



FAY

RANCHES[®]*Inc.*

HANSEN RIDGE RANCH

Anatone, Asotin County, Washington

\$1,595,000 | 997± Acres

FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS



Hansen Ridge Ranch | Anacortes, Washington

INTRODUCTION

Hansen Ridge Ranch is a testament to a classic Western way of life in the heart of the breathtaking Grande Ronde River Corridor. Sprawling across nearly 1,000± acres of prime timbered grassland, this property is the perfect getaway for adventurers and ranching enthusiasts.

As you gaze upon the landscape, you'll be captivated by sweeping views of the majestic 4-O Ranch Wildlife Area, a sight that never grows old. With easy access to the Grande Ronde River, rolling pastures, and the serenity of Cottonwood Creek and Cougar Creek flowing year-round, this ranch embodies tranquility and natural beauty. For over 75 years, it has stood as a homestead cattle ranch, and now, it's ready to be your turnkey livestock operation, inviting you to be a part of its rich history.

But the allure of Hansen Ridge Ranch extends far beyond its ranching legacy. This property is a gateway to a world of recreation and adventure. Imagine stepping out your door and having Chief Joseph Wildlife Area's 25,000± acres of public-use land as your backyard playground. Whether you're an avid angler seeking world-class fishing opportunities or a seasoned hunter pursuing the perfect game, this ranch provides unparalleled access to some of the finest outdoor experiences the Blue Mountains offer.

And let's remember the conveniences of everyday life. Hansen Ridge Ranch is not just about a secluded escape; it's also about practicality. You'll find yourself in proximity to essential amenities, ensuring that the rustic charm of country living doesn't come at the cost of convenience. Whether it's a trip to town for supplies or a leisurely drive to soak in the local culture, this ranch offers the best of both worlds.

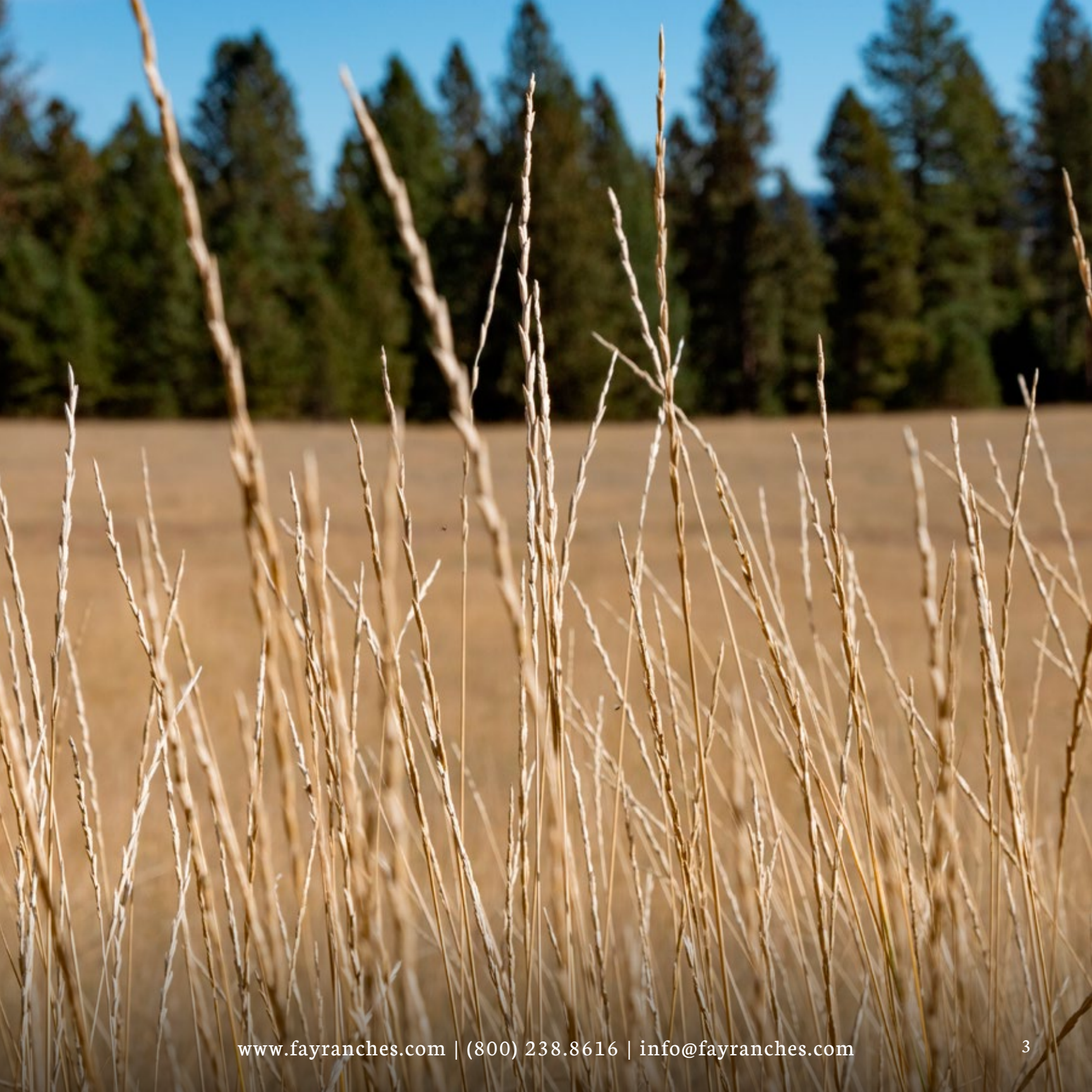
Picture yourself lounging on the patio, a cool breeze rustling through the tall grass and a panoramic view of the Grande Ronde River Corridor stretching out before you. Imagine casting your line into the pristine waters of Cottonwood Creek, the promise of a fresh catch lingering in the air. Or perhaps you're setting out on an adventure through the vast Chief Joseph Wildlife Area, your heart pounding as you follow the trail of elusive game.

