

**Ostrich Ranch**  
67100 Fryrear Road  
Bend, OR 97703

**\$1,490,000**  
39.770± Acres  
Deschutes County



**Ostrich Ranch**  
**Bend, OR / Deschutes County**

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**SUMMARY**

**Address**

67100 Fryrear Road

**City, State Zip**

Bend, OR 97703

**County**

Deschutes County

**Type**

Residential Property

**Latitude / Longitude**

44.227768 / -121.420378

**Taxes (Annually)**

2457

**Dwelling Square Feet**

1280

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

39.770

**Price**

\$1,490,000

**Property Website**

<https://www.landleader.com/property/ostrich-ranch-deschutes-oregon/42718>





**PROPERTY DESCRIPTION**

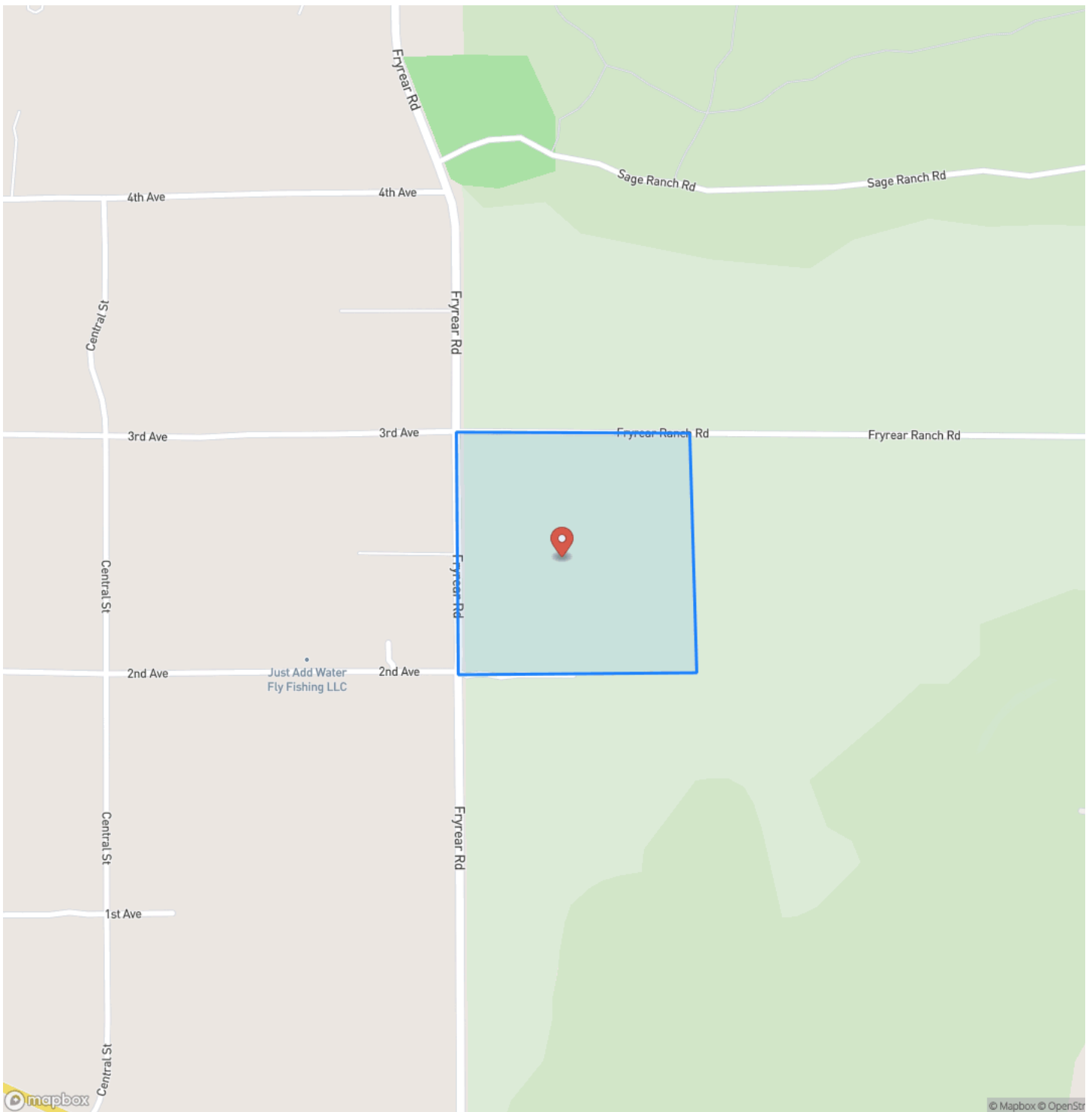
Fantastic opportunity to own 40 acres of property between Bend and Sisters with huge Cascade views. This property provides ample space for various activities and allows for privacy and tranquility. The presence of a charming cottage offers immediate accommodation options while you work on your plans to build your dream home. There is a 1248 sq ft agricultural building that can serve multiple purposes including storage, office, work shop or whatever would suit your ag needs. Living on the property while you plan your dream home gives you the advantage of experiencing the land firsthand and understanding its unique characteristics. It also allows you to take your time with the planning and design process to ensure your new home perfectly fits your vision and takes advantage of the stunning views this property offers. This property affords an ideal setting for those looking to enjoy a rural lifestyle, embrace the beauty of nature, and create their dream place.

