

# FAY

## EIGHTMILE CREEK ESTATE

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Dufur, Oregon  
\$1,995,000  
323± ACRES





FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS

# INTRODUCTION

Nestled within a serene enclave mere miles from the majestic Columbia River Gorge, Eightmile Creek Estate presents an unparalleled retreat farm, exuding both luxury and the rustic charm of Oregon's fertile lands. Spanning over 323± acres, this estate boasts a dual dwelling setup: a 4,432± square-foot custom-built residence, graced with sophisticated finishes, alongside a timeless 2,164± square-foot farmhouse, preserved to perfection. Perched above the namesake Eightmile Creek, these homes are set against a backdrop that transforms the estate's gardens into something out of a storybook.

The estate's expansive grounds feature 76± acres of undulating hillside terrains tillable, annually cultivated for dryland cereal crops such as fall wheat. Beyond the cultivated fields lie rolling hills and draws, which serve as a sanctuary for a thriving hybrid mule/black-tail deer population, lending the estate an air more akin to a wildlife ranch than a mere wheat farm.

At the zenith of Eightmile Creek Estate's rolling hills, one can bask in the breathtaking 360-degree panoramas of the Cascade Mountains and the vast expanse of north-central Oregon's landscape. Alternatively, the tranquil refuge found at the hollow's base offers a peaceful respite, where the melodious flow of Eightmile Creek can be enjoyed from the luxury home's deck—a truly awe-inspiring experience.

Further enriching this estate are its distinct features: a custom home built in 2000 with three bedrooms and three bathrooms, adorned with luxurious finishes; a secondary three-bed/one-bath dwelling perfect for accommodating guests and family; and the creek itself, enhancing the scenic beauty of the two homes' backyards. The property's elevation grants spectacular scenic vistas, easily accessible via a well-maintained road, while the land's composition supports both crop cultivation and cattle grazing.

# QUICK FACTS

- 323± deeded acres with 76± acres of tillable farm ground suitable for wheat
- A 4,432± square foot custom home, built in 2000, with 3 beds, 3 baths, and luxury finishes
- A second dwelling 2,164± square foot 3bed/1 bath for guests and family
- Eightmile Creek flows through the backyards of the two homes making for remarkable setting
- The rolling hills of the acreage are home to herds of deer and the property qualifies for up to 2 LOP tags (buyer to verify with ODFW)
- Amazing scenic vistas from the property at higher elevations, and road to access the property with ease
- The farm ground and rangeland is very suitable for cattle grazing
- Less than 2 hours from Portland, Oregon, and less than 3 hours from Bend
- Less than 20 minutes from world-class windsurfing and fishing for sturgeon on the mighty Columbia River
- The farm ground is currently under a crop-share lease