In the heart of the Blue Mountains, Hansen Ridge Ranch isn't just a piece of land; it's an opportunity to live a life steeped in the beauty of nature, tradition, and adventure. This is your chance to own a classic Western cattle ranch, where every day feels like a page out of a cowboy's tale, and the memories you create here will be as enduring as the land itself. Seize this opportunity, make Hansen Ridge Ranch your own, and let the landscape and lifestyle it offers become a cherished part of your story.

QUICK FACTS

- 997± Acres
- Views of Hansen River Ferry, a historic river crossing and settlement
- Grande Ronde River offers premium angling close to property
- 4 miles of property bordering public-use lands
- Multiple build sites for a new homestead
- Private acreage on a plateau with a dedicated road to the property
- Multiple ponds and year-round creeks on the property
- Seasonal access to 4-O Wildlife Area
- The property is a stone's throw away from Chief Joseph Wilderness Area
- Over 25,000± acres of public-use recreation land adjacent to the property
- Abundant wildlife corridors for big game come through the ranch





ACREAGE

- 997± total acres

Spanning over nearly 1,000± acres of diverse landscape, Hansen Ridge Ranch offers a vast canvas for your ranching and outdoor living dreams. With primarily sloping grassland meticulously utilized for pasture and cattle grazing, this acreage provides a foundation for a thriving ranching operation. The northernmost parcels of the property are adorned with majestic coniferous trees, adding an enchanting touch of wilderness to the scenery. Amidst this captivating terrain, you'll discover the bounty of several natural springs and stock ponds, ensuring a reliable water supply for your livestock and enhancing the property's ecological richness. What truly sets this acreage apart, however, is its unique bordering feature—the property is flanked by year-round creeks on both its east and west boundaries, imbuing it with the tranquil sounds and natural beauty of flowing water, making Hansen Ridge Ranch a genuinely extraordinary and self-sufficient slice of the Western landscape.



TIMBERLAND

Hansen Ridge Ranch is graced by a stand of natural-growth timber spanning approximately 300± acres. This pristine woodland sanctuary predominantly showcases the grandeur of ponderosa pines, a tree species renowned for its towering stature and enduring presence in the Western landscape. These magnificent pines, with their distinctively tall trunks and characteristically orange-red bark, contribute to the area's scenic beauty and hold immense value as a valuable timber resource. Their straight, robust growth provides abundant high-quality lumber, making them sought-after by timber enthusiasts and professionals.

For those with a penchant for forestry, this stand of ponderosa pines offers a canvas for sustainable timber management and investment. The presence of these majestic trees ensures a renewable supply of timber that can be selectively harvested, providing both financial returns and the opportunity to engage in responsible land stewardship. Whether you envision cultivating this timber resource for personal use or as a means of generating income, these towering ponderosa pines add a layer of richness and potential to the already captivating landscape of Hansen Ridge Ranch.



SCENIC VISTAS

The stunning landscapes of the Grande Ronde River Corridor and neighboring the enchanting Chief Joseph Wilderness Area are breathtaking scenic vistas that will leave you in awe of nature's grandeur. As you explore this pristine wilderness, you'll be treated to panoramic views that showcase the rugged beauty of the Blue Mountains.

Perched atop the rolling hills and ridges of the 4-O Wilderness Area, you'll discover vantage points that offer unobstructed views of the nearby ridgelines. The expansive vistas reveal a tapestry of colors that change with the seasons, from lush greens in spring and summer to the fiery hues of autumn and the serene snowscapes of winter. These vistas are a photographer's dream, with the play of light and shadow creating ever-evolving compositions that change seasonally and offer everything from snowcapped peaks to fields of wildflowers.

The most captivating aspect of these vistas is their ability to transport you to a world of solitude and reflection. The tranquility of the wilderness, the rustle of the wind through the trees, and the distant call of wildlife create a rejuvenating and humbling serenity. Whether you're perched on a rocky outcrop or nestled in a hidden meadow, the scenic vistas invite you to pause, take in the natural beauty surrounding you, and become part of the timeless story of this enchanting landscape.



IMPROVEMENTS

Amidst the timeless beauty of Hansen Ridge Ranch, an expansive canvas awaits your vision. This property offers the promise of opportunity and revitalization. You have the freedom to create a unique architectural masterpiece that seamlessly blends with the landscape, providing a harmonious fusion of modern comfort and classic Western ambiance.

Imagine designing a sprawling ranch house that embodies the rich history of this land while incorporating modern amenities, creating a cozy retreat after a day of ranching, hunting, or exploring the surrounding wilderness. Envision crafting a brand-new residence that captures the essence of your vision, striking the perfect balance of form and function amid the idyllic surroundings of Hansen Ridge Ranch. The choice is yours, and the possibilities are as limitless as the horizon stretching before you.



AREA HISTORY

The local history surrounding Hansen Ridge Ranch and Asotin County is a compelling narrative that unfolds like a treasure trove of stories from the American frontier. Asotin County, situated in the southeastern corner of Washington State, has a rich and diverse history that spans centuries, reflecting the pioneering spirit and resilience of those who settled here.