Buyer to perform due diligence for possible replacement dwelling. The property has 40 acres of appurtenant water rights, but no water has ever been delivered to the property during the entire term of the Seller's ownership.

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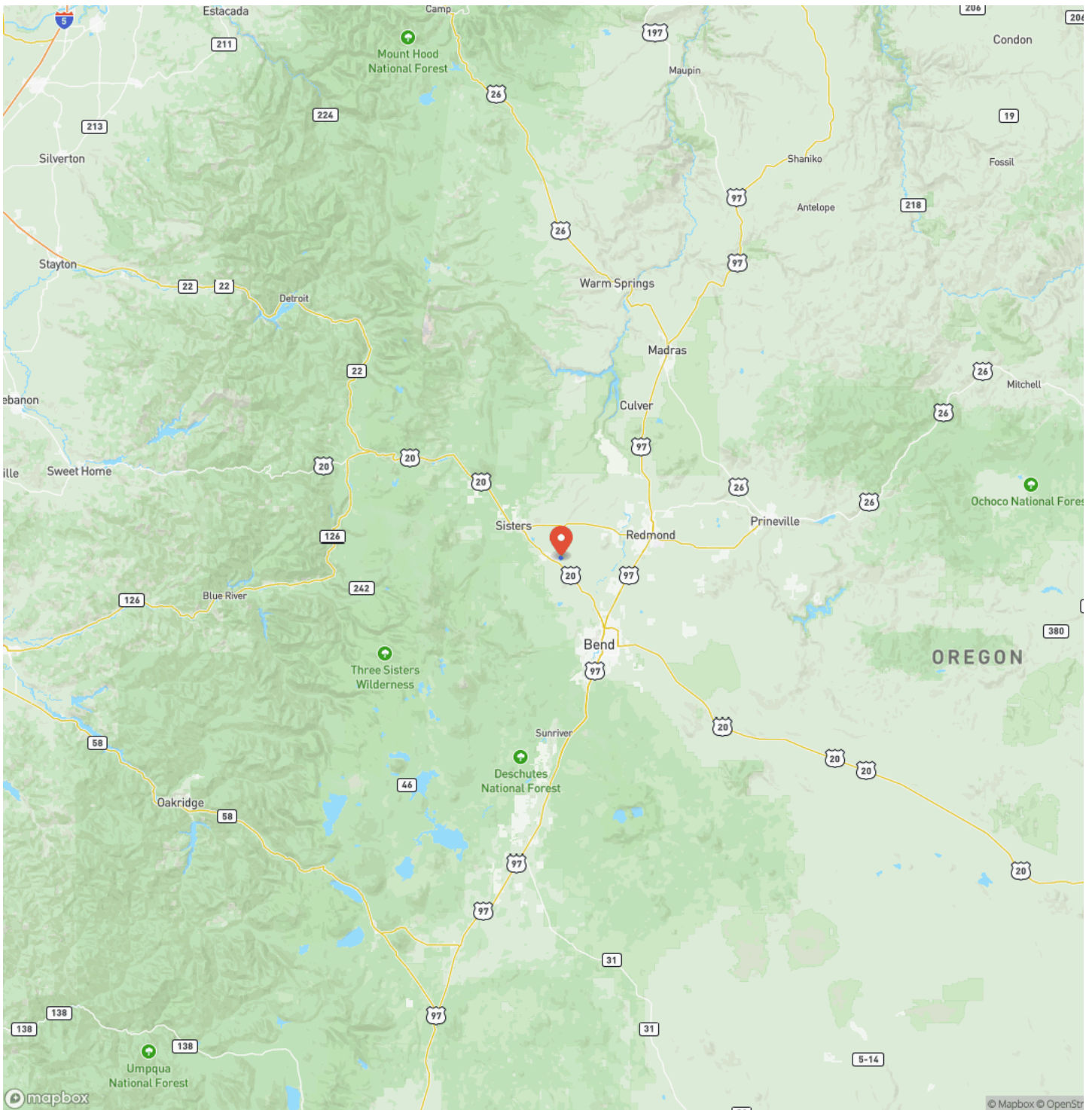


## Locator Map





## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

John Gill

## Mobile

(541) 480-9161

## Email

johngill@landandwildlife.com

**Address**

4085 NW Slagvold Court

## City / State / Zip

Bend, OR 97703

## NOTES

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## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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Serving Oregon, Washington, and Idaho  
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<https://www.landleader.com/brokerage/land-and-wildlife-llc>

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