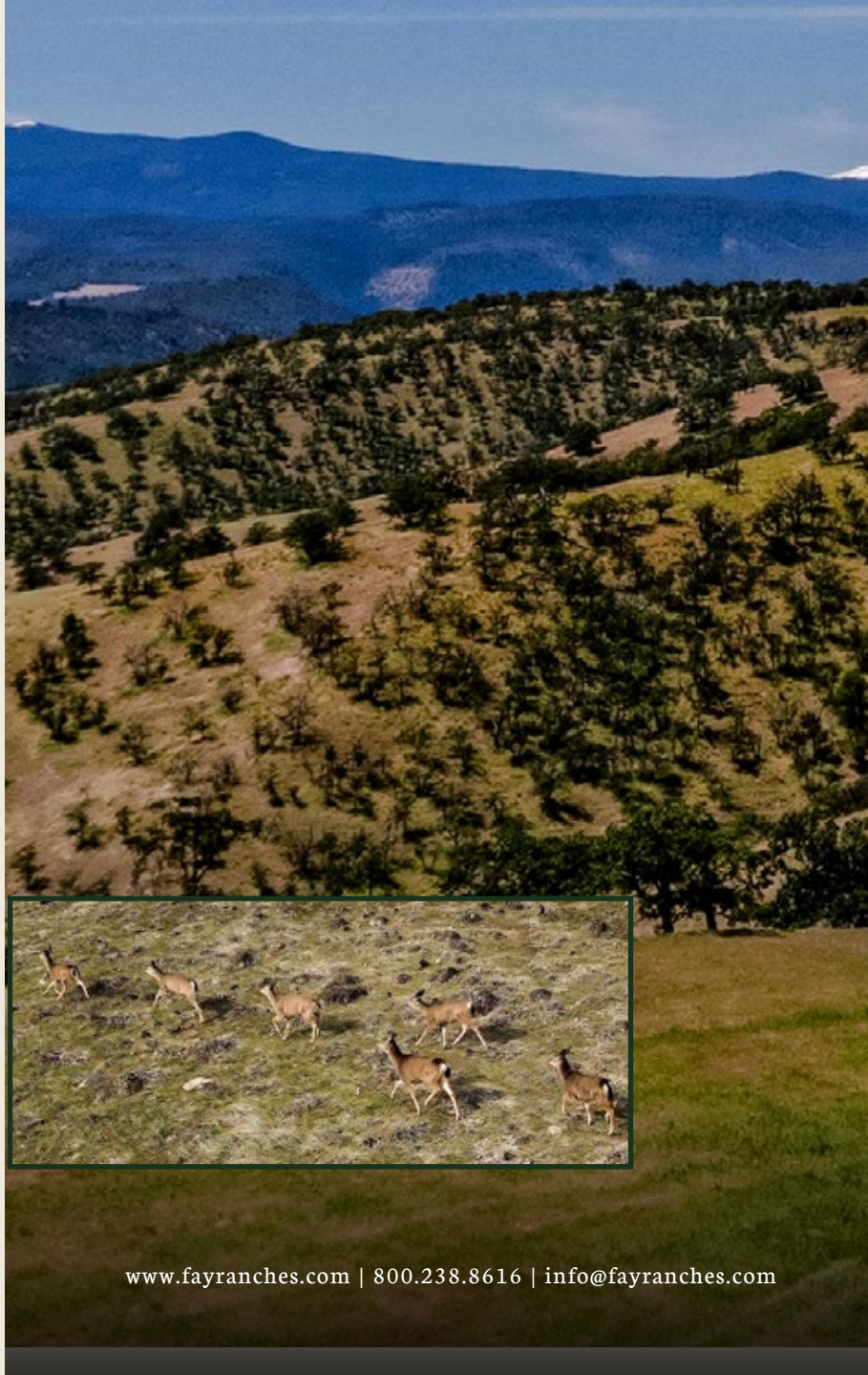






# ACREAGE

Eightmile Creek Estate consists of a single parcel that was created in a recent land use decision. Parcel #1 is 323± acres and comprises portions of former tax lot 01S-13E-1400. Of the 323± acres, 1.5± acres sites the two homes and landscaping, 76± acres are tillable farm ground (16± acres are considered “bottom ground”), and the balance (245± acres) is rangeland.







## SCENIC VISTAS

From the bottom of the “hollow” of Eightmile Creek Estate, you can see the north-central Oregon countryside’s rolling hills and treed draws. These hills consist of wheat ground, which is bright green late in the winter, spring, and early summer, and then turns to the amber hues of wheat in the late summer.

From the top of the property’s rolling hills, you can witness breathtaking views of the Cascade Mountains, including Mount Hood, Oregon’s tallest peak.





# IMPROVEMENTS

The 4,432± square foot custom-built home is truly a marvel to go hand in hand with the property. Of the three bedrooms, two are primary bedrooms with connected bathrooms. The bathrooms have granite counters and tile showers and are roomy without being overwhelming. The kitchen overlooks a great room for family gatherings. It also has granite counters, custom wood cabinets, a gas range, and a large island for entertainment. The great room also has a designated dining area, with French doors that open onto the deck. An office with custom built-in wood shelving is also adjacent to the great room.