Long before European settlers arrived, the Nez Perce people inhabited the region, established a deep connection with the land, and left behind a legacy of rich culture and traditions. The Lewis and Clark Expedition set trails in this area in the early 19th century, leaving behind detailed accounts of their journey and interactions with Native American tribes.

The mid-1800s marked a period of rapid settlement and exploration as pioneers ventured westward along the Oregon Trail, seeking fertile lands and a better life. Asotin County became a hub for agriculture and trade with its fertile valleys and access to waterways. The railroad's arrival in the late 19th century further accelerated the region's growth, connecting it to larger markets and communities.

One fascinating chapter in the local history is the story of cattle ranching, which has deep roots in Asotin County. Hansen Ridge Ranch has a legacy of over 75 years as a homestead cattle ranch, contributing to the area's reputation as a center of ranching and agriculture. The ranching heritage and traditions are woven into the fabric of the community, creating a sense of continuity that bridges the past and the present.

Today, Asotin County stands as a living testament to its rich history, with historical landmarks, museums, and cultural events that celebrate the legacy of its indigenous peoples, explorers, settlers, and ranchers. The stories of courage, perseverance, and community that have shaped this region are an integral part of the local identity, inviting residents and visitors alike to connect with the past and appreciate the enduring spirit of the American West.



RECREATION

Beyond the allure of fishing and hunting, Hansen Ridge Ranch and its surrounding landscape offer many recreational opportunities catering to diverse interests. Hiking enthusiasts will find themselves in paradise amidst the sprawling Blue Mountains, where a labyrinth of trails beckons exploration. Whether you seek the challenge of steep ascents or prefer strolls through verdant meadows, these trails unveil stunning vistas, hidden waterfalls, and abundant flora and fauna. Embark on an adventure of discovery and let the beauty of nature envelop you with each step.

For those passionate about equestrian activities, the ranch's vast pastures and rolling terrain provide an ideal setting for horseback riding. Saddle up and meander along scenic trails, immersing yourself in the tranquility of the landscape while forging a deep connection with your equine companion. The surrounding Chief Joseph Wildlife Area also offers excellent opportunities for birdwatching, with its diverse avian population, making it a haven for bird enthusiasts and photographers alike. Additionally, the ranch's proximity to mountain lakes and rivers invites kayakers and paddleboarders to navigate the serene waters, providing a refreshing escape on warm summer days. With these diverse recreational options at your doorstep, Hansen Ridge Ranch is a haven for adventure seekers and outdoor enthusiasts alike.



Photo not taken on property



HUNTING & WILDLIFE

Hansen Ridge Ranch is a stunning landscape for outdoor enthusiasts and a haven for hunting and wildlife enthusiasts. The proximity to the Chief Joseph Wildlife Area and its expansive acreage makes it an ideal location for those seeking the thrill of the hunt and the chance to witness diverse wildlife in their natural habitat.

The Chief Joseph Wildlife Area is renowned for its abundant wildlife populations, offering prime opportunities for both seasoned hunters and wildlife photographers. Throughout the seasons, you can pursue deer, elk, turkey, and upland game birds, creating unforgettable hunting experiences against the backdrop of the Blue Mountains. The vast wilderness surrounding the ranch provides ample room for adventure and exploration, ensuring that each hunt is an opportunity to connect with nature and experience the thrill of the chase.

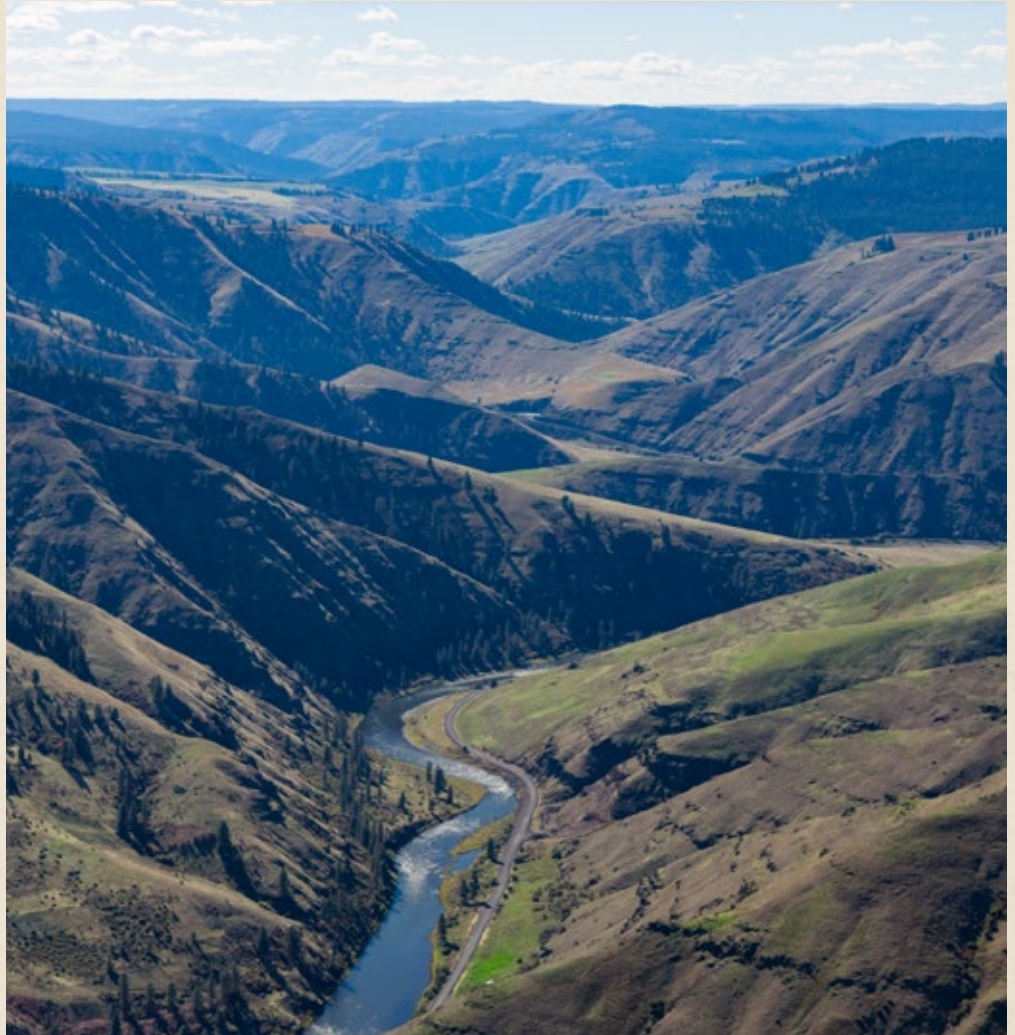
Beyond hunting, wildlife enthusiasts will be captivated by the sheer diversity of species that call this region home. The area is a living canvas of biodiversity, from majestic elk herds to the elusive cougar and bobcat. Birdwatchers will delight in spotting raptors, waterfowl, and songbirds in their natural habitats. The landscapes surrounding the ranch are not just picturesque; they are teeming with life, offering endless opportunities to experience the abundant wildlife that thrives in the Blue Mountains. Whether you're a hunter or a wildlife observer, Hansen Ridge Ranch invites you to become part of this intricate ecosystem and connect with the untamed beauty of the natural world.

