

Y-Bell Ranch

435± ACRES | CROOK COUNTY, OREGON



TEXAS
RANCH
SALES, L.L.C.

Texas Ranch Sales, LLC

830.741.8906

Info@TexasRanchSalesLLC.com

TexasRanchSalesLLC.com





- 8,863± sq/ft main home
- 2,775± acre BLM lease
- Guest and manager's homes
- 40± acres of flood irrigation
- Incredible equestrian facilities
- Numerous equipment and hay barns
- POD reservoir to canal & pivots for irrigation
- Central Oregon District Irrigation





The breathtaking Y Bell Ranch is a true paradise featuring majestic views of the Cascade Mountain range, exceptionally manicured pastures, magnificent improvements and unparalleled amenities. Located only 8 miles west of Roberts Field Airport and Redmond, Oregon, the ranch encompasses 435± acres of deeded land, along with a BLM lease spanning an additional 2,775± acres.

The marvelous 8,863± single story main home features highlights of local materials found on the property, including an impressive floor to ceiling stone fireplace separating the grand entry from the living room. This modernized home is built for relaxation, comfort and overall luxurious country living. This home boasts every convenience a family could need and is well suited for family, entertaining and friends.

The home includes a state-of-the-art gourmet kitchen, spacious family room, full bar, game and media rooms, private offices, an extraordinary master suite, and more. In total the home encompasses four bedrooms and four and a half bathrooms. Attached to the main home is a 9,916± square foot trophy room large patios, a salt-water pool and hot-tub, and a three-bay garage. Within the main home compound is an additional two-bay detached garage with heated dog kennels and a dog, and a four-bay detached garage with weight room.

Just up the drive from the main home are some of the finest equestrian facilities available. An indoor arena spans 59,500± square foot and features 29 automatic roll-up doors, a hot walker, round pen, bar and viewing area, custom mechanical cutting cow, and more. Across from the arena is a luxurious horse barn with feed and tack rooms, hay storage, wash rooms, an apartment, a foaling stall, and nine stalls with runs leading to a pasture.

Within the same compound is a 7,200± square foot L-shaped equipment and storage barn. The barn has eight bays with 14x14' automatic roll-up doors and one bay with a 20x14' door, allowing even the largest implements to be effortlessly stowed. Just south of the compound is an 8,700± square foot eight-bay shop with walk-in meat processing cooler, beer taps, laundry facility and two-bedroom loft living quarters.

West of the main home, the Y Bell Ranch also features a 2,967± square foot guest home with two bedrooms and 1.5 bathrooms and attached two-car garage. A large back patio with an atrium sprawls from the rear of the guest home. A storage barn, small horse barn and paddock is situated near the guest home.

