



LIVE WATER

PROPERTIES

HUNTING | RANCHING | FLY FISHING | CONSERVATION

SUNRISE RANCH

ANATONE, WASHINGTON

2,685 ACRES | \$4,850,000

Located on 1.3 miles of the fabled Grande Ronde River, the Sunrise Ranch presents a once-in-a-lifetime opportunity to own a ±2,684.7-acre legacy ranch. Without leaving the property, one can hunt trophy mule deer, chase chukar and partridge in the rimrock with bird dogs and swing for large steelhead, rainbow trout, salmon and small mouth bass all in the same day. A beautiful custom built 2,732 sqft. home overlooks the ranch's breathtaking scenery and sits on a secluded spot out of sight from the public. Unencumbered by public roads, privacy of the Sunrise Ranch is unparalleled. The Sunrise Ranch has been stewarded by the same family for over 42 years and the sellers have established an impressive two track road system throughout the ranch making all portions of the ranch accessible. In addition, there may be a possibility to continue trading hunting rights on an adjacent 3,000 acre ranch in exchange for that rancher to continue to run cattle on the Sunrise Ranch.

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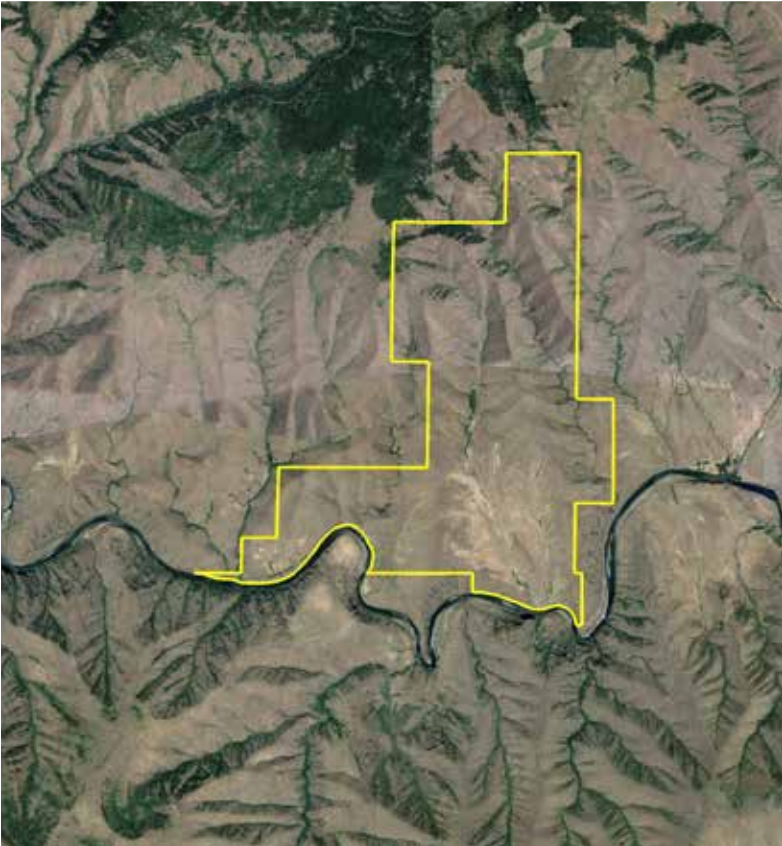
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At a Glance

The main house is a custom built 2,732 sqft. home with two bedrooms, two and a half bathrooms and an office. The main home was built in 2008 with a high quality of craftsmanship with many luxuries including a walk-in gun safe, stonework, a custom engraved front door and a large deck with a hot-tub. A 1,100 sqft. guest house complements the main house and offers an additional two bedrooms, two master bedroom suites and a kitchenette.

Additional structures include an exercise room, wine cellar, detached garage, two shops, a historic barn with a tack room, horse facilities and storage sheds. The property is on the power grid with support of on-site backup generators. Once can sleep in peace knowing a wildfire prevention system is in place that can be activated remotely from a smartphone or tablet anywhere in the world.



*** This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you.*