FISHING

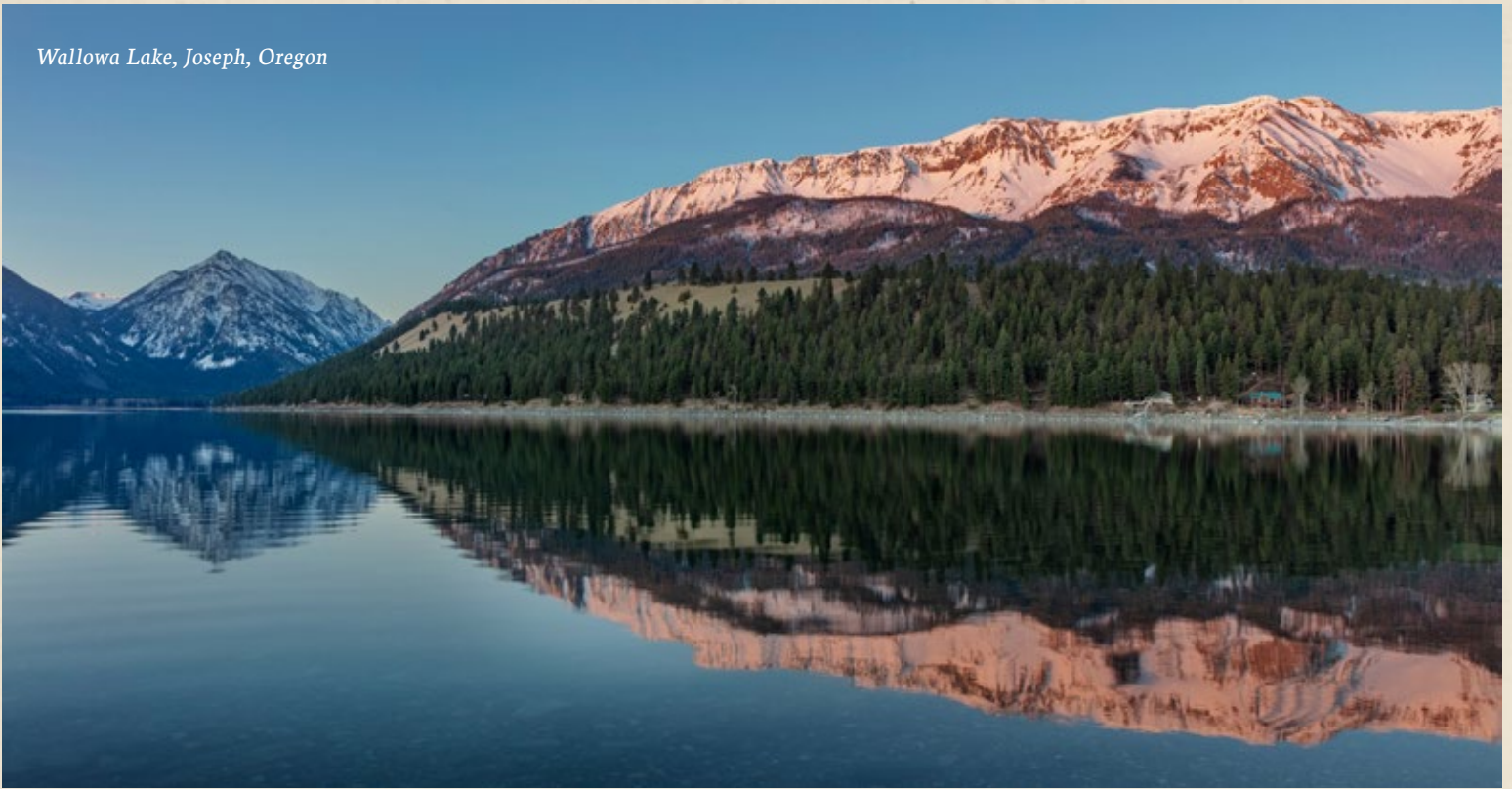
Nestled in the embrace of the Blue Mountains, Hansen Ridge Ranch offers fishing enthusiasts an angler's paradise with convenient access to some of the finest fishing grounds in the region. The crown jewel of this angling haven is the nearby Grande Ronde River corridor, a meandering waterway renowned for its rich diversity of fish species and scenic beauty. Whether you're an experienced angler or a novice with a rod, these pristine waters promise a memorable and rewarding fishing experience.