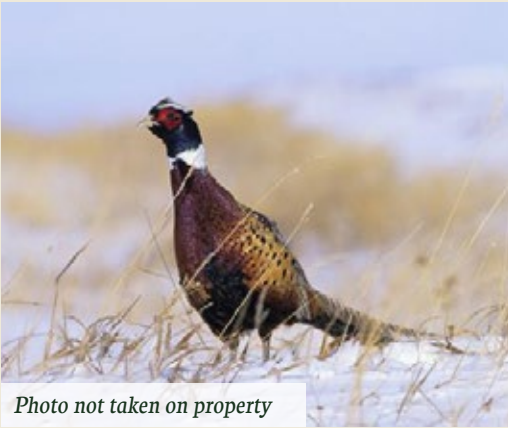
Movie night will be a blast in the large living room that comprises a mid-level between the first and second floors. There is a propane fireplace to set the mood and room for a large television. Upstairs is another living room, the second primary bedroom, and the third bedroom, which holds up to four twin beds for family and friends, as well as an exercise room. The home has luxury finishes like custom hardwood trim, real hardwood floors, and more.



The second home, built in 1876, has been cared for and updated for modern living. The two-story home has a kitchen, bathroom, and primary bedroom on the main level and two bedrooms on the second floor. Both the exterior and interior are in impeccable condition.



# RECREATION



*Photo not taken on property*

## HUNTING | WILDLIFE

The ranch boasts an abundant population of mule deer and black-tailed deer; with landowner tags available, it makes the fall deer hunting tradition a must. Additionally, the ranch is home to good pheasant, Hungarian partridge, and California quail populations. The Eightmile Creek Estate area is also home to wild turkeys.



*Photo not taken on property*

# FISHING

The Columbia River, renowned for its diverse fish population and breathtaking scenery, offers anglers an unparalleled fishing experience. Flowing through the Pacific Northwest, this majestic river stretches over 1,200 miles, carving its way through rugged landscapes, lush forests, and sweeping valleys.



*Photo not taken on property*



One of the main draws for anglers on the Columbia River is its abundance of salmon and steelhead. Chinook, coho, sockeye salmon, and steelhead migrate upstream from the Pacific Ocean to spawn in the river's tributaries, providing opportunities for fishing enthusiasts. Spring and fall Chinook salmon runs are particularly popular, attracting anglers from far and wide. These prized fish, known for their strength and size, offer thrilling battles against the current, making for an exhilarating fishing experience.

## OTHER

The Columbia River Gorge, just minutes away from the Eightmile Creek Estate, offers world-renowned windsurfing and kiteboarding. The combination of ocean-driven winds tunneled through the gorge with a large body of calm water makes for a remarkable setting for the activity. If a person wishes, there are beaches/launch areas in The Dalles (15-20 mins), or for a slightly longer drive, you can travel to Hood River (35-40 mins), which is known as the “windsurfing capital of the world.”

Both The Dalles and Hood River offer fine dining and shopping, including local breweries and distilleries. There is a multitude of museums, art galleries, and state parks to browse as well. For the skiers in the family, Oregon's tallest mountain and one of largest ski resorts in Oregon, Mount Meadows, is just under an hour away.

*Photo not taken on property*



# RECREATION

## OTHER

Wasco County offers various recreational activities for outdoor enthusiasts and nature lovers in the heart of Oregon's scenic landscapes. From the rugged beauty of the Columbia River Gorge to the tranquil landscapes of the high desert, there's something for everyone to enjoy in this captivating region.

For hikers and outdoor adventurers, Wasco County boasts an extensive network of trails that wind through pristine wilderness areas, offering opportunities to explore breathtaking vistas, lush forests, and cascading waterfalls. The Columbia River Gorge National Scenic Area is home to some of the most iconic hikes in the region, including the challenging trails of Dog Mountain and the scenic overlooks of Rowena Crest.

