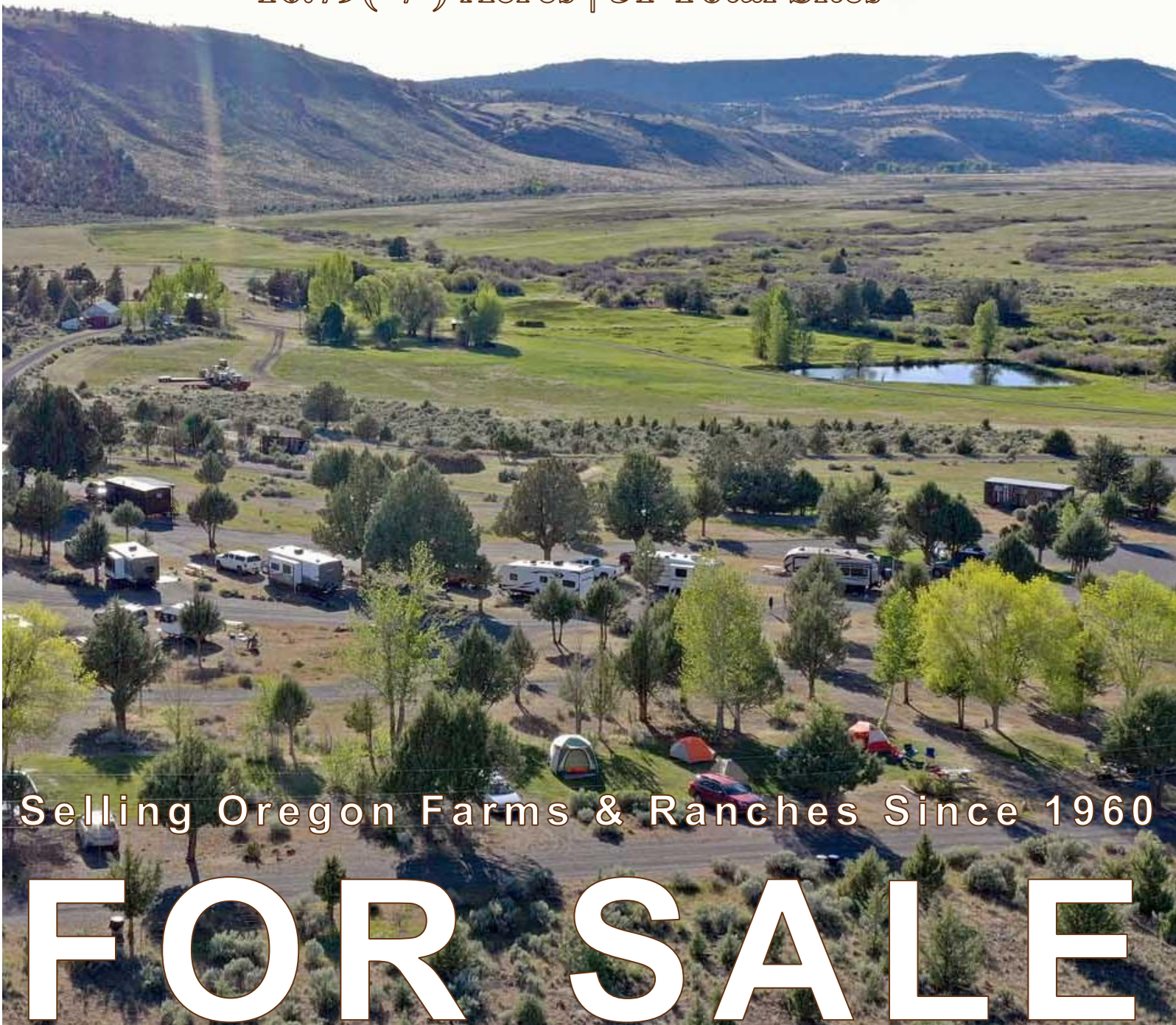


Reduced to \$1,775,000

Steens Mountain Wilderness Resort
16.79(+/-) Acres | 51 Total Sites



Selling Oregon Farms & Ranches Since 1960

FOR SALE



Steens Mountain Wilderness Resort offers a rare investment opportunity in one of the Pacific Northwest's most unique scenic landscapes. Located just outside Frenchglen, Oregon, this immaculately maintained 16.79-acre property serves as the primary "Gateway to the Steens". Bordering the Malheur National Wildlife Refuge and surrounded by vast public lands, the resort is a major hub for travelers, hunters, and anglers seeking a basecamp for adventure. With a high level of operational efficiency, the business yields a 11.5% return on investment and benefits from nearly zero advertising fees, relying on a loyal base of frequent customers who return year in and year out.

This profitable venture is uniquely structured for a balanced lifestyle, operating only eight months out of the year. This seasonal schedule provides the owner with a whopping four-month off-season, offering the perfect opportunity to snowbird while the property is winterized. Guest accommodations are diverse and in high demand, featuring 10 total cabins, including seven units equipped with kitchenettes, air conditioning, and bathrooms. Among these is 'The Homestead,' a premium 924-square-foot, two-bedroom residence featuring private laundry, a heat pump, and a covered porch overlooking the refuge.

