



GATE CREEK RANCH

Smock Road
Wamic, Oregon

676 acres

\$4,600,000

 **FARM AND RANCH**
A DIVISION OF BERKSHIRE HATHAWAY HOME SERVICES
NORTHWEST REAL ESTATE

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“Land isn’t merely soil underfoot- it grows more than crops. Land nourishes the years of our youth; its harvests sustain the summers and autumns of our life; and it provides shelter against the winters ahead. Land is our legacy to the future.”

- Brett Veatch

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OVERVIEW

Nestled at the foot of the Cascades, the Gate Creek Ranch is set halfway between Portland and Bend. With views of Mts. Hood, Jefferson and Adams, it rests on the edge of the scenic White River Canyon.

Boasting a 28 acre lake stocked with fat bass, a separate 10 acre lake, several ponds and frontage on Gate Creek. There are opportunities for recreation at every turn: catch bass, bluegill and crappie in your own lake; fly-fish on the nearby Deschutes River; ride for miles on horseback across federal & state lands; kayak the White River; ice skate; ski nearby Mt. Hood; hunt, hike or just enjoy the solitude.

Gate Creek is a working ranch supported a cow-calf operation and 145 acres of commercial tree fruit orchards. The orchard is largely Honey Crisp apples consisting of young, high-density plantings. The warm days and cool nights produces a valuable 90%+ red fruit that's crisp and delicious.

Other plantings include Granny Smith, Golden Delicious and Red Delicious. There is a mature block of Bing cherries and a new block of Skeena cherries.

Irrigated, fenced-&-cross-fenced pastures support the cow-calf operation. This ranch can pay it's own way and has three full-time staff that maintain the property while the owners are away.

Snowmelt from Mt. Hood feeds Gate Creek. This cold, clear water along with water from the Lost & Boulder Ditch Company irrigate the property. The ranch holds valuable, senior water rights. All water rights are cross-filed so that water can be directed to where it is needed, when it is needed. The orchards are irrigated via solid-set systems with microsprinklers. Potable drinking water is obtained from private wells.

The balance of the property not in orchards or pasture is comprised of woods and open range-land. There is access to BLM and wilderness areas - where you could ride horseback or ATVs for miles.

Several homes and apartments offer plenty of space for ownership, workers and guests. There are beautiful sites to build a new home, as well.

Gate Creek is just two hours from either the Portland airport or the Redmond airport.



Distances to Town (by Automobile)

Salem – 3 Hours

Portland – 2 Hours

Tri-Cities – 2Hours, 45 Minutes

Bend - 2 Hours -15 Minutes

Seattle – 4 Hours, 30 Minutes

San Francisco – 10 Hours

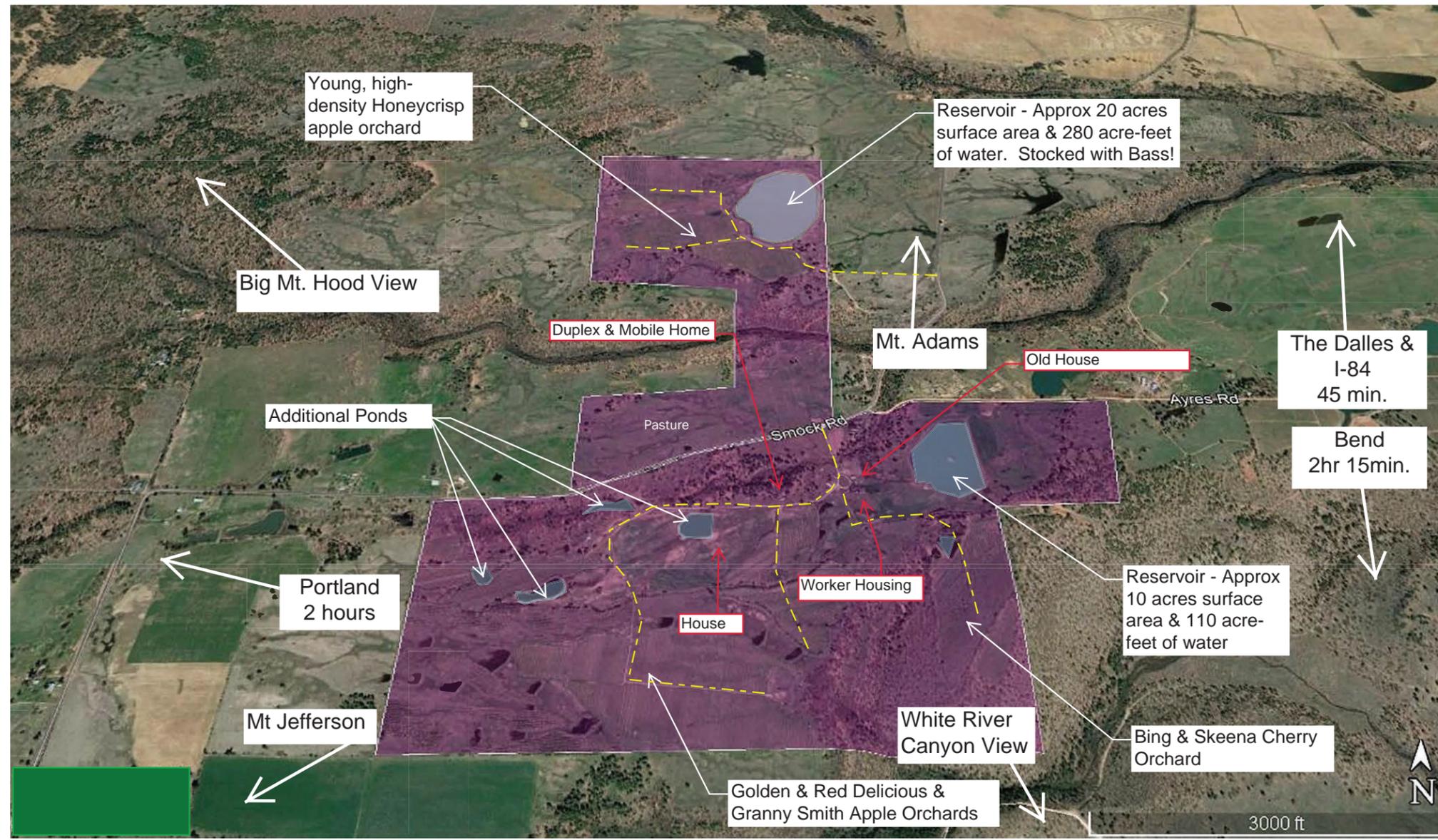
PHOTOGRAPHS













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