The Grande Ronde River is home to a robust population of steelhead, rainbow trout, and smallmouth bass, making it a sought-after destination for anglers seeking a challenging catch. Wade into the clear waters and cast your line as you immerse yourself in the tranquility of this idyllic setting. The rhythmic flow of the river and the surrounding rugged landscape create an ambiance that heightens the sense of adventure, whether you're fly fishing in its pristine pools or testing your skills against the mighty steelhead that migrates through these waters.

Whether casting your line in the Grande Ronde River or enjoying the quiet solitude of the ranch's creeks, Hansen Ridge Ranch provides a gateway to a world of fishing adventures. With its unparalleled access to these world-class fishing destinations, this property invites you to embark on a journey of angling exploration and create memories that will last a lifetime.



Wallowa Lake, Joseph, Oregon



OTHER RECREATION

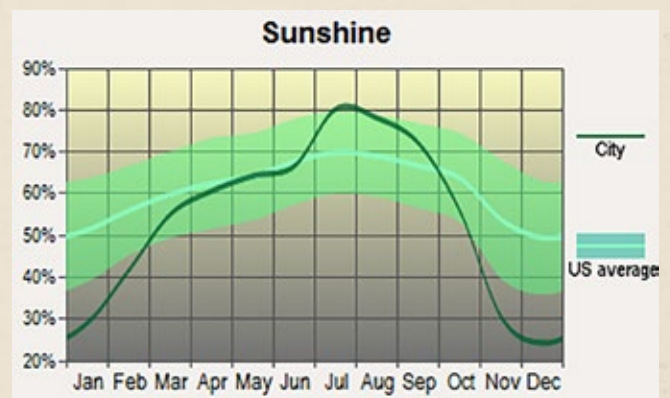
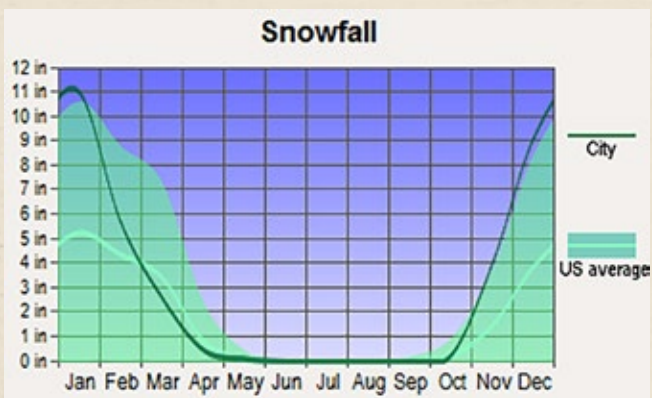
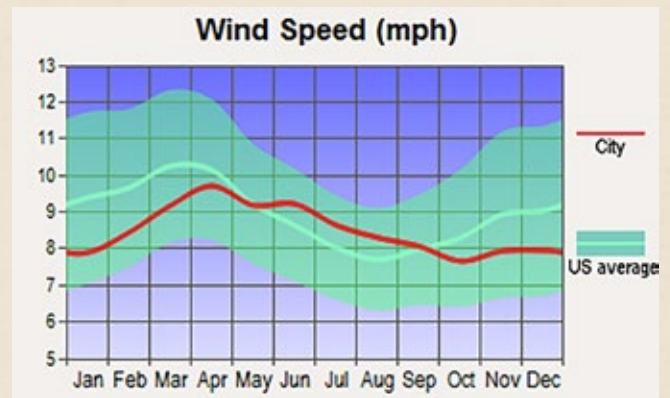
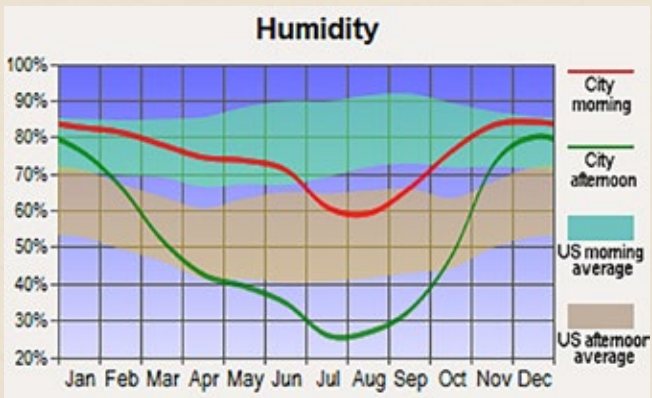
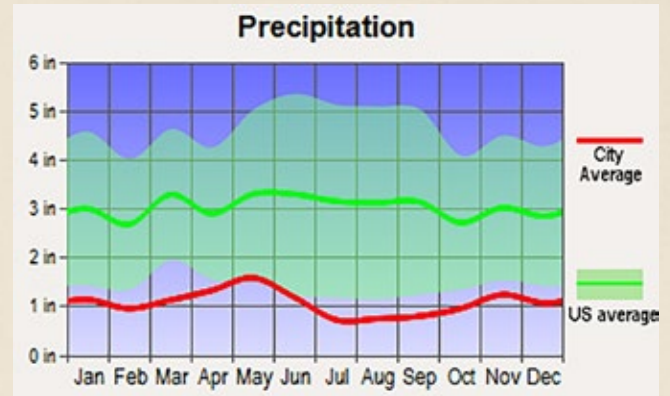
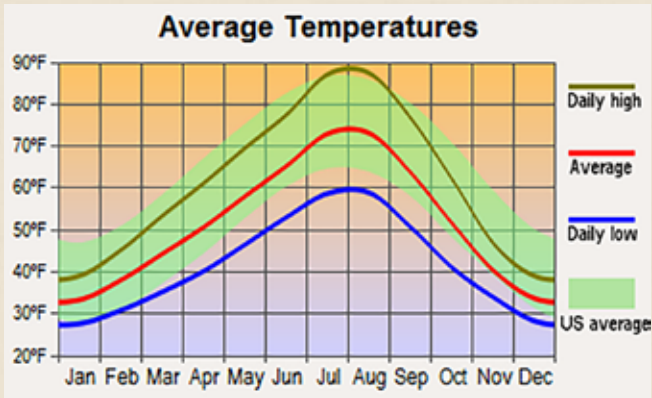
Wallowa Lake, nestled in the heart of the Eagle Cap Wilderness, beckons outdoor enthusiasts with many recreational opportunities. The lake itself, surrounded by towering mountain peaks, offers a serene setting for kayaking, paddleboarding, and fishing. With the majestic Wallowa Mountains as a backdrop, hikers and backpackers can explore an extensive network of trails that wind through pristine alpine meadows and dense forests. These trails lead to breathtaking vistas, including the iconic Matterhorn and Chief Joseph Mountain, rewarding adventurers with panoramic views of the surrounding wilderness.