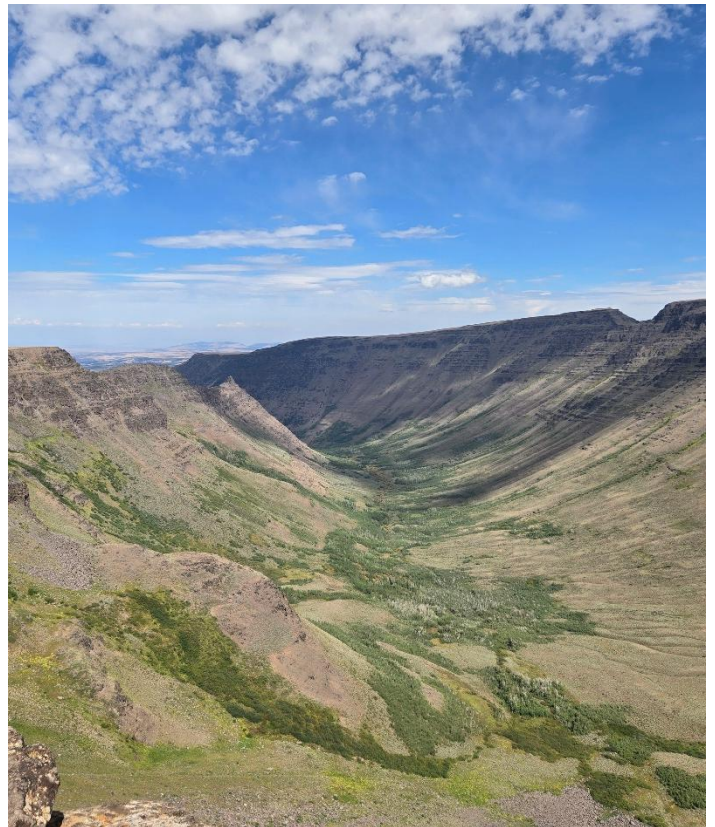
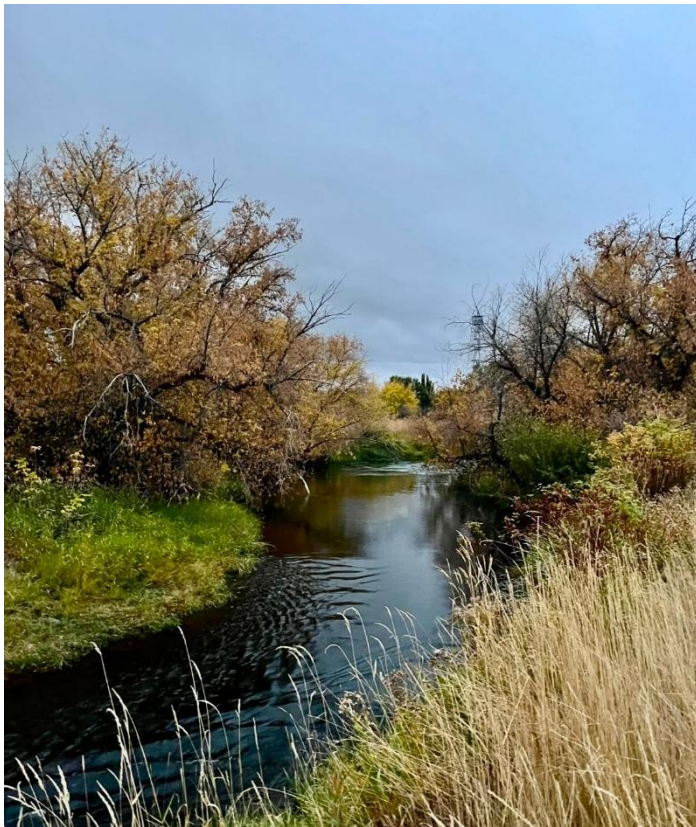
For RV travelers, the park provides 32 full-hookup sites, including both 30 and 50-amp options, along with 12 additional tent sites. Every site is cleanly numbered and most are furnished with its own picnic table and fire pit, reflecting the substantial pride of ownership found throughout the park. Operational infrastructure is equally robust, including a spacious office building with a retail store, guest laundry, and showers. A maintenance shop includes storage for tools and equipment along with pull through garage doors while featuring a "man cave" with epoxy flooring and AC, providing an organized space for any project.

The crown jewel of the property is a 2,996-square-foot custom residence that is a 5 bedroom, 3 bathroom setup situated on its own private tax lot. Built in 1998 from beautiful juniper logs, this two-story home features an open-concept kitchen with quartz countertops and wooden cabinets that flow into a vaulted family room with a massive rock fireplace. A custom spiral staircase leads to a master suite with a large jacuzzi tub, while large windows provide breathtaking, natural-light-filled views of the valley.

Recreational opportunities just outside the boundary are endless, from exploring the 66-mile Steens Mountain Loop Road to fly fishing for native Redband trout. Guests enjoy nearly 15 hours of summer daylight for hiking glacial gorges or spotting wild horses and bighorn sheep. After dark, the region offers some of the most spectacular stargazing in the country under true dark skies.

Steens Mountain Wilderness Resort represents an exceptional turnkey investment, offering a consistent 11.5% return on investment with a loyal, repeat customer base and a flexible eight-month seasonal schedule that allows for a dedicated four-month snowbird lifestyle in the heart of Oregon's most breathtaking high-desert recreation. This is not just an investment; it is a gateway to an unforgettable high-desert lifestyle that pairs strong financial performance with the freedom to explore.





