



Lodge lobby is used for reading, cards and board games



The four two bedroom cabins are Sumac, Lodgepole, Pine and Spruce. Each is fully furnished, with a kitchen, full bathroom, and outdoor deck. Three of these four cabins have a wood-burning fireplace. Spruce cabin had been used as a year-round accommodation and therefore has a propane fireplace rather than wood.

The studio cabin, named Sugar, has a kitchenette, and patio. It does not have a fireplace.

Shop

An 800± square foot wooden shop building is located near the main lodge. Its driveway accommodates access to the shop for maintenance vehicles. The shop is fully-equipped, with tools, lawn care and landscape equipment, and supplies for managing the Wallowa Lake Lodge property.

Utilities

All public utilities except natural gas serve the property. Water and sewer is provided by Wallowa Lake County Service District, and electricity by Pacific Power. Water is supplied by two springs and a well. The on-site septic system is pumped and treated by the Joseph Treatment Plant. 2014 monthly costs for utilities are contained in the financial reports.

Zoning and Redevelopment Options

Zoning is R C R -- Resort Commercial Recreation, by Wallowa County. Hotel lodging is a permitted use. Other permitted uses are: retail, single family dwelling, multi-family dwelling including condominium development with a maximum structure size of 4,000± square feet per lot. Minimum lot size is 7,500± square feet. Zoning will allow up to a total of 128 condominium units, or thirty-two single family lots if the property were redeveloped, and the existing lodge and cabins were demolished.

The seller had a conceptual plan developed that retained the existing lodge, but demolished the eight cabins in order to allow development of up to fifty-two condominium units and thirteen home sites, plus 9,730± square feet of retail and housing in a new building by the lodge.

A second conceptual plan has been outlined, and is more modest in scope. It shows development of a two-story building near the existing lodge, and pond by the driveway entry, which would be approximately 8,000 square feet, to be used for conference facility, with year-round housing in studio units on the