

Remington Ranch

Private Offering by Invitation Only
2,077 acres entitled for Destination Resort
Crook County- Central Oregon



Executive Summary

Remington Ranch project originally was approved to build 800 home sites; 400 overnight lodging units with a residential density of .58 units per acre. The original plan was also approved for three (3) eighteen-hole golf courses with club houses. This property has been hand-picked for its natural beauty, views of Three Sisters Mountain Range, Mount Bachelor, Mount Jefferson, and Smith Rock.

Remington Ranch is close in proximity to Redmond Airport, and easy driving distance to Portland International Airport.

- ▶ The property is accessed by both Highway 126 and O'Neill Highway via BLM easement. Turning lane on Highway 126 was part of the original site improvements. Additionally Full Health has made approximately 2.3 miles of interior road improvements.
- ▶ The property and has fully established the water rights and formed quasi municipal water company under the entity Red Rock Water LLC. A Delaware Company. OWRD has approved the assignment of Transfer T-10457 to Red Rock Water LLC. The overall water rights are 224.2 acres 194.6 for irrigation and 29.6 quasi municipal. To build the fully approved property density of 800 homes and 400 lodging units the project will require sourcing water from Avion or purchase of additional water rights. There are 6 wells on the site.
- ▶ As a part of the water proving process three irrigation pivots were purchased they cover 144 acres, 56 acres and 24 acres respectively. In order for them to operating an extension of electrical service. The electrical extension for the pivots is an underground 12.47kV distribution line (electrical vaults, transformer boxes, power poles) all were completed as well as water lines and well house installed. Century Link vault was also established.
- ▶ Buildings on-site 4,384 sq ft originally built as a sales office and is currently used a ranch managers home which has 3 offices/bedrooms, full kitchen and 2 bathrooms 20 foot cathedral ceilings. A Pole Barn 36' x 84' 5 Bay Pole Barn with enclosed shop. Batten Board Construction, Metal Roof
- ▶ There is also a significant amount of crushed rock stockpile on the property for future development.

Included in the Sale:

- ▶ 4,384 sq ft Sales Office/Ranch Managers Home
- ▶ Pole Barn
- ▶ 3 five acre lots in adjacent Twin Lakes Subdivision providing Remington Ranch voting rights in neighboring HOA.
- ▶ Red Rock LLC - Quasi Municipal Water Company will be transferred to buyer at closing.
- ▶ BLM access easements
- ▶ All current entitlements
- ▶ All plans and drawings
- ▶ Three irrigation pivots
- ▶ 2,077.06 acres
- ▶ Priced at \$17 million dollars



Property is being sold on As-Is basis - Purchaser to complete its own due diligence. Information is deemed reliable but not guaranteed.

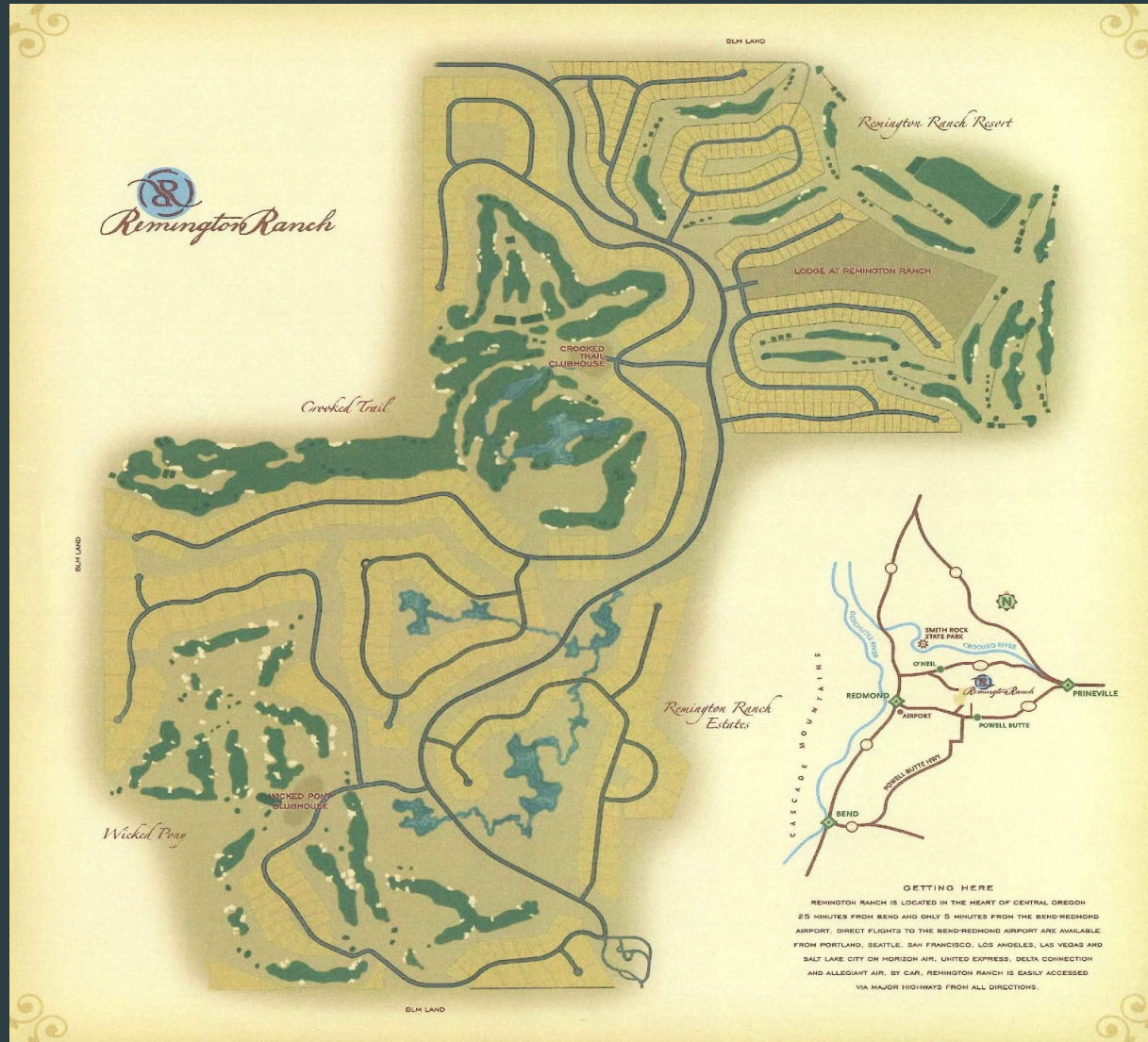
Live Life Well...



4,384 sq ft Sales Office/Ranch Managers Office



Original Concept





For more information Please Contact

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- ▶ Site tours may be arranged