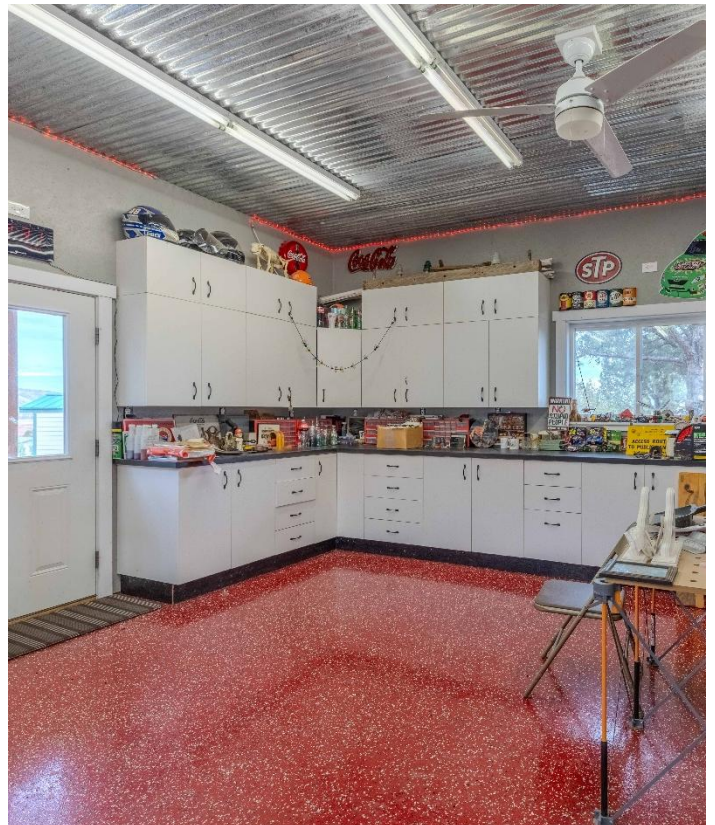
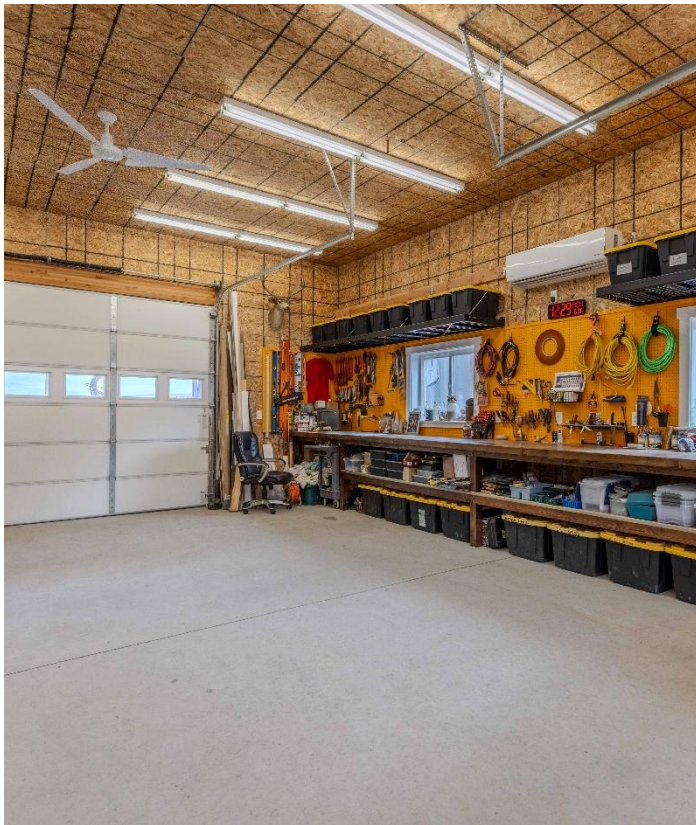


Resort Improvements

With substantial pride of ownership the park is extremely clean, from the office space to the cabins to the campsites. The main office is spacious with a large covered front entrance. The exterior has lap hardie plank siding, metal roof, vinyl windows, and features mini splits for the hot summer days. The office space is located at the beginning of the resort with check ins for the guests, bathrooms equipped with showers, laundry facilities, storage, and a small store with apparel, snacks, and supplies for the guests.

Next to the front office is a maintenance shop, storage containers for parts throughout the park, and one of the higher demanding units in the resort, 'The Homestead'. The two outbuildings match the office space with the same paint job, siding, roof, and windows. The shops mancave features red poly flooring, sheet ceiling, and a range of built in cabinets and storage before entering the main portion of the building. The main shop includes pull through doors, a work bench that spans the entire length of the building, mini split, and ceiling fans to help circulate the air. The space has direct access to the 2 storage containers and organized/labeled storage throughout.







