



## PILOT BUTTE RANCH

PRINEVILLE, OREGON | 3,685 ACRES | \$6,500,000

Pilot Butte Ranch is a natural paradise offering astounding views, development potential, plentiful wildlife, recreation opportunities, desirable water characteristics, and complete privacy. This unique offering consists of approximately 3,685 acres of timbered high country surrounded by private land. Pilot Butte Ranch is located in Central Oregon, 45 minutes from the Redmond/Bend Municipal Airport (RDM). A haven for trophy elk, mule deer, antelope, black bear, cougar, bobcat, turkey, and upland birds are among the untouched game. The property consists of heavily timbered mountain ridges surrounded by lush meadows and year-round springs. A remarkable panoramic view of the Cascade Mountain Range can be seen from various locations on the property. The Pilot Butte Ranch is a tremendous resource with exceptional location and a variety of recreational amenities.

Pilot Butte Ranch is located in Central Oregon and just 45 minutes from the Redmond/Bend commercial airport (RDM). The property is 11 miles east of Prineville, OR on Highway 26. Prineville, which also has a municipal airport (PRZ), is located 30 minutes from Bend and 20 minutes from Redmond.





## ACREAGE & DESCRIPTION

Pilot Butte Ranch consists of approximately 3,685 acres of timbered high country in one contiguous block. Nestled in a serene and secluded location, this exceptional ranch offers a rare combination of natural beauty, and privacy. With no public access, this property ensures complete exclusivity and tranquility. A significant portion of the ranch is adorned with productive, forested lands, enhancing the economic and ecological value, playing a vital role in carbon reduction. The gently rolling terrain and deep, fertile soils create an inviting and practical landscape. Adding to its appeal, the ranch is highly secure, easily controlled, and capable of operating at a low cost, offering peace of mind and efficiency. This unique property is a rare find for those seeking a harmonious blend of beauty, functionality, and privacy in a secure and manageable setting.

The gentle topography of the ranch grades upward from North to South reaching its highpoint near Pilot Butte and has elevation range of 3,800 feet to 5,000 feet. The vegetative habitat for the lower southern exposures consists of intermixed Ponderosa Pine, Juniper, brush, browse, and grass. The higher elevations and northerly exposures consist of Douglas Fir, White Fir, Ponderosa Pine, Aspen, Tamarack (Larch), Willows, and plentiful grasses. The varied habitat is ideal for the diverse wildlife that inhabits the ranch.

The ranch boasts a well-developed road system designed for convenience and accessibility. A primary, well-rocked, and meticulously maintained road serves as the backbone of the property, ensuring reliable and easy travel throughout most of the year. Complementing this main thoroughfare is an extensive network of smaller trails and roads, thoughtfully laid out to provide access to all corners of the property.





## LOCALE

Central Oregon is a rapidly growing area highlighted by natural beauty, pleasant year around weather (300+ days of sunshine annually), and an abundance of recreational opportunities. The area is characterized by the snowcapped Cascade Range to the west (Deschutes National Forest) and a series of mountains to the east (Ochoco National Forest). A variety of springs, creeks and streams drain this geographic area with the Deschutes River capturing flows from the Cascade Range and the Crooked River draining the Ochoco National Forest area. The elevations below the tree line are typical high desert ecosystems composed of grasslands, Sagebrush and Juniper while the higher elevations contain Ponderosa, Firs and Aspen. These ecosystems provide a variety of fish and wildlife species and allow for a multitude of recreational activities including big game and bird hunting, lake and river fishing, boating, river rafting, golfing, climbing, snow skiing, snowmobiling and many others. A number of recreation activities take place at Ochoco Lake State Park, Prineville Reservoir State Park and Mount Bachelor Ski Area and Lake Billy Chinook (Round Butte Reservoir). The communities of Redmond, Bend and Prineville offer all major services and a multitude of cultural activities. Notable is the Old Mill District (a shopping area rejuvenated from the old lumber mill site) as well shopping in downtown Bend which offers a variety of shops and restaurants. A smaller scale Old Mill District is being planned for Prineville. Concerts, music and arts festivals fill the calendar for the area.







## HUNTING

Pilot Butte Ranch is located within the Ochoco Unit (37), a premier destination for big game hunting, renowned for its exceptional elk and mule deer opportunities. This highly sought-after area consistently yields trophy-quality animals, drawing enthusiasts from far and wide. The unit's diverse terrain, featuring high mountains transitioning into gently rolling foothills, provides a striking backdrop and creates a variety of habitats that sustain thriving wildlife populations. From dense forests to open meadows and rugged ridges, the Ochoco Unit offers a dynamic and challenging environment for hunters, making it a coveted location for those seeking a world-class hunting experience.

Hunting at the ranch has remained a small, private endeavor, without commercial outfitting in over a decade. The property may qualify for up to 4 Landowner Preference Tags for deer and elk (buyer to confirm with ODFW), and additional tags are available through the ODFW Controlled Hunt Program Contact listing broker for hunting season details.





