012

Saturday, November 10, 2012

FINANCING: None – All Cash



Old Winery Clubhouse

DESCRIPTION: Ranch at the Canyons is one of the most outstanding working ranch communities developed in the western United States. This legacy preservation ranch is located in the heart of central Oregon's resort market, on a spectacular 1,700± acre site along two miles of the Crooked River, and next to Smith Rock State Park. There are sweeping views of the Cascade Mountains, dramatic red rock cliffs and canyons along the Crooked River. This setting has been used in many films and commercials.

There is excellent access to Bend, Mt. Bachelor Ski Resort, and Pronghorn Golf Club. Redmond Airport, which has direct flights to San Francisco, Salt Lake City, Denver, Seattle and Portland, is within a fifteen-minute drive.

An estimated \$30 million has been invested in development of Ranch at the Canyons. Twenty-three estate homesites, or 45% of the homesite inventory, has been sold, with sales exceeding \$20 million. Eight estate homes have been built at the Ranch within the last five years and one home is currently under construction. Design review rules and architecture guidelines are established, reflective of the Tuscan/Napa style, with generous use of wood and natural stone. The home size minimum is 3,000± square feet.