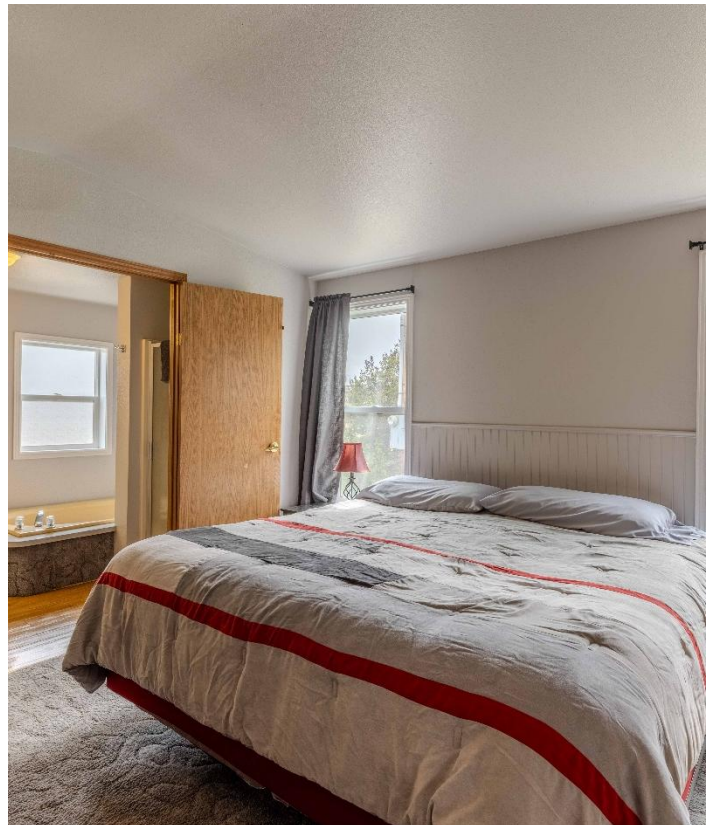
Resort Cabins, RV Sites, & Tent Sites

Now getting into the resort itself, 'The Homestead' is regarded as one of the highest demanding units aside from the cabins. The homestead is a 2 bedroom, 2 bathroom setup with a covered front porch looking out toward the Malheur Wildlife Refuge. The bedrooms and bathrooms are either end of the home, creating their own private space. The kitchen, living room, and dinning table are centrally located and this setup is the only with its own laundry setup.

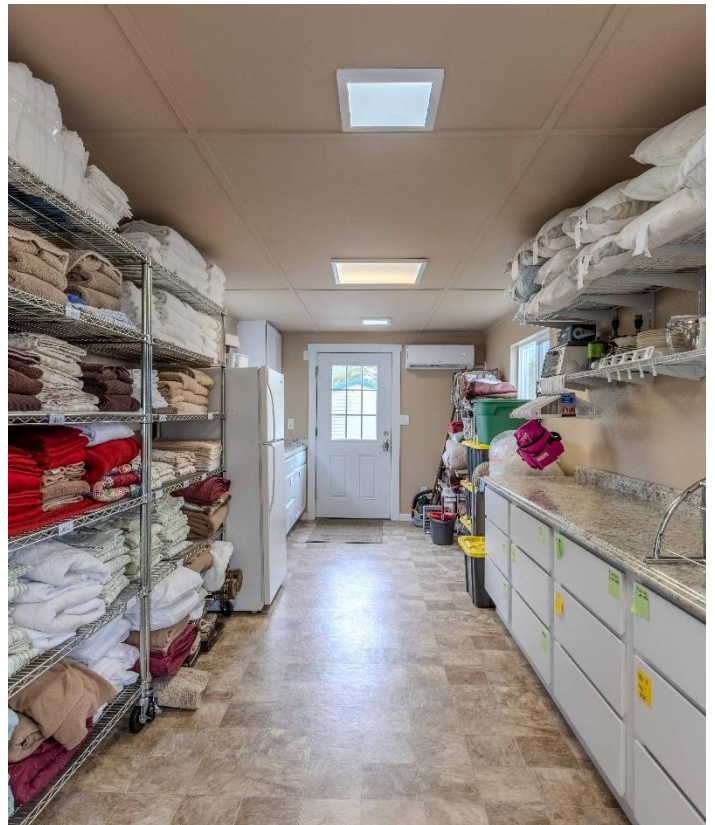
With a total of 10 cabins, nearly all are used for the guests. Of the 10, 7 of which are reserved for guests, 1 for employees, and 2 for storage. Of the 7 nearly all of them had been renovated in recent years during the winter months, each equipped with their own unique setup with a kitchenette, AC unit, and a bathroom.

The employee unit is not used for housing but for housekeeping and supplies. While being centrally located within all the other cabin units, it is equipped with built in cabinets, shelving, own bathroom, and laundry to clean the units while guests are coming in and out.

For the RV & hookups side of things, there are 32 full hookups, 6 of them are 50 amp sites, and 26 are 30 amp sites. Nearly each space is equipped with a its own picnic table, fireplace, and some shade from the native trees. The spaces are each numbered cleanly and easy to locate for guests no matter the time of the day. Along with the 32 full hookup sites, there are 12 additional tent sites. All water in the resort are supplied by a 20,000 gallon storage tank and a well that are located at the southern end of the property.







