

## 12750 SE Carey, Prineville – Historic Homestead & Private Oasis

Experience the rare opportunity to own a piece of history in Crook County! This remarkable 120-acre homestead is surrounded by park reserves and BLM land, offering unparalleled privacy and breathtaking natural beauty. From incredible rock formations to its close proximity to the reservoir, this property is a true oasis for outdoor enthusiasts.

### Property Highlights:

- **Newly Remodeled Home**
  - 3 bedrooms, 2 bathrooms
  - Open floor plan ideal for gatherings and events
  - Large kitchen with a wraparound granite bar
  - Copper sink & newer stainless-steel appliances
  - Hickory cabinets with soft-close doors
  - Reclaimed lumber & beams sourced from the property
- **Equestrian & Livestock Facilities**
  - **1600 sq. ft. Heated & Insulated Shop**
    - 10,000lb car lift
    - Enclosed office and showroom
  - **36x48 Barn**
    - Stalls & tack room
    - Automatic livestock watering in each stall
  - **5040 sq. ft. Indoor Arena** for year-round use
  - Corrals, pastures, and cross-fencing
  - BLM grazing allotment of 2,200 acres @ \$63/year
  - Amazing horseback riding, hiking & recreational opportunities

### Additional Features:

- Maps, history video, and additional information available
- Home sits at **3,800 feet elevation**
- **Auto drip system** on curtilage acreage
- Main home fenced with a **front yard recirculating pond**
- **1200-gallon cistern** in NW corner fed by a spring
- Overflow from the spring drains to the pond year-round
- Historic **old smokehouse** on the north side

- **Single-phase power** to the main transformer (underground to home)
- **Manual generator setup** & hard-line telephone
- **Wash rack** in front of barn (24x36 with 4 stalls)
- **2 automatic heated water tanks** with tankless electric water heater
- **Hay shed** with 40-ton capacity
- **3 tractors (available outside of escrow) & 3 Ritchie waters** wired for electric
- Well head outside pump house, providing all livestock water
- **Pump switch** for the Ritchie water system (located on pump house)
- Pump is **less than 10 years old**
- **Two 12x24 loafing sheds**
- **60x88 covered structure** with 16-ft eaves, gravel & sand footing
- **Lights & frost-free hydrants inside**
- **Fenced acreage** includes two 5-acre sections and a 20-acre section

This unique and historic property is truly one-of-a-kind, offering everything from modern comforts to equestrian and ranching excellence. Whether you're looking for a private retreat or a working ranch, **12750 SE Carey, Prineville** is ready to fulfill your vision.

For more details or to schedule a tour, contact us today!