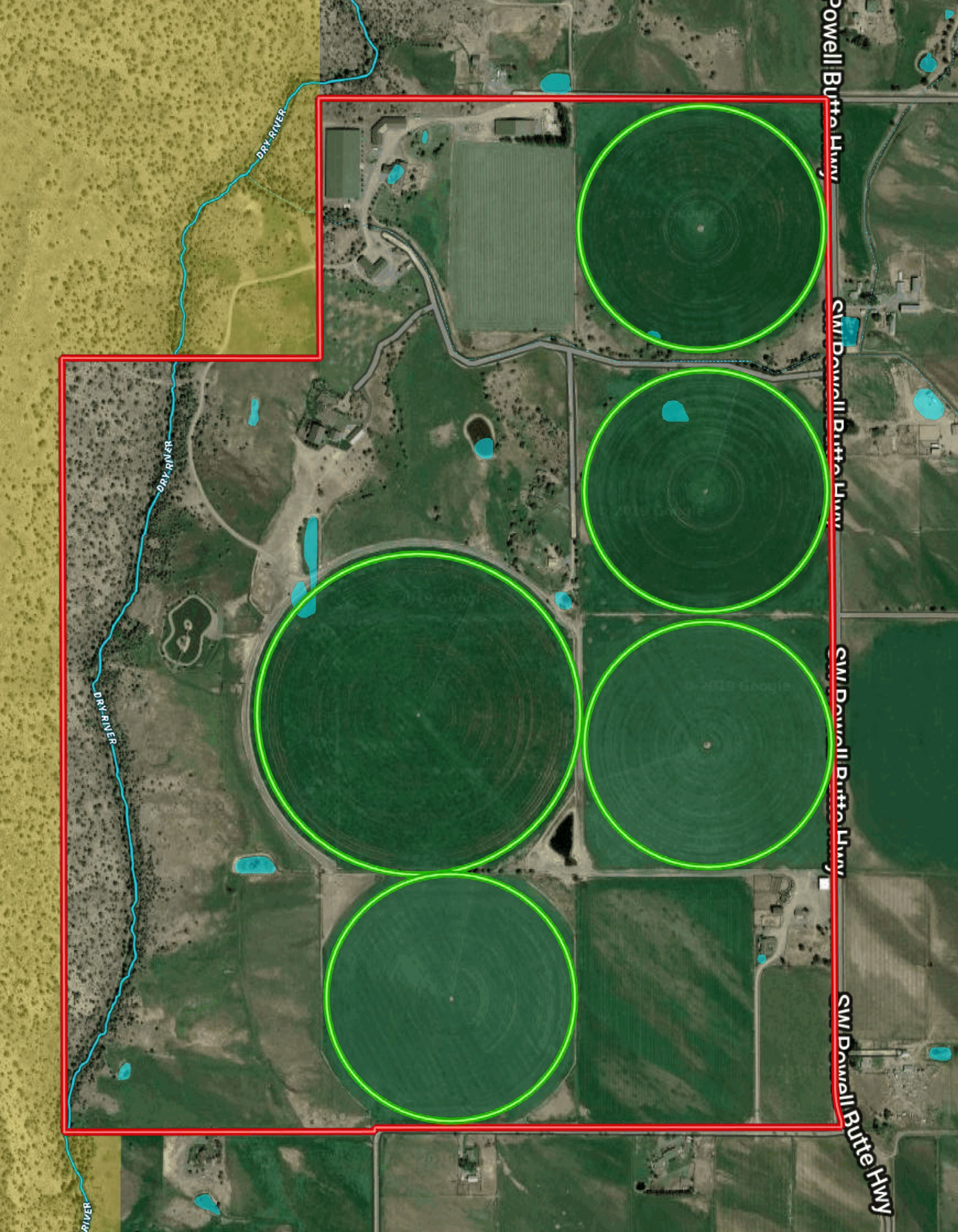
Near the southwest corner of the property is the managers home and cattle working facilities. The managers home is an open-concept 3,020± square foot house with three bedrooms and 2.5 bathrooms and attached two-car garage. A two-story calving barn with six stalls, medical room, hay loft and storage is surrounded by custom steel cattle working pens. Nearby is another hay barn, and a detached three-bay garage with dog kennels.