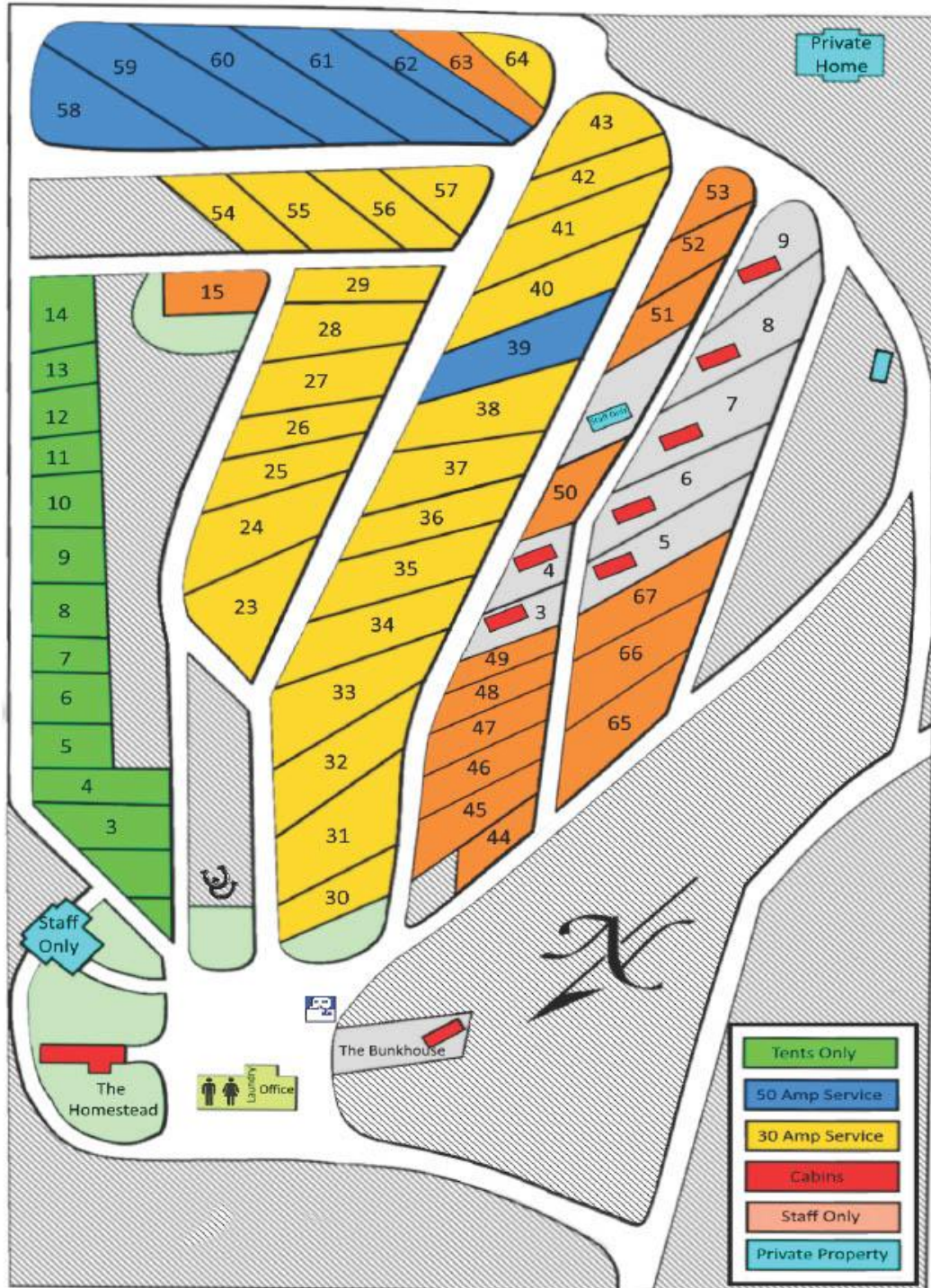


For Illustration Purposes Only



STEENS MOUNTAIN Wilderness Resort

Frenchglen, Oregon





Improvements

Overlooking the entire resort is a beautiful log home with sweeping views of the entire valley. Positioned on the south side of the property the 1998 2-story home features 2,996 Sq.Ft. while being on its own tax lot. The home is primarily built out of juniper logs and features a metal roof, vinyl windows, and includes both heat pump and mini split systems. Upon entering the home, you are welcomed to an open concept kitchen overlooking the family room that is a large, vaulted ceiling space & large windows that provide ample natural lighting and breath taking views. The kitchen has wooden cabinets, a large island with the range, quartz countertops, built in dishwasher and a large pantry. On the main floor there are 2 full bathrooms, a laundry room, and 3 bedrooms. The family room has a beautiful large rock fireplace with a beautiful custom built spiral staircase leading you to the upstairs.

Upstairs are a second family space that has access to a deck, the space has bedrooms on either end of the house. One is the master suite, it includes his and her sinks, large jacuzzi tub, and a walk in shower. The other room is plumbed, but includes a large room that is currently used as an office space.







Recreation & Surrounding Area

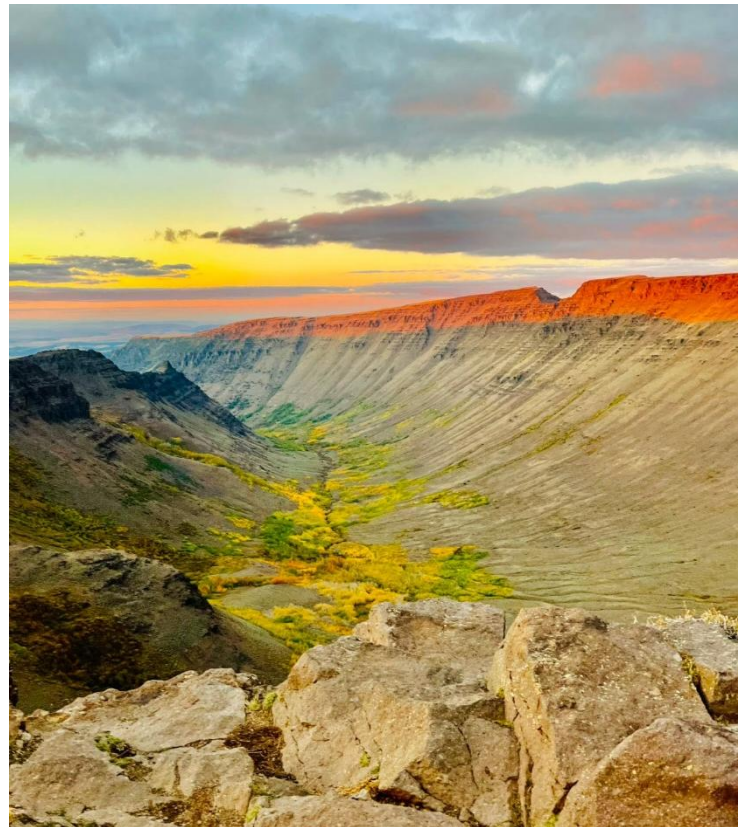
With the nearest town nearly 60 minutes away, access to hundreds of miles of public land, and summer days offering over 15 hours of daylight, the area provides endless opportunities to get away from the city and enjoy a true basecamp for daily adventure. Whether it's driving the 66-mile Steens Mountain Loop Road with breathtaking views, fly fishing for native redband trout on the Donner und Blitzen River, hunting in Unit 69, or exploring the backcountry by foot or horseback, each day offers something new. Visitors can experience the wide-open Alvord Desert, see wildlife ranging from migratory birds at the refuge to wild horses on the Steens, and even spot bighorn sheep across the landscape.