Water sports enthusiasts will find plenty of opportunities for adventure on the mighty Columbia River, with kayaking, windsurfing, and stand-up

Mount Hood



Photo not taken on property



paddleboarding options. The Deschutes River, which runs through the county, is also a popular destination for whitewater rafting and fishing.

For those seeking a more leisurely outdoor experience, Wasco County offers numerous parks, picnic areas, and scenic viewpoints where visitors can relax and take in the natural beauty of the surroundings. The Dalles Riverfront Trail, for example, provides a picturesque setting for walking, jogging, or simply enjoying a quiet afternoon by the water.



Columbia River Gorge

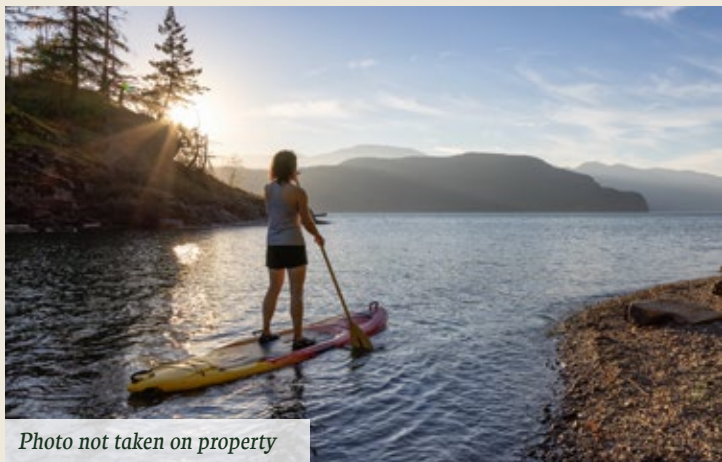


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# INCOME OPPORTUNITY

The Eightmile Creek Estate is currently in a crop-share lease with a local farmer on the 76± acres of farm ground and the majority of the rangeland (245± acres) for grazing. The leasing of the farm makes for incredibly low maintenance costs to keep the property in a quality state. The seller will share details of the lease with prospective buyers after an NDA is signed.



*Photo not taken on property*





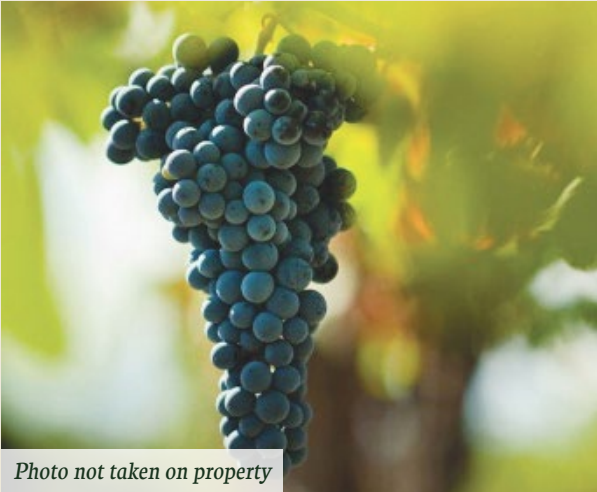


# AREA HISTORY

Wasco County, Oregon, has a rich and multifaceted history that spans centuries. Initially inhabited by indigenous peoples, including the Wasco, Wishram, and Warm Springs tribes, the region played a vital role in the Lewis and Clark Expedition as Meriwether Lewis and William Clark journeyed through the Columbia River Gorge in the early 19th century. The area later became a significant part of the Oregon Trail, attracting pioneers seeking a better life during the westward expansion. The establishment of The Dalles as a major trading post in the mid-1800s further solidified the region's importance in the development of the American West. Wasco County was officially formed in 1854, and its growth was spurred by agriculture, timber, and the expansion of transportation infrastructure. Over time, the county has witnessed the ebb and flow of industries, the construction of dams along the Columbia River, and the evolution of its communities, all contributing to the diverse historical tapestry that defines Wasco County today.



