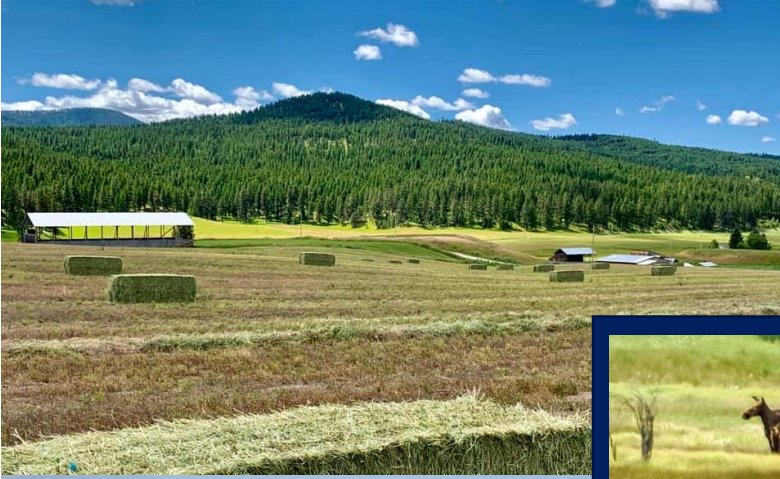


WAUCONDA RANCH

3860+ Acre Working Cattle Ranch



Located near Tonasket, Wa

In the foothills of Mt. Bonaparte and Mt. Anne with access right off of Highway 20! Over 860 acres with NO Conservation Easements. 200+ grazing capacity. Approximately 110 pair capacity year-round when farming all hay.

Property includes 2 lodge style homes, a hunting cabin, 2 sets of cattle facilities, multiple barns, sheds, and a shop. Sawmill nestled in the timber for sawing your own beams up to 14". Beautiful alfalfa and grass fields, meadows, multiple adjudicated water sources as well as 2 creeks, a pond, and responsibly managed timber that is connected to thousands of acres of United States Forest Service. Wauconda Ranch also holds the USFS grazing Permit for the Mt. Annie Allotment that is over 3000 acres- available after this grazing season. Just let them out your back gate! Endless hunting opportunities both on the property and on USFS land, with our very own elk herd! We also see fantastic deer, bear and cat throughout the property. Small game opportunities in the spring keeps you sighted in for the big game!

3500ft elevation with year-round recreation right in your own back yard! Snowmobiling, hiking, fishing, horseback riding, you name it!

20 minutes away from Tonasket or Republic with easy access on Highway 20 that is well maintained all year round. Tonasket School bus picks up right at the driveway! Republic School Bus picks up within 2 miles. 50 minutes from Omak, so just about anything you need is within an hour of this oasis in the mountains. We even have high speed internet! 5G cell coverage coming soon.

Five parcels marked in red, 4 through Wauconda Ranch, LLC. Additionally, 1 home and 40 acres owned by Boyd and Megan Kinney. A 3000+ acre USFS grazing permit property is bordering the south, (in light blue) detailed map below.