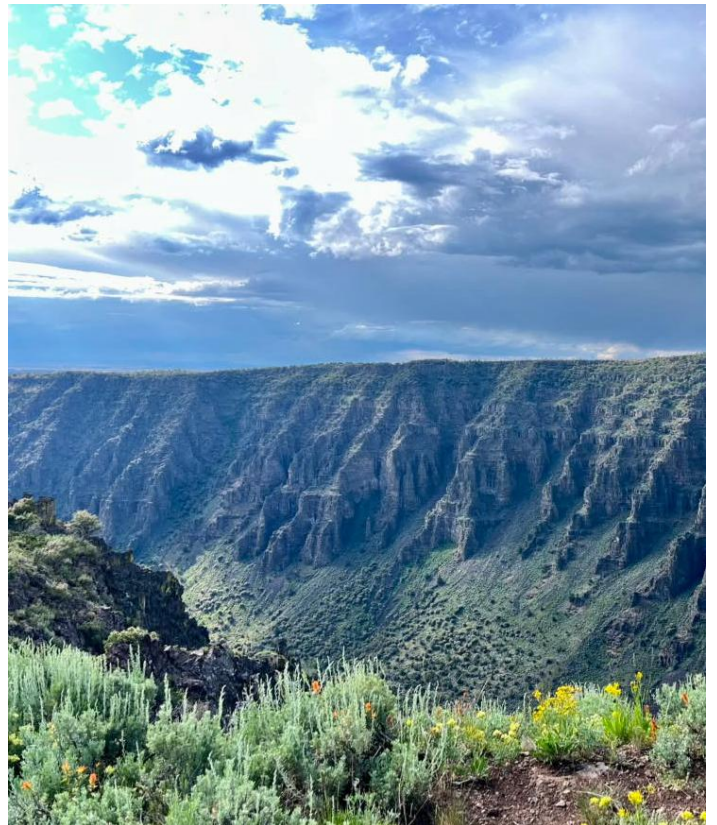
The rugged beauty of Steens Mountain appeals to a wide range of visitors. From hiking and horseback riding to fishing and photography, the area checks many boxes. Landmarks such as Kiger Gorge, Big Indian Gorge, Little Blitzen Gorge, and Wildhorse Canyon offer access to multiple trail systems, many of which can also be reached on horseback. Anglers can enjoy world-class redband trout fishing in the Donner und Blitzen River, or take a more relaxed approach at Fish Lake, Mann Lake, Wildhorse Lake, or Krumbo Reservoir, which is known for largemouth bass.

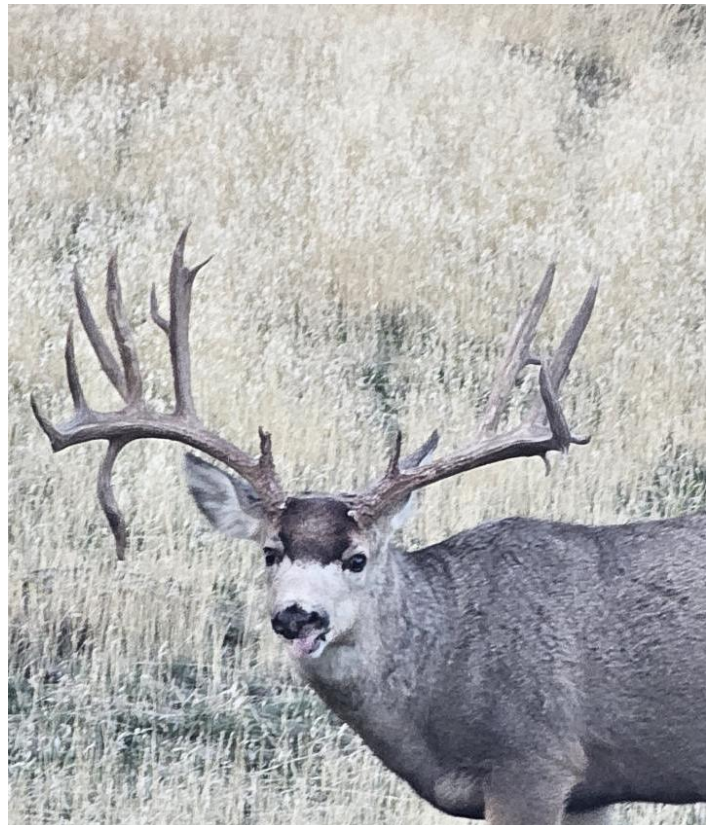
Located along the Steens Mountain Loop Road and near the Center Patrol Road (CPR) through the Malheur National Wildlife Refuge, the area offers incredible opportunities for wildlife viewing. Big game such as mule deer, antelope, and bighorn sheep can be found throughout the region, along with the well-known wild horse herds that roam freely. The refuge is also a major draw for birdwatchers, with over 300 species including sandhill cranes, waterfowl, ducks, and both golden and bald eagles.

With Steens Mountain rising dramatically in the background, the 70+ square mile Alvord Desert stands as one of the Pacific Northwest's most unique natural attractions. The 12-by-7-mile playa draws thousands of visitors each year for recreation, exploration, and its wide-open terrain. Visitors can enjoy land sailing across the desert floor, soak in the nearby Alvord Hot Springs, or stop at Fields Station for a "world-famous milkshake," creating a strong mix of adventure and relaxation.

