

WEYLAND DIAMOND RANCH

LA PINE, OREGON



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Summary

WEYLAND DIAMOND RANCH | ±701 ACRES | \$7,700,000

Weyland Diamond Ranch represents the finest living in the Cascade Mountains of Central Oregon. In the Bend locale, this property offers the ultimate: a private retreat, majestic views of Mount Bachelor, a 3.6-mile stretch of the Little Deschutes River and a master-crafted mountain log home on a heavily treed 700-acre ranch. The focal point is the hand-scribed log home, with a setting overlooking the river and the Cascade Mountain Range. From the beautiful decks and gathering areas to the man-made fishing lake with a white sand beach, sand volleyball court, horseshoe pit and zip-line, the outside living is a recreational paradise.

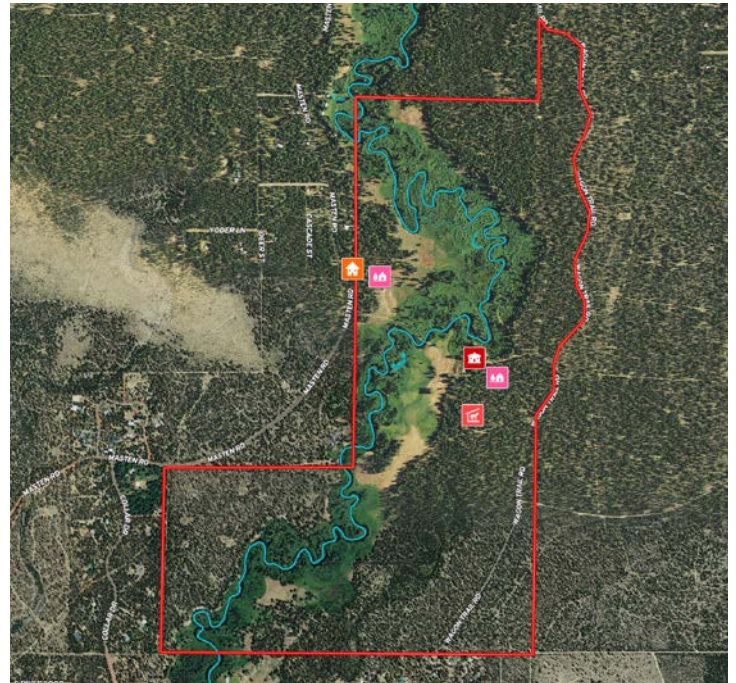
The equestrian set-up with horse barn and paddocks to the full scale indoor arena can be utilized in many fashions from roping and western events to show jumping and other English events. The meandering river offers unlimited mountain recreation with floating, canoeing, rafting and fishing at this undisturbed private wilderness setting. The log home features 10,275 square feet, four bedrooms, four and one-half bathrooms, a great room, stone fireplace, gourmet kitchen, wine cellar, custom carvings, and wrap around porch. It also includes a four-stall barn, shop, indoor arena, ranch manager's home, plus a stocked pond with white sand beach and waterfalls. The secluded ranch retreat compliments the beauty of land, abundant wildlife & recreational lifestyle of Central Oregon.



Location

LA PINE, OREGON

Located just a few miles outside of La Pine, Oregon and approximately 45 miles from Bend, Oregon, the property is extremely private and offers a peaceful setting along the Little Deschutes River. Easily accessed but not easily found, the secluded property is completely fenced and has a security gate at its main entrance. The ranch has other exits that are locked including the ranch manager's home, which is across the river.