*Wasco County Courthouse*



*Photo not taken on property*

## NEARBY ATTRACTIONS & ACTIVITIES

Wasco County, Oregon, boasts a wealth of natural wonders and cultural attractions that cater to a variety of interests. One must-visit destination is the breathtaking Columbia River Gorge, a scenic area offering numerous hiking trails, waterfalls, and stunning viewpoints. Multnomah Falls, one of the tallest waterfalls in the United States, captivates visitors with its majestic beauty.

For those interested in history, the Columbia Gorge Discovery Center & Museum provides a fascinating journey through the region's past, showcasing exhibits on Native American culture, Lewis and Clark's expedition, and the impact of the Oregon Trail. The museum's interactive displays and engaging presentations make it an educational and enjoyable experience for all ages.

Nature enthusiasts will find themselves drawn to Cottonwood Canyon State Park, a vast and pristine landscape along the John Day River. This park offers opportunities for hiking, camping, and birdwatching in a serene and untouched environment. The stunning vistas and diverse ecosystems make it a haven for outdoor enthusiasts seeking a peaceful retreat.

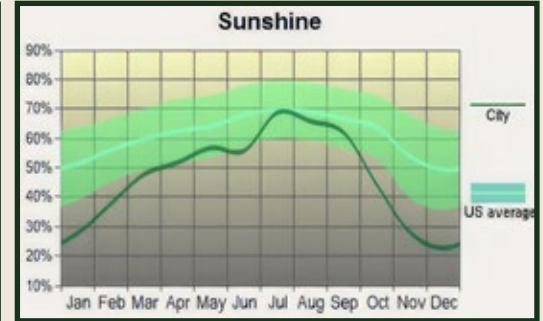
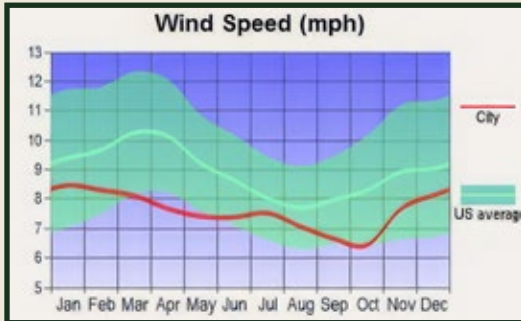
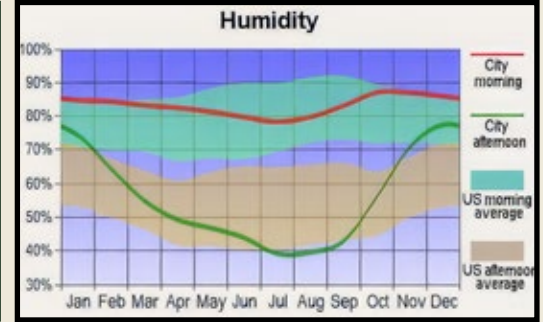
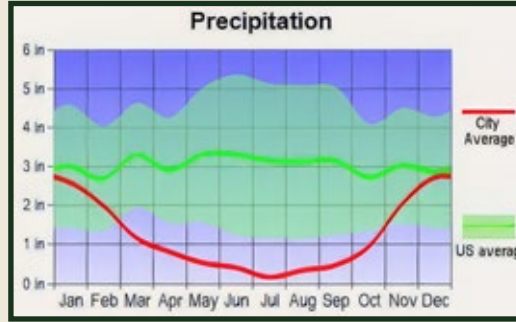
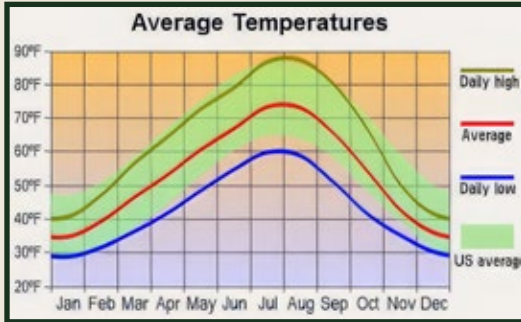
Visitors seeking a taste of the region's agricultural bounty can explore the orchards and vineyards of the Columbia Gorge Wine Country. With a variety of wineries and fruit farms, this area offers a delightful blend of scenic beauty and delicious local produce. Wine tasting tours provide an opportunity to savor the flavors of the region while enjoying panoramic views of the surrounding landscapes.