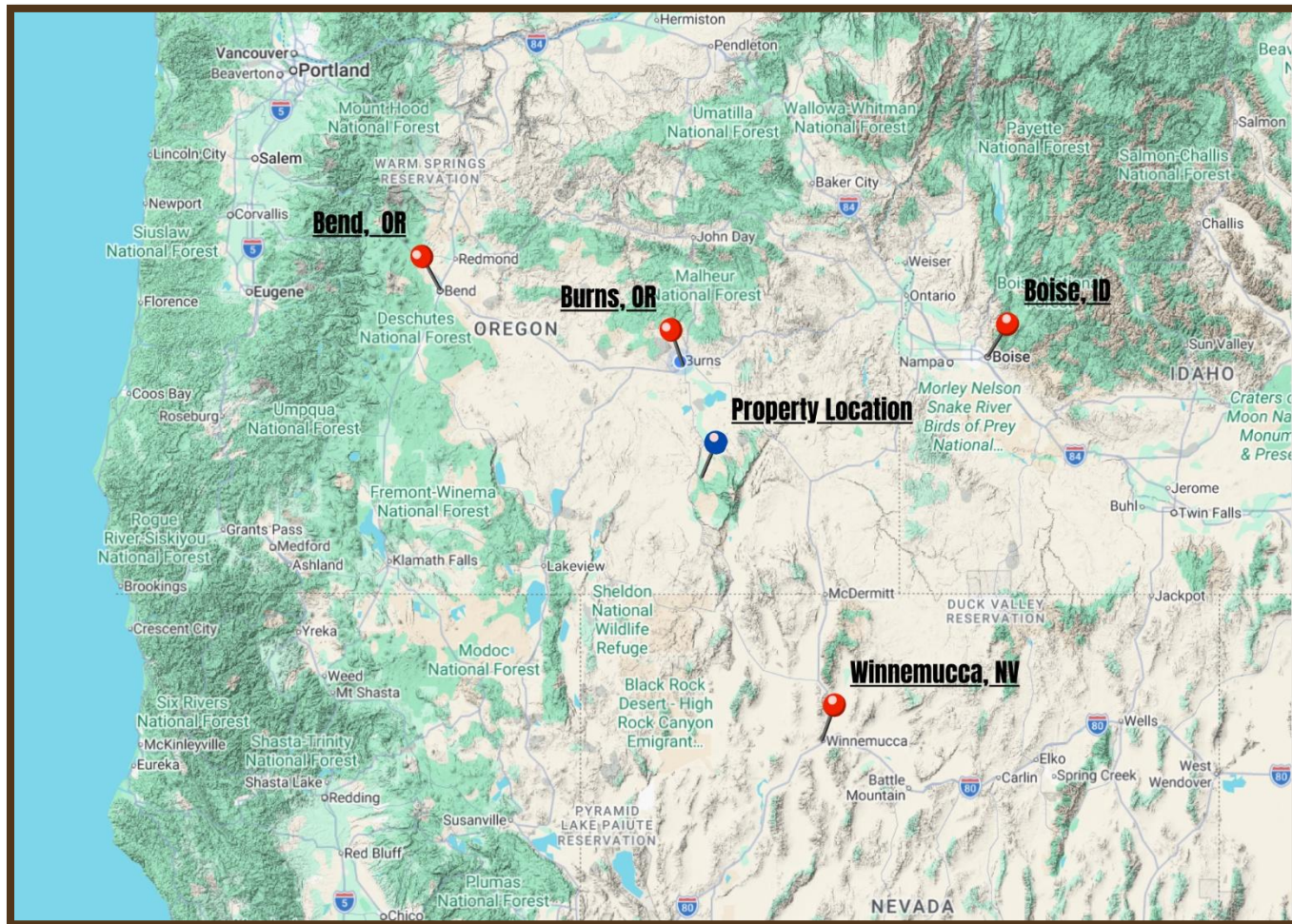
One of the area's most overlooked features is its dark sky. With little to no light pollution, the region offers incredible stargazing, with clear views of the Milky Way and night sky that are hard to find elsewhere. Whether around a campfire or out on the playa, the night experience is just as memorable as the day.











Location

Burns Oregon: <https://www.cityofburnsor.gov/>

1 hr 6 min (63.2 mi)

Population: 2,689 (2024)

Winnemucca Nevada: <https://www.winnemuccacity.org/>

2 hr 52 min (176 mi)

Population: 8,431 (2020)

Ontario Oregon: <https://www.ontariooregon.org/>

3 hr 16 min (190 mi)

Population: 11,957 (2024)

Bend Oregon: <https://www.bendoregon.gov/>

3 hr 15 min (194 mi)

Population: 106,926 (2024)