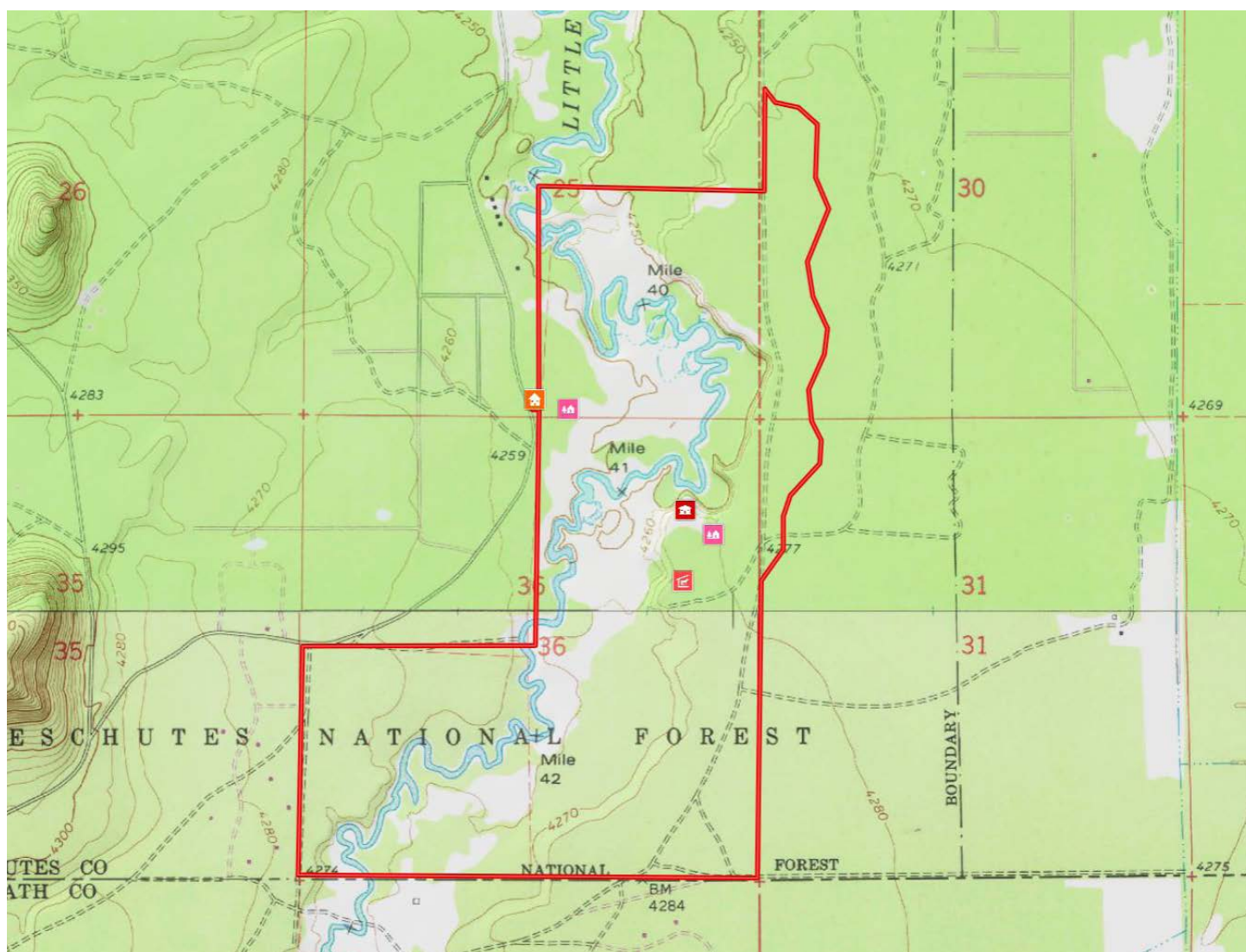
Acreage & Topography

ACRES: ±701

The ±701 acres consists of pine treed uplands with meadows and riparian areas along the river corridor. Weyland Diamond Ranch has historically been grazed in the summer season and forest management practices have been practiced as well. There are 476.99 acres enrolled in exclusive farm use deferral and 64.21 acres are enrolled in forest deferral. The property and the general area offer many recreation and outdoor activities with the finest in mountain living.

