



This bulk offering of twenty-nine estate homesites by the Seller -- Canyons Land and Cattle Company, LLC -- includes controlling interest as Declarant. The offering provides an exceptional investment opportunity for the ongoing and future development of the Ranch. A Supplemental Information Package with Bid Documents has complete details of this offering, and is available upon the signing of a confidentiality agreement.

The design and planning of this legacy working ranch included property restoration and preservation. Over 90% of the Ranch remains open space. Six hundred acres of irrigated farmland, used for hay production and grazing, produces income for the Homeowners Association. A 550± acre portion of the Ranch located across the Crooked River has a conservation easement granted to the Deschutes Basin Land Trust.

There are thirteen catch-and-release fly fishing lakes in partnership with Orvis-Endorsed Expeditions Outfitters on the Ranch. Ten miles of hiking and equestrian trails are on the Ranch, and a secluded picnic area is along the Crooked River, offering easy access to fly-fishing. Two miles of hand-built dry-stack lava rock walls have been constructed along the periphery and at the gated entry. The Ranch manager's background experience in the California wine industry provided the foundation for Monkey Face Vineyard, regarded as the pioneer growing venue in central Oregon. The Vineyard is planted with several hardy French-American hybrid varieties, and vineyard production is contracted to wineries in central Oregon.

Ranch at the Canyons has a 7,000± square foot two-story old-Tuscan-style winery Clubhouse, designed and built at a cost of over \$6 million. The Ranch has views of Crooked River and snow-capped Three Sisters in the Cascade Mountain Range. The Napa/Tuscan-style Clubhouse serves as Ranch social center, and accommodates both large and small family gatherings, reunions, business meetings and private dining. There is a large great room with fireplace, commercial kitchen, dining area, media room and work-out area on the main floor; library and guest suite on the second floor. All spaces feature exceptional interior design, furnishings and art installations. Three additional guest suites can be accommodated on the main level. An outdoor pool/spa and tennis court are located by the Clubhouse.

The 5,034± square foot Tuscan stables were designed by renowned Napa architect Michael Layne. They feature an aged European tile roof, antique doors and windows from Santa Fe, Cantera stone pathways and fountains, and light fixtures from Italy. The stables are located near the Clubhouse, have five stalls, tack room, storage, and office, with an outdoor upper-level fully-furnished and accessorized veranda for entertaining.