**Steens Mountain Wilderness Resort, 35678 Resort Ln,
Oregon, AC +/-**



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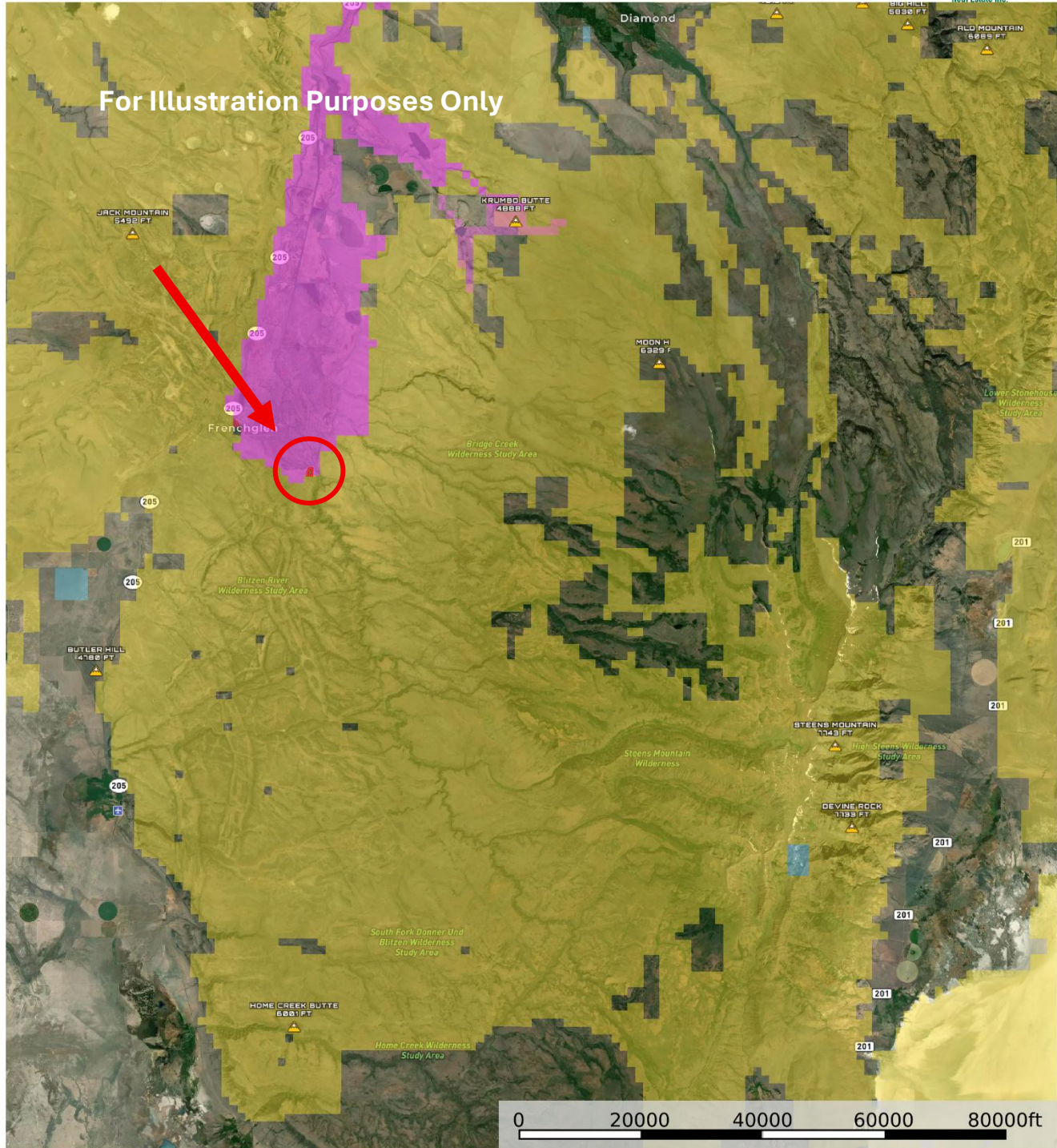


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**Steens Mountain Wilderness Resort, 35678 Resort Ln,
Oregon, AC +/-**



▬ Boundary
 ■ Forest Service
 ■ State Land
 ■ Fish and Wildlife
 ■ National Park
 ■ Other
 ■ BLM
 ■ Local Government

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LOCATION:	35678 Resort Lane, Frenchglen, OR 97736
LEGAL:	32S32V00-00-00401 & 32S32V00-00-00400
IMPROVEMENTS:	1998 Log Home – 5 Bedroom, 2 Bathroom – 2,996 Sq.Ft. Shop – 1,440 Sq.Ft. Office – 1,800 Sq.Ft. 1990 ‘The Homestead’ – 2 Bedroom, 2 Bathroom – 924 Sq.Ft. Cabins: 9 Cabins Total – 1 Bedroom, ¾ Bathroom (3)1988 – 300 Sq. Ft. (1)1988 – 280 Sq. Ft. (1)1982 – 300 Sq. Ft. (2)1978 – 350 Sq. Ft. (1)1978 – 300 Sq. Ft. (1)1977 – 350 Sq. Ft.
ACREAGE:	16.79 Deeded Acres
RESORT DETAILS:	6 – 50 Amp Hookups 26 – 30 Amp Hookups 12 Tent Sites
SERVICES:	Internet: MiWave Power: Harney Electric Co-Op Water: Private Well w/ 20,000 Gallon Storage Tank Septic: Private Septic
FINANCING:	Cash or Bank Financing
TAXES:	\$5,624.65 – Per County Records for 25/26 Tax Year



United Country Jett Blackburn Real Estate

Jett Blackburn Real Estate Inc. is an independently owned brokerage franchised under United Country. First opened in 1960, Jett Blackburn Real Estate has been the oldest standing firm in their area specializing in sales of farms, ranches, hunting properties, recreational, & more. Curt Blackburn is the current owner & principal broker of Jett Blackburn Real Estate.

United Country is a franchise-based real estate marketing company that has shown tremendous success in the real estate industry for the last 95 years. Throughout the entire United States, UC has sold over 2.8 million acres in 2022 alone, with \$9.9 billion in sales all together that covered a majority of recreational, farms, & ranches. To help make these sales possible UC has a comprehensive marketing program that includes printed advertising and special property marketing websites for farms & ranches. These marketing sites include Western Livestock Journal, Land & Farm, Capital Press, Lands of America, Farm & Ranch, Lands.com, SPG's, and much more. They are partnered with Realtree United Country Hunting Properties & UC Ranch

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