APPROXIMATE ACREAGE BY CATEGORY

TIMBERLAND	220 AC
REC. RANGELAND	240 AC
NATURALLY SUB-IRRIGATED MEADOWS	233 AC
HOMESTEADS	8 AC
TOTAL	701 AC



Wildlife & Recreation

FISHING, HUNTING, HORSEBACK RIDING,
VOLLEYBALL, ATVS, HORSESHOES, BIKING

The property is a haven for wildlife including deer, elk, coyote, birds and many other animals. Trout fishing is the top of list when looking for fine recreation activity. The meandering cold water stream offers clear water and deep pools favored by large trout. Easily followed by other activities including a lazy day river float, ATV excursions or horseback rides along the river and through the forest or hanging closer to home to hang out on the white sand beach, play sand volleyball or horse shoes or take an exhilarating ride on the homemade zip-line.



Improvements

LOG HOUSE, SHOP, INDOOR ARENA, RANCH HOUSE, 4 WELLS, DRIVEWAY

ELEGANT HAND SCRIBED LOG MAIN HOME

The 10,275 SF log home features four bedrooms, four and one-half bathrooms, high quality finishes, and is thoughtfully designed for entertaining and outdoor living. This custom home has 32-foot vaulted ceiling in the great room with a floor-to-ceiling wood burning-fireplace, bar and views of the river and meadows. The gourmet kitchen features knotty pine cabinetry, granite counter tops, pantry and wood-burning fireplace. The master bedroom suite has a private deck, wood stove, tile shower, bathtub and walk-in closet. Featuring three bedroom suites, family room, formal dining room, game room with pool table, library, office, wine cellar, custom carvings, patio with hot tub, a wrap around porch and a four-car garage with shop area and car lift.

BARN/SHOP

1,920 SF with hay loft, four horse stalls, guest bedroom suite with bathroom, big shop with three large doors.

INDOOR ARENA

23,000 SF with indoor trailer parking, bathrooms and separate entrance.

RANCH HOUSE

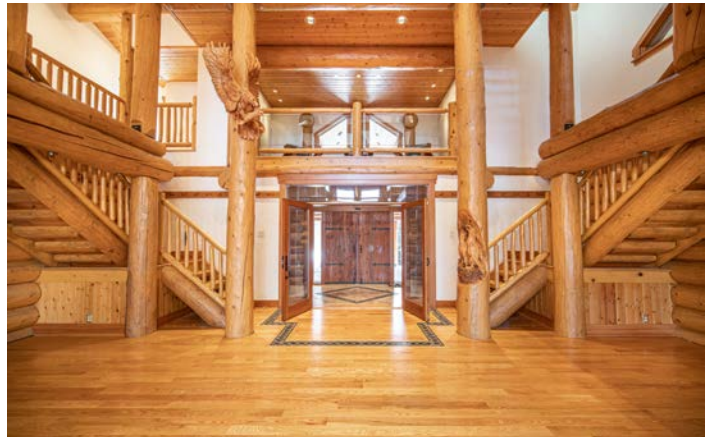
1,917 SF with three bedrooms, two bathrooms, shop and separate access.

DOMESTIC WATER

Four domestic wells.

PAVED DRIVEWAY





Weyland Diamond Ranch

PRICE: \$7,700,000

ACRES: ±701

BUILDING TOTAL SF: 37,112



HIGHLIGHTS

- 10,275 SF log home
- Little Deschutes River meandering through property - property on both side of the river for 3.6 miles
- Property is fenced, gated with a paved driveway
- Ranch manager's home across river with separate access: 1,917 square feet, three-bedroom, two-bath with shop
- Fishing pond, horseshoe pits, children's playground
- Stocked lined pond with waterfall feature, white sand beach, bridges and patio areas
- Naturally sub-irrigated pasture
- River and Cascade Mountain views

Disclaimer: The information provided has been obtained from sources believed to be reliable and is believed to be correct, but the project developers and brokers do not guarantee its accuracy. This information is subject to errors and withdrawal without notice. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers.

For more information, contact:

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