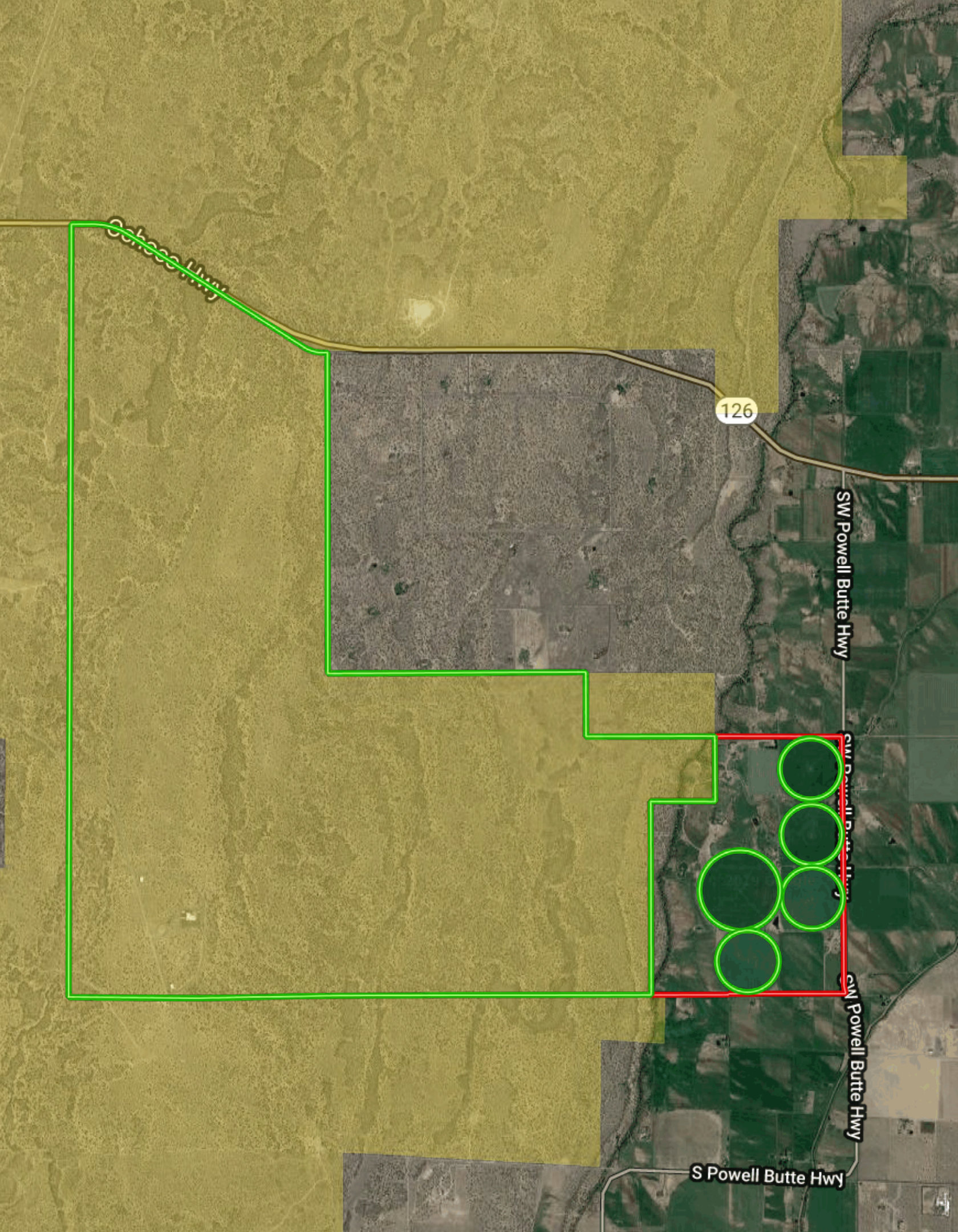
The entirety of Y-Bell Ranch has been well thought out and designed to create an exceptional recreational, hunting, and working cattle ranch. It is truly and outstanding property that is appealing to a distinguished buyer for any walk of life.











