

Offering  
Memorandum

*Private Setting, Mountain & River Views,  
An Ideal Development or Investment Opportunity*

**MAJOR PRICE  
REDUCTION  
& TERMS**

**100 Acres of Developable Land in Northwest Bend, Oregon | ~~\$5,500,000~~ \$4,000,000**

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## History of Gopher Gulch Ranch

It all began during a fishing expedition with friends in 1893. Mr. Ovid William Brockett Riley at the young age of 18 years travelled by horse and wagon from Portland into Deschutes country with aspirations of catching a big Dolly Varden. After several more trips to the area, Riley finally homesteaded in 1896 at age 21, four miles north of town next to the Deschutes River. Riley lived on the homestead for nearly forty years, growing rye hay and herding cattle that he would sell off for \$25 a head.

O.B. Riley was born in Ohio in 1875. He moved to Portland with his family in the late 1880s, becoming a young pioneer of the West. After settling outside Bend, Riley married a young lady by the name of Alice Ward on September 10, 1917. She too was a Central Oregon pioneer and settled with Riley helping him run his ranch.

During his residence outside Bend, Riley had seen and shaped many changes that occurred around the region. He saw the influx of frontiers settling the area during the late 19th century and the incorporation of Bend as a city in 1905. He sat on the city election board when there were only five members. Riley witnessed the anticipated arrival of the railroad in 1911 as well as the evolution of the first irrigation system out of the Deschutes River.

In 1921, Riley and his wife moved from their ranch into Bend. He worked for the Shevlin-Hixon mill until it closed in 1950. O.B. Riley died on September 2, 1962 at the age of 87. He will forever have a lasting legacy of shaping the future of what Bend, Oregon, is currently today.



# 100 Acres in Northwest Bend

## Estate land within the Urban Area Reserve of the City of Bend, Oregon

The City of Bend's proposed expansion of its urban growth boundary may result in incorporating approximately 2,000 acres of land into the city limits over the next 10-20 years.

### **WE BELIEVE THIS OPPORTUNITY PRESENTS SEVERAL SCENARIOS TO BE CONSIDERED:**

1. Hold for long term investment purposes.
2. Subdivide into ten (10) acre homesites. Current UAR-10 zoning allows.

This acreage features outstanding mountain views from all of the property and is generally flat with some rock outcroppings, juniper trees and ponderosa pines throughout. The property includes approximately 2,478 lineal feet of rim line overlooking the Deschutes River with views stretching beyond and has approximately 25 acres of Swalley Irrigation District water rights available. The converging point of the Deschutes River and Tumalo Creek can be seen from the northwest corner of the property. There is currently a 3,375 ft. x 40 ft. paved runway on the property designated OR29 by the FAA (in need of repair). A newly constructed county road to the east end of the property provides access to O B Riley Road.