Overall, Wasco County, Oregon, presents a harmonious blend of natural wonders, cultural richness, and recreational activities, making it an ideal destination for those seeking a diverse and fulfilling travel experience.

# CLIMATE

The Dalles/Dufur, Oregon, experiences a semi-arid climate with hot, dry summers averaging in the mid-90s (°F) and cold winters with occasional snowfall and temperatures dropping below freezing, while spring and fall offer milder conditions.

Climate charts for nearby The Dalles, Oregon, courtesy of <https://www.city-data.com/city/The-Dalles-Oregon.html>





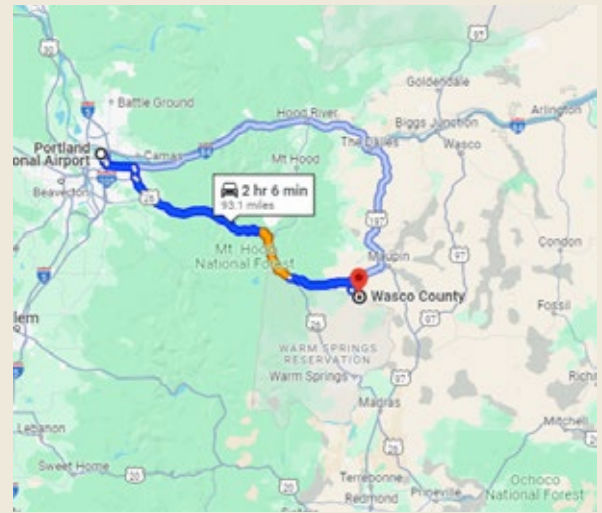
# LOCATION

Wasco County, named after the Native American tribe who resided in the area, is bordered on the north side by the Columbia River. Its population was 25,000± according to the 2020 census, and the county seat and largest city is The Dalles. The Dalles is 15-20 minutes from the property and sits on the banks of the Columbia River. The major economic driver for the county is agriculture, specifically wheat, orchard, and livestock ranching. Warm ocean air carried in on the Columbia River keeps most of Wasco County in a mild climate compared to most of eastern Oregon.

# GETTING THERE

From Bend, Oregon:  
Via US-97 and US-197: Take US-97 North from Bend. Continue on US-97 N for about 44 miles until reaching the junction with US-197 near the town of Maupin. Turn left onto US-197 N. Follow US-197 N for approximately 46-56 miles until reaching Dufur.