## WEATHER AND CLIMATE

Crook County enjoys the dry climate of the high desert. Sunny days, low humidity and cool nights characterize the semi-arid climate in the high desert. The temperature can drop more than 30 degrees in one day during the year. Like all of Oregon east of the Cascades, generally the Prineville and Crook County's weather is characterized bright sunshine, hot days and cool nights in the summer, and sunny days and cool and cold temperatures in the winter. The warm days and cool nights of the high desert is due to the air mass from the west which gives up most of the moisture over the Coast Range and Cascade Mountains, before reaching Crook County. There is approximately 11" of rainfall and between 9" to 14" of snowfall each year. Half of the precipitation falls between the months of October and February, much of the precipitation is experienced as snow in the higher elevations. There is between 9" to 14" of snowfall. The higher elevations of the Ochoco Mountain range average 18" to 20" of annual precipitation.

## DEVELOPMENT/CONSERVATION POTENTIAL

Pilot Butte Ranch would be an ideal candidate for many types of development and/or conservation. In addition to its physical characteristics, the property offers a remarkable panoramic view of the Cascade Mountain Range and the Deschutes River Basin to the west. The property offers a myriad of recreation potential including:

Hunting and fishing

Horseback riding

Mountain biking

Camping and backpacking

ATV, motorcycle and snowmobile trails

Snowshoeing, mountaineering and cross-country skiing

Guest ranching and cattle drives

Wildlife viewing and bird watching..and relaxing



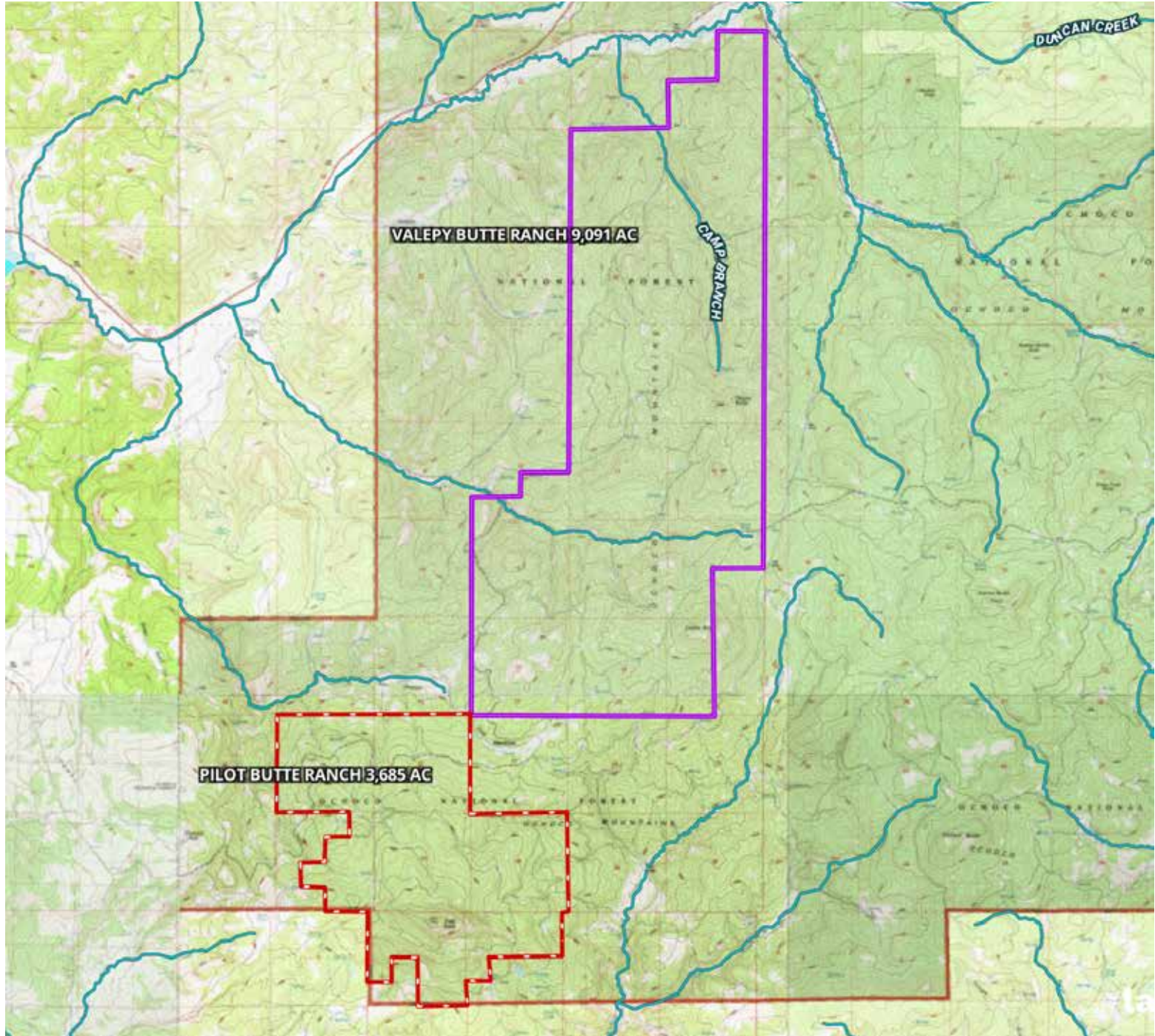






## SUMMARY

The acreage of timbered high country comprising the Pilot Butte Ranch makes this an exceptional resource. Combined with its excellent location nearby to a rapidly growing area along with the multitude of recreation possibilities allow the Pilot Butte Ranch to be well positioned for future value enhancement. The property is a blank canvas, available in its raw natural form, allowing it to be taken in a variety of directions by the new owner.



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