Chaco Hwy

126

SW Powell Butte Hwy

SW Powell Butte Hwy

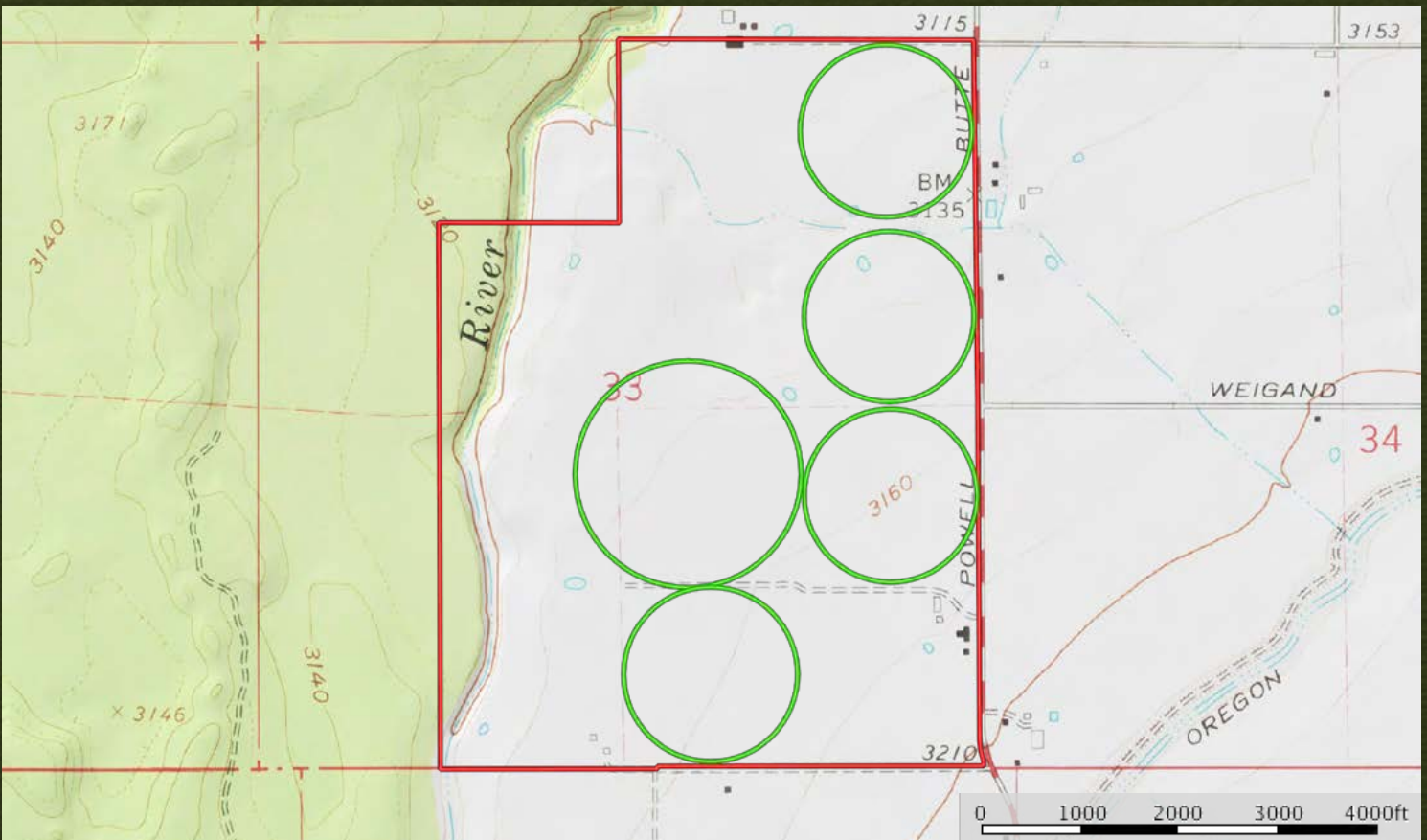
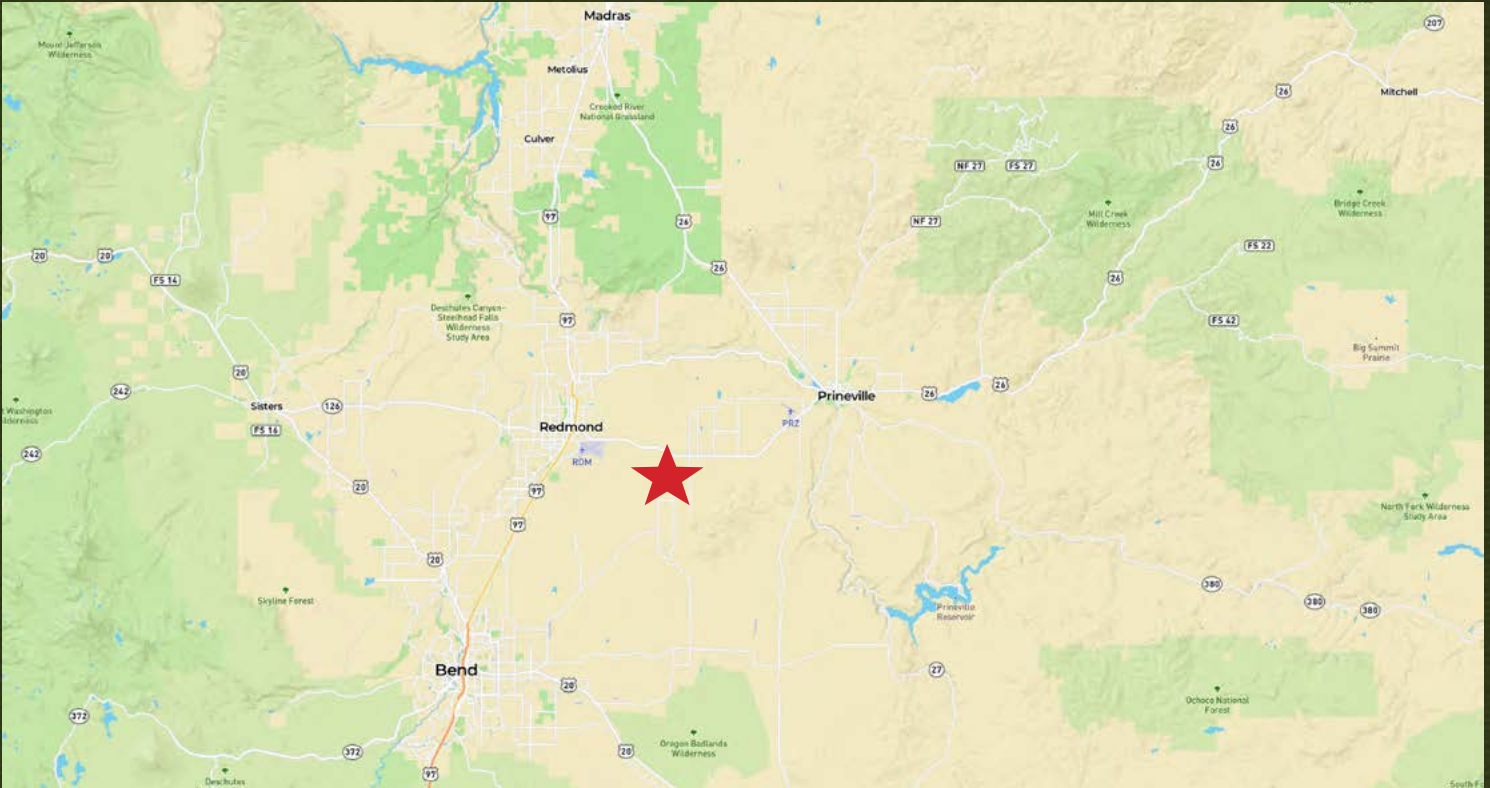
SW Powell Butte Hwy

S Powell Butte Hwy

Y-Bell Ranch

435± ACRES | CROOK COUNTY, OREGON

www.TexasRanchSalesLLC.com



Disclaimer: Although the Broker or Agent has used reasonable care in obtaining data, this material is submitted without representation, warranty, or guarantees, and is subject to errors and omissions. Moreover, all information is subject to changes by the owner as to price or terms, to prior lease, to withdrawal of the property from the market, and to other events beyond the control of the Broker.