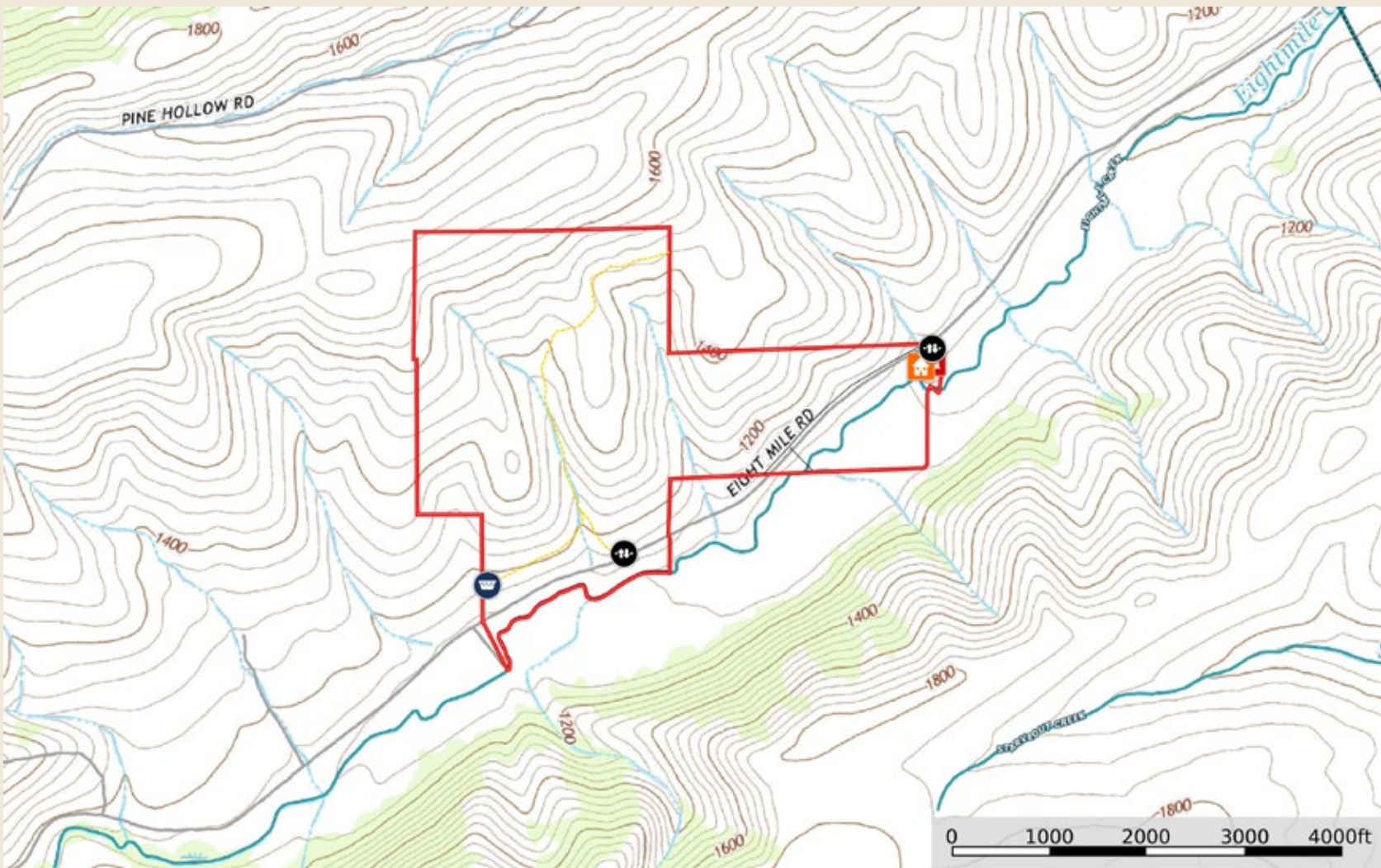


# AIRPORT SERVICES

The nearest major airport to Eightmile Creek Estates is Portland International Airport. Portland International Airport (PDX) serves as the primary aviation gateway to the city of Portland, Oregon, and the surrounding region. Located just northeast of downtown Portland. The journey from Portland International Airport (PDX) to Dufur typically involves a scenic drive through the beautiful landscapes of Oregon. Dufur is located in Wasco County, around 100 miles southeast of Portland.







# MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the seller will convey to the buyer at closing. Mineral rights are not guaranteed. It is suggested that the buyer conduct a mineral search with a title company.

# CONSERVATION | STEWARDSHIP

Each of us at Fay loves the land and wants to see it remain a productive agricultural ground and a quality fish and wildlife habitat. Through promoting thoughtful land stewardship, Fay has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay is proud to say that since our company began in 1992, our clients' conservation ethics and land-use practices have significantly enhanced our work landscape.





# SUMMARY

Eightmile Creek Estate is a gem of a small wheat farm with exceptional homes for discrete buyers. It offers endless opportunities to connect with the land, whether agriculture, hunting, fishing, hiking, or just a plain old family picnic by the creek. The moderate climate of the north-central Oregon region will make for a more pleasant day than not, and the range of topography will allow you to take shelter from the weather or watch it. At the end of the day, enjoy the quality craftsmanship and luxury touches of the custom home and, if needed, the second home for guests. After having family and guests stay a night at the Eightmile Creek Estate, you might have a tough time getting rid of them.