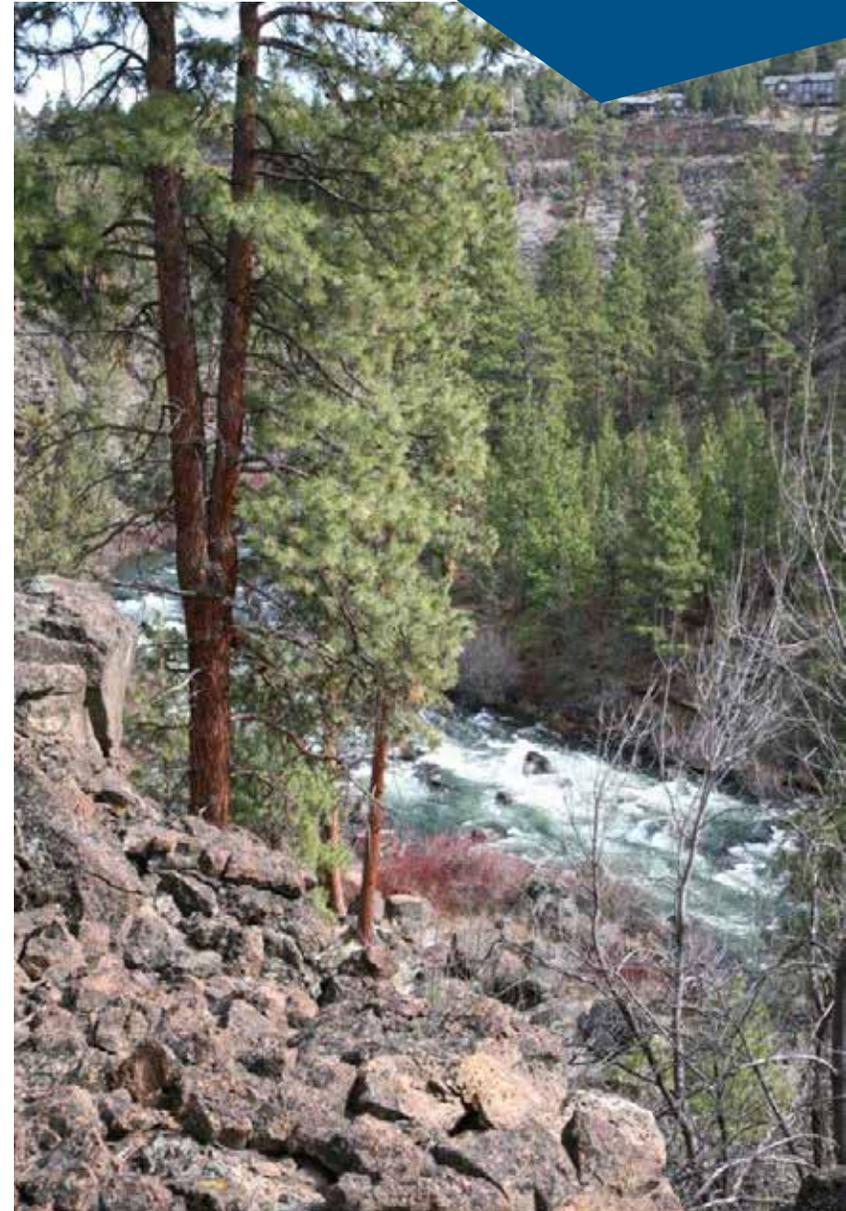
The Bend Parks and Recreation District have started working on the Riley Ranch Nature Reserve that borders the southern portion and the entire Deschutes River canyon area. This 150-acre property was sold by the current owner of the Gopher Gulch Ranch in 2010 and 2013. The park's purpose is to protect and enhance fish and wildlife habitat, document and protect cultural resources, facilitate compatible nature-based recreation experiences and to educate and inspire visitors of all ages.



