



## **Smith River Ranch, Douglas County, Oregon, 270.00 Acres**

**\$1,950,000**

- Big Game, Equestrian, Fishing, House, Income producing, River Frontage, Stream/River, Timberland, Waterfowl, Wildlife Viewing

270 acres of absolute Paradise! Fishing, hunting, gardening, ranching, farming and some of the best swimming holes on the river don't even begin to describe this property. This amazing property has approximately 1,000' of shoreline on both sides of the Smith River with some of Oregon's finest Salmon and Steel Head fishing, right out your back door; literally. If you would like to add world class Roosevelt Elk hunting to the mix, just take a look at the photos. Elk are abundant on this property and a small herd has made it their residence. Black Tail deer and Black Bear are also found on the property. The 270 acres is a mix of merchantable timber and pasture.

The 2216sf home has been wonderfully remodeled and has 4br/2Ba with granite countertops in the kitchen and an open floor plan with a woodstove, mud room, butler style pantry area and an attached single car garage.

The home is fed by a year around spring that pours into a 1,350 gallon cistern. There is a new additional 2,500 gallon cistern on the property that could be easily added to the current cistern; there just hasn't been a need for the extra water. The home also has a large partially finished basement that is currently used for canning storage.

Adjacent to the home is a 25'x60' shop with 3 large bay doors and a tool room on each side. This shop is insulated and has running water and a sink. If you feel like staying in the shop and working until the wee hours of the morning, there is a beautiful custom Amish wood stove inside to warm the place up or cook a meal on. This stove is incredible and built to be around for the next century. Around the home and shop, the driveway is paved; this is a wonderful touch to the property. If you are ready for a little adventure, walk across the 288' walking bridge to the other side of the river. On the opposite side of the river is a large 2 level barn. The barn has a brand new \$17,000 roof and has begun a full restoration. This barn would take very little to bring it up to perfection.

Also on the opposite side of the river and just up from the barn is a two level one bedroom cabin. This cabin is so close to being completely finished, a good weekend or two of work will have this a favorite place for visiting friends and family to stay; good luck getting them to leave.

In the front of the home is an incredibly manicured orchard that puts out enough apples, plums and cherries to keep your canning abilities at their peak. Near the home is a large chicken coop and wood shed for your convenience.

There is quite a lot of personal property at this location; everything you would need to run a farm/ranch of this size.

Tractors, tools etc can all be negotiated.

I have yet to see a better river front property in Oregon that has everything this property does.

### Main Info

- Street Address : 27277 Lower Smith River Rd.
- Lot Size Acres : 270.00 Acres
- Postal / Zip Code : 97467
- Dwelling : Yes
- State / Province : Oregon
- (Assessor) Parcel Number : R12303, R23063, R1233
- County : Douglas
- Closest City : Reedsport

### Home Info

- Year Built : 1964
- Building Features : Storage Shed, Shop, Barn
- Square Feet Main House : 2216 square feet
- Baths : 2
- Bedrooms : 4

This beautiful home was remodeled with granite counter tops in the kitchen, a garbage compactor, dishwasher, free standing range and refrigerator. The lower level of the home is hard wood flooring with wall to wall carpeting in the lower two bedrooms. The master bedroom is located on the main floor. Upstairs, there are two bedrooms, which one is very large and could easily be a bonus room. The lower level family room contains the woodstove which heats the entire home easily, however, there are wall heaters as well, although they are almost never used. There is a large partially finished basement which is currently being used for canning and food storage. The home has an attached single car garage and enclosed breezeway.

### Taxes

Tax Year : 2017

Estimated Taxes per year are \$3,710.00

Some forest deferral

### Broker Info



#### Perry Coon

**Oregon Trophy Ranch and Recreation**

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Perry and his wife Julie-Anne bring a unique perspective to Oregon Trophy Ranch and Recreation and Sports Afield Trophy Properties. Perry was born and raised in Southern Oregon and has hunted, fished and recreated all over the state. Julie-Anne is from Australia where she successfully competed in the equestrian world and traveled worldwide for several years. Perry attended Southern Oregon University, where he received his BS degree in Criminology. He then went on to work for the Oregon Youth Authority Gang and Violent Offender Unit and then spent over 12yrs in policing with the City of Hillsboro, OR. Perry was trained by the Oregon State Police and the FBI in negotiations and worked as a Negotiator for the City of Hillsboro and was also a member of the City and County SWAT Teams. Julie-Anne's focus the last few years has been in Property Management, where she would create teams and lease up high end properties for various companies around the Northwest. In 2010 Perry and Julie-Anne decided to start the parent company SauCo Properties, LLC. which has expanded into two locations and another division known as Oregon Trophy Ranch and Recreation (OTRR). There are currently two locations; Portland and Bend, OR. SauCo Properties and OTRR is committed to bringing you the best quality product available. We know that to be successful, we must have the attitude that everybody wins. We believe that NOTHING is more important than a business that is run ethically and without reproach. We look forward to working with you and having a lot of laughs and a great time along the way.

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