For a truly unique experience, the Wallowa Lake Tramway provides a scenic ride into the heart of the Eagle Cap Wilderness. As the tram ascends, passengers are treated to unparalleled views of the Wallowa Valley, Wallowa Lake, and the rugged peaks of the Eagle Cap Wilderness. Once at the top, visitors can embark on high-altitude hikes, capturing photographs of the untouched wilderness below. This area transforms into a snow-covered wonderland during winter, inviting skiers and snowshoers to explore the pristine backcountry trails. Whether you're seeking a leisurely day by the lake, an invigorating hike through alpine terrain, or a thrilling tram ride into the heart of the Eagle Cap Wilderness, Wallowa Lake offers a diverse array of recreation options for nature enthusiasts year-round.

CLIMATE

Climate charts for nearby Asotin, Washington, courtesy of <http://www.city-data.com/city/Asotin-Washington.html>

Hansen Ridge Ranch experiences mild winters with snow-capped peaks. Spring brings green meadows punctuated by fields of wildflowers. Summers offer blue skies and perfect temperatures. Fall is picturesque, with autumn colors and brisk weather.



NEARBY ATTRACTIONS & ACTIVITIES

In addition to the captivating beauty and recreational opportunities offered by Hansen Ridge Ranch, the surrounding area boasts many attractions catering to various interests. Whether you're drawn to the great outdoors or prefer exploring charming towns, Clarkston, Washington, and Lewiston, Idaho, along with the region's natural wonders, have something for everyone.



Hells Canyon

For outdoor enthusiasts, the scenic splendor of the Hells Canyon National Recreation Area awaits. Just a short drive from the ranch, this wilderness gem showcases the deepest river gorge in North America, carved by the mighty Snake River. Here, you can embark on exhilarating river adventures, including jet boat tours, whitewater rafting, and hiking along rugged trails that provide awe-inspiring vistas of the canyon's sheer cliffs and pristine waters.

Closer to town, the Lewis-Clark Valley offers many activities, from exploring the beautiful Lewis and Clark Discovery Garden to enjoying a stroll along the Greenbelt pathway that traces the Snake and Clearwater Rivers, offering scenic views and opportunities for birdwatching. The picturesque Hells Gate State Park fields outside Lewiston provide an idyllic backdrop for picnicking, wildlife observation, and family gatherings.

Clarkston and Lewiston boast vibrant downtown areas filled with shops, restaurants, and museums for those seeking a taste of culture and history. Explore the Nez Perce County Historical Society & Museum to delve into the region's rich Native American heritage and pioneer history. Or, for a bit of nostalgia, visit the beautiful Clearwater River Casino and experience gaming and entertainment in a stunning riverside setting.

With its blend of outdoor adventure, cultural exploration, and small-town charm, the Lewis-Clark Valley surrounding Hansen Ridge Ranch offers a dynamic range of attractions that will keep you entertained year-round. Whether casting a line in the rivers, exploring historical sites, or savoring the local cuisine, this region invites you to create lasting memories and discover the hidden treasures of the Pacific Northwest.

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.