# The Offering

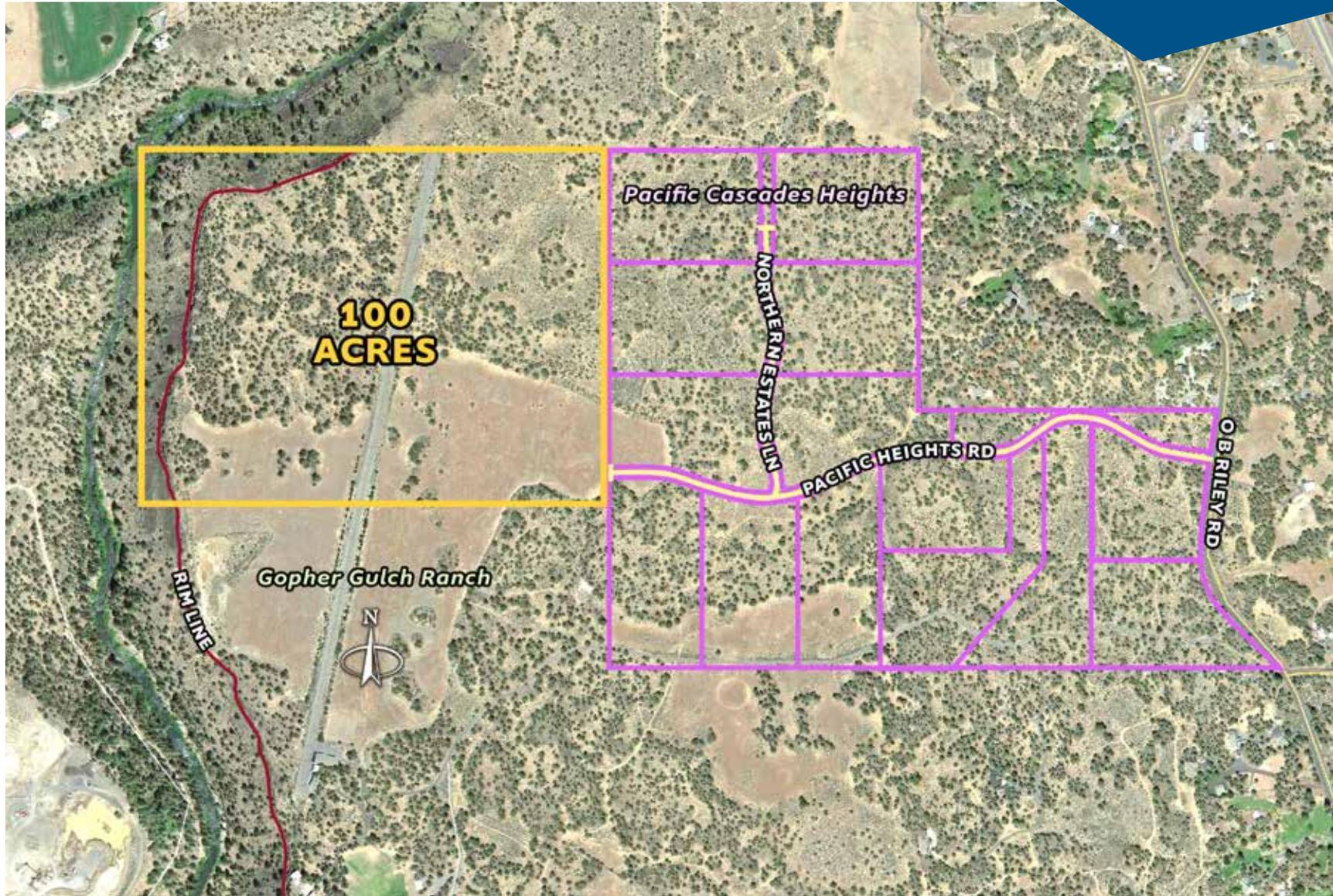
## Offering Details\*

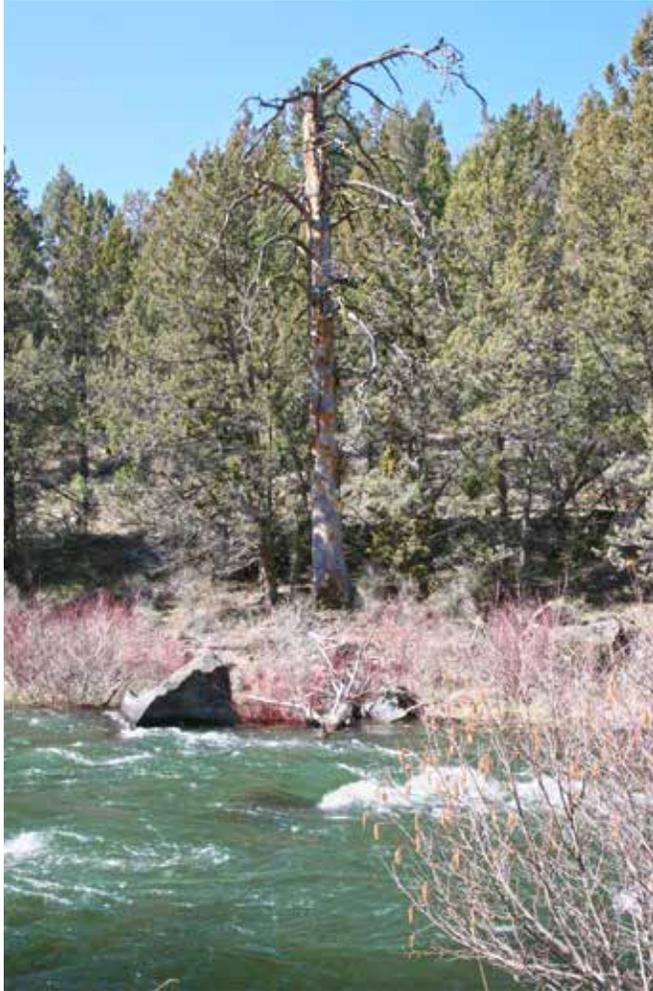
<b>Land Size:</b>	100 acres
<b>Improvements:</b>	None
<b>Location:</b>	Northwest side of the City of Bend
<b>County:</b>	Deschutes
<b>Current Zoning:</b>	Urban Area Reserve (UAR-10)
<b>Inside City Limits:</b>	No, contiguous to Tumalo State Park
<b>Rim Line:</b>	Approximately 2,478 LF
<b>River Length:</b>	Approximately 1,863 LF below the west boundary with views stretching beyond north and south
<b>Elevation:</b>	3,500 ft.
<b>Drinking Water:</b>	Well
<b>Sewer:</b>	Individual septic systems
<b>Irrigation:</b>	Approximately 25 acres of the property has Swalley Irrigation water rights
<b>Electric:</b>	Pacific Power
<b>TV &amp; Internet:</b>	CenturyLink
<b>Terms:</b>	25% down, balance carried at 4% interest only for two years. A 25% principal payment of the original purchase price due in year two with the remaining balance due in year three.
<b>Price:</b>	<del>\$5,500,000</del> <b>\$4,000,000</b>