# FAY

## PRICE

\$1,995,000

## TERMS

Cash  
Conventional Financing  
1031 Exchange

**ALSO AVAILABLE**, from the same owner and through the same brokerage, for purchasers desiring a larger operation, is the adjoining Pine Hollow Farm, which consists of 1,152± acres with 749± acres of dryland wheat farm ground, 397± acres of native grazing, two homes, supporting outbuildings and cattle handling facilities. Price: \$1,850,000.

## CONTACT

Please contact **Alex Robertson** at (541) 420-2394 | [arobertson@fayranches.com](mailto:arobertson@fayranches.com), **Scott Coe** at (541) 980-2252 | [scoe@fayranches.com](mailto:scoe@fayranches.com), or **Scott Hawes** at (541) 419-0770 | [shawes@fayranches.com](mailto:shawes@fayranches.com) to schedule a showing. This is an exclusive listing. An agent from Fay must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at [www.fayranches.com](http://www.fayranches.com).

## NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.



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**OREGON REAL ESTATE AGENCY  
INITIAL AGENCY DISCLOSURE PAMPHLET  
OAR 863-015-215 (4)**

*This pamphlet describes the legal obligations of real estate agents in Oregon. Real estate agents and Principal Brokers are required to provide this information to you when they first meet you.*

*This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and an agent or a Principal Broker.*

**Real Estate Agency Relationships**

An "agency" relationship is a voluntary legal relationship in which a licensed real estate agent or Principal Broker, agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction.

Oregon law provides for three types of agency relationships between real estate agents and their clients:

**Seller's Agent** - Represents the seller only;

**Buyer's Agent** - Represents the buyer only;

**Disclosed Limited Agent** - Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

*The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.*

**Definition of "Confidential Information"**

Generally, agents must maintain confidential information about their clients. "Confidential information" is information communicated to the agent or the agent's Principal Broker by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

- a. The buyer instructs the agent or the agent's Principal Broker to disclose about the buyer to the seller, or the seller instructs the agent or the agent's Principal Broker to disclose about the seller to the buyer; and
- b. The agent or the agent's Principal Broker knows or should know failure to disclose would constitute fraudulent representation.

**Duties and Responsibilities of Seller's Agent**

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;

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**LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE OF BUYER AND/OR SELLER AND DATE**

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A Seller's Agent owes the seller the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a Seller's Agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of the above affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between seller and agent.

Under Oregon law, a Seller's Agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

In order to help a seller avoid selecting a buyer based on the buyer's race, color, religion, sex, sexual orientation, national origin, marital status or familial status as prohibited by the Fair Housing Act (42 U.S.C. 3601 et seq.), a seller's agent shall reject any communication other than customary documents in a real estate transaction, including photographs, provided by a buyer.

#### **Duties and Responsibilities of Buyer's Agent**

An agent, other than the Seller's Agent, may agree to act as the Buyer's Agent only. The Buyer's Agent is not representing the seller, even if the Buyer's Agent is receiving compensation for services rendered, either in full or in part, from the seller or through the Seller's Agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A Buyer's Agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and

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7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between buyer and agent.

Under Oregon law, a Buyer's Agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

#### **Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction**

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

1. To the seller, the duties listed above for a seller's agent; and
2. To the buyer, the duties listed above for a buyer's agent;
3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
  - a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
  - b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
  - c. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same Principal Broker (a real estate agent who supervises other agents) establish agency relationships with different parties to the same transaction, only the Principal Broker will act as a Disclosed Limited Agent for both buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The Principal Broker and the real estate agents representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

*You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make an agent your agent without the agent's knowledge and consent, and an agent cannot make you their client without your knowledge and consent.*

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