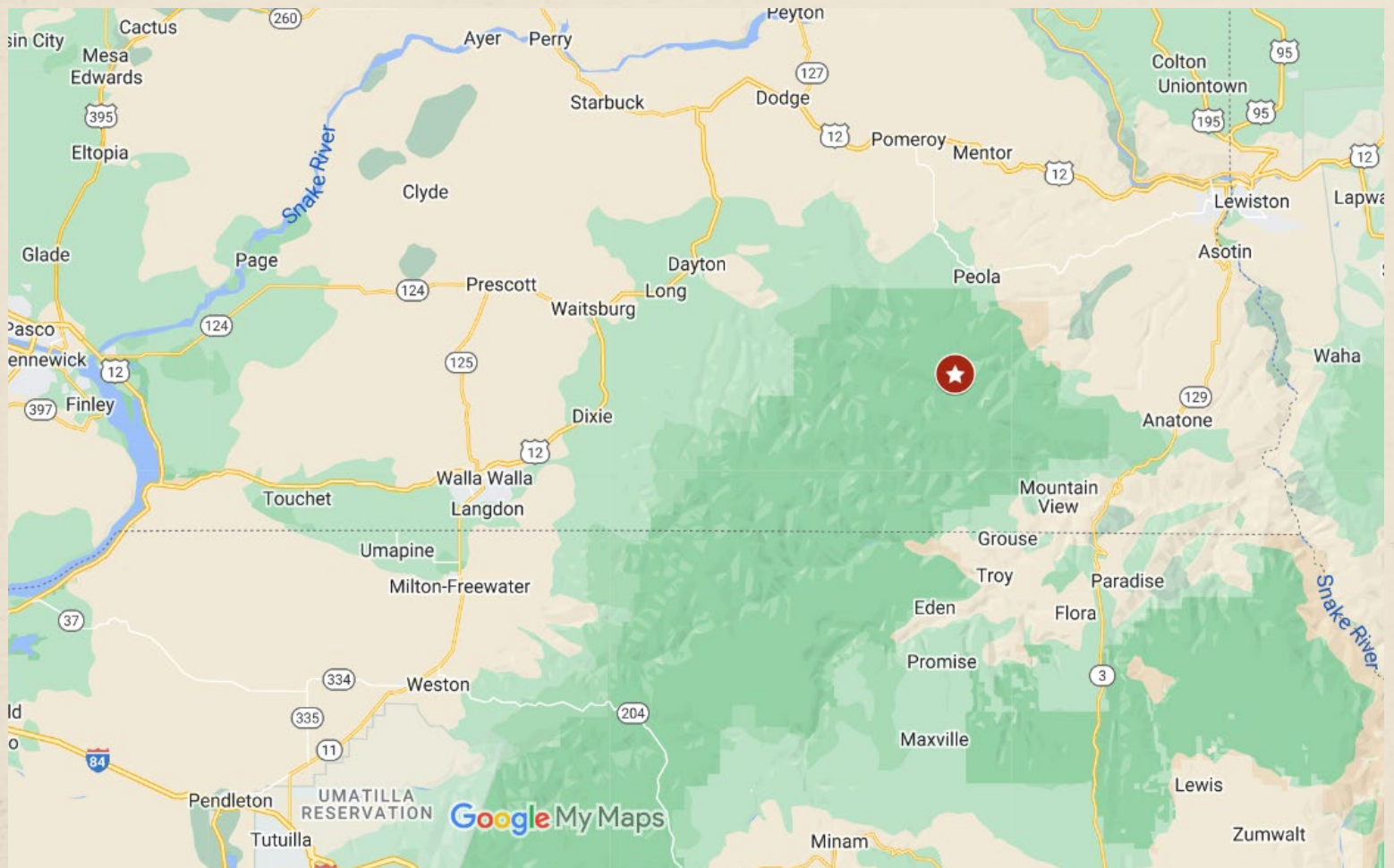
CONSERVATION | STEWARDSHIP

Each of us at Fay Ranches 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 Ranches has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay Ranches 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.

GETTING THERE

From Clarkston, Washington: Begin your journey in Clarkston, Washington, and head south on State Route 129 through Anatone for ~37 miles. Turn right on Grande Ronde Road. Follow Grande Ronde Road for 4.5 miles and turn right onto Cougar Creek Road. Follow Cougar Creek Road for about 1.5 miles and arrive at Hansen Ridge Ranch.

From the South (e.g., Boise, Idaho): If you're traveling from the South, such as Boise, Idaho, start your journey on I-84 W. Continue on I-84 W for approximately 168 miles. Turn right onto OR-82, travel approximately 62 miles, and take OR-3 North at Enterprise OR for ~124 miles to Grande Ronde Road on the left. Follow Grande Ronde Road for 4.5 miles and turn right onto Cougar Creek Road. Follow Cougar Creek Road for about 1.5 miles and arrive at Hansen Ridge Ranch.





AIRPORT SERVICES

Lewiston-Nez Perce County Airport (LWS):

Lewiston-Nez Perce County Airport is the nearest commercial airport to Hansen Ridge Ranch, approximately 30 miles away. It serves the Lewiston-Clarkston Valley region and offers regular regional flights. This airport provides a convenient and accessible option for travelers heading to or departing from the area.