\*Development pro forma available

## Property Map





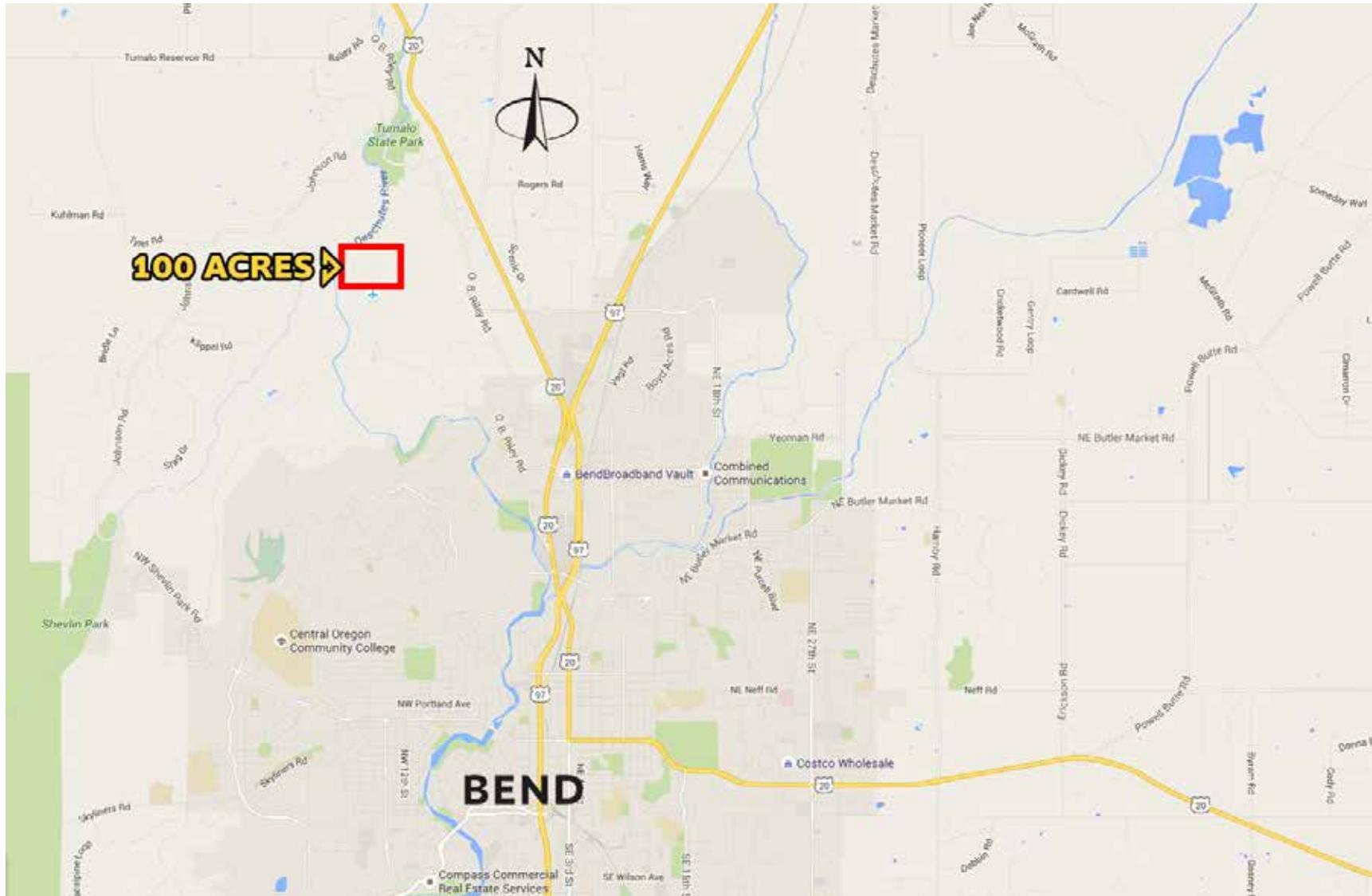


# Location Overview

## Regional Map



## City Map





# Contact Information

## Key Contacts

Deschutes County Administrator, Tom Anderson	(541) 388-6570
Deschutes County Community Development Director, Nick Lelack	(541) 388-6575
Deschutes County Building Official, Randy Scheid	(541) 388-6575
Oregon Department of Transportation Region Manager, Bob Bryant	(541) 388-6184
Pacific Power Corp.	(888) 221-7070
Cascade Natural Gas	(888) 522-1130
CenturyLink, Internet, Cable TV and Phone	(855) 263-9576
Energy Trust of Oregon	(866) 368-7878
US Postal Service, Bend	(541) 318-5068

## Bend, Oregon Profile

Situated on the eastern edge of the Cascade Range along the Deschutes River, Bend joins forested mountain highlands and high desert plateaus, offering a diverse range of scenery and outdoor activities. The largest city in Central Oregon, Bend is the commercial, recreation and social center of the tri-county region and also serves as the county seat of Deschutes County. It covers 32 square miles and sits at an elevation of 3,625 feet. Bend is noted for its scenic setting and year-round recreational activities.

### LIFESTYLE

Bend has a deserved reputation for attracting lifestyle migrants – urban dwellers who seek amenities typically associated with a larger metropolitan area, but yearn for the recreational pursuits of the great outdoors, a beautiful setting, and an accessible community feeling. As such, the city attracts families and entrepreneurs from all of the West Coast metro areas and some from other major population centers. Many residents remark that despite its population size of 82,000, Bend has retained its small town atmosphere and ‘feels’ smaller than its size would suggest. The city has been adopted as a gateway for many outdoor sports, including mountain biking, skiing and snowboarding, dog racing, fishing, hiking, rock climbing, white-water rafting and golf. There is also a sizable cluster of individuals drawn to Bend for artistic pursuits, ranging from photography to sculpture, from water color to metal working. Bend’s growing beer brewing industry and evolving restaurant scene is also a draw for tourists and locals.

### DEVELOPMENT

Economically, Bend started as a logging town, but began a transition to a more varied, sustainable economy in the 1980’s when it became apparent that the lumber mills would no longer be vital. Economic Development for Central Oregon (EDCO) was born in the dark days of the 1980’s, when many downtown businesses were boarded up.



Unlike resort communities such as Aspen or Jackson Hole, Bend’s lifestyle and quality workforce is a draw for many successful companies in the aviation, manufacturing, renewable energy, high-tech, and recreation equipment sectors. Many of Bend’s companies are owner-operated and in the small to midsize range, typically with 10 to 50 employees. Companies like Breedlove Guitars, G5 Search Marketing, Deschutes Brewery, Hydro Flask and Bend Research provide solid employment and bring in vital traded-sector dollars to Bend’s economy.

SOURCE: <http://www.edcoinfo.com/communities/bend-profile/>

## Central Oregon Profile

The cities and communities that comprise Central Oregon are Bend, Redmond, Sisters, Sunriver, Prineville, La Pine, Madras and Warm Springs.

Central Oregon has led the state's population growth over the last two decades; in fact, Deschutes County continues to be one of the fastest growing areas of the country. A lesser known fact is that our region has also topped the state in job growth over the past ten years, creating a region that's characterized by dynamic small businesses and entrepreneurial activity. The region boasts strong clusters in high technology (software, hardware and energy), advanced manufacturing, biosciences, renewable energy, brewing & distilling, value-added food products, and recreation equipment.

For most new residents, Central Oregon is a lifestyle choice, offering a friendly environment, year-round recreation options, and world class amenities – all with a hassle-free, small town feel. From a ranch in Prineville to an upscale urban condo in Bend, the region presents a rare diversity of places to live.

The region is served by Roberts Field, a commercial airport offering service at Redmond Municipal Airport (RDM, [www.flyrdm.com](http://www.flyrdm.com)) provided by American Airlines, Alaska Airlines, Delta and United. These carriers offer approximately 30 arriving and departing flights daily to and from San Francisco, Portland, Seattle, Los Angeles, Salt Lake City, Phoenix and Denver.

Six major public school districts serve over 32,000 students; there are also 30 private schools in the region. The region is also home to Central Oregon Community College (COCC) and Oregon State University - Cascades, a four-year university by 2015.

SOURCE: <http://www.edcoinfo.com/communities/>



**DISCLAIMER:** The information contained herein has been given to us by the owners of the property or obtained from sources that we deem reliable or are based on assumptions that are considered reasonable and accurate. Although the broker has used reasonable care in obtaining data and making estimates and the projections based upon this data, this material is submitted without representation or warranty.

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**Please do not disturb the owners.**

Questions concerning this offering should be directed to:

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*Broker is licensed in the state of Oregon*