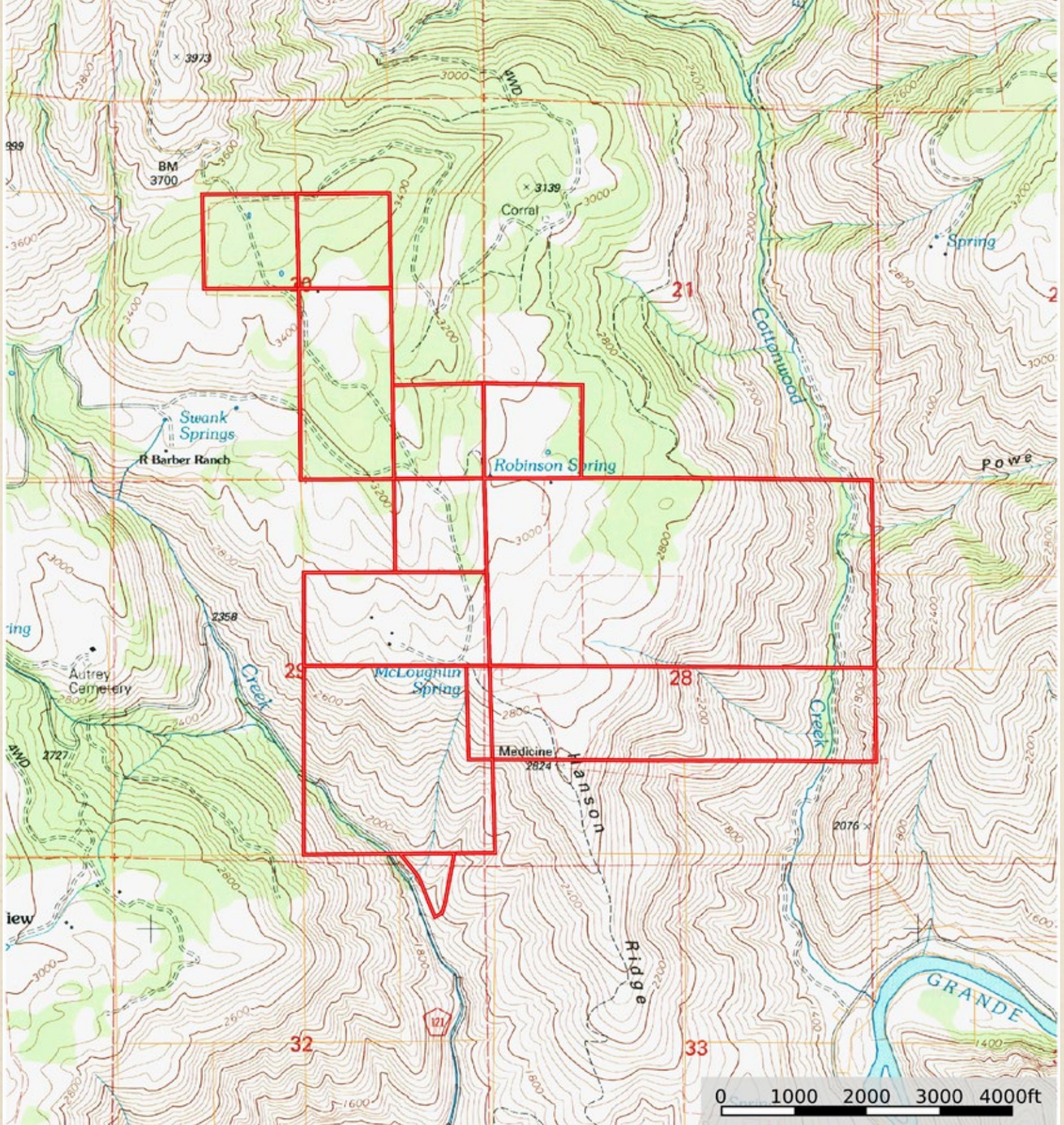
Pullman-Moscow Regional Airport (PUW):

Located about 60 miles from Hansen Ridge Ranch, Pullman-Moscow Regional Airport serves the communities of Pullman, Washington, and Moscow, Idaho. While it's a regional airport, it offers commercial flights that provide another choice for travelers to access the vicinity of Hansen Ridge Ranch.

Spokane International Airport (GEG):

Spokane International Airport is the region's largest and most significant airport, approximately 100 miles from Hansen Ridge Ranch. It serves Spokane, Washington, and offers broader flight options. From Spokane International Airport, travelers can access connecting flights to major cities and destinations.

These airports offer a range of options for travelers, including regional and commercial flights, making it convenient for individuals arriving at or departing from the vicinity of Hansen Ridge Ranch. Depending on your travel preferences and needs, you can select the most suitable airport for your journey.



SUMMARY

Hansen Ridge Ranch, set against the breathtaking landscapes of Asotin County, offers a unique blend of opportunities for those seeking a quintessential Western lifestyle. Encompassing nearly 1,000± acres, this property presents a turnkey cattle ranching operation with a rich history of over 75 years. Rolling pastures, natural springs, and year-round creeks create the ideal setting for livestock grazing.

Beyond ranching, Hansen Ridge Ranch borders the Chief Joseph Wildlife Area, providing unparalleled access to 25,000± acres of public land, making it a hunter's paradise. Abundant game species roam these woods, offering thrilling hunting opportunities. This property isn't just land; it's an invitation to embrace the Western way of life, where cattle ranching and exceptional hunting access converge in an unforgettable landscape.





PRICE

\$1,595,000

TERMS

Cash, 1031 Tax Exchange

CONTACT

This is an exclusive co-listing with Fay Ranches, Inc and United Country River Rock Realty. Please contact **Blaine Bickelhaupt at (509) 520-5280 | bbickelhaupt@fayranches.com or Arlen Olson at (509) 758-6380 | riverrockrealty@icloud.com** to schedule a showing. An agent from Fay Ranches or Co-Listing Agency 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.

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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