

Wilson River Retreat

TILLAMOOK, OREGON

LIVE WATER
PROPERTIES



Hunting | Ranching | Fly Fishing | Conservation

Wilson River Retreat

Tillamook, Oregon

±3.18 Acres | Listing Price: \$1,450,000



Contact

Sam Houser, Associate Broker

503.593.2326 | sam@livewaterproperties.com

www.livewaterproperties.com

Nestled in the heart of the Tillamook Forest, the Wilson River Retreat graces the banks of the Wilson River within the historic logging community of Lee's Camp. Here, a beautiful 3,600 sqft home offers breathtaking views of the river from its backyard. The property consists of three tax lots, two of which are currently enrolled in the Forest Tract program, offering valuable tax advantages. These two lots can be converted back to residential lots.

Conveniently located 30 minutes from Tillamook, guests can explore the nearby beaches, visit the renowned Tillamook Creamery, or discover the myriad of attractions along the coast. Portland lies a mere 50-minute drive away, granting easy access to both metropolitan and coastal amenities in under one hour.







Improvements

Originally constructed as a fishing cabin in 1980, this home has since been renovated into a spacious retreat, perfect for extended family gatherings and leisurely activities. Boasting 3,624 sqft of living space, the residence features three bedrooms and three bathrooms, complemented by upper and lower decks offering expansive views of the surrounding landscape through large bay windows. With ample space for hosting family and friends, the home provides a welcoming environment for relaxation and recreation. Unwind in the hot tub on the lower porch after a day of fishing, hiking, exploring the trails, or enjoying the nearby beaches. Additionally, a generous 30x60 shop offers abundant storage and a large covered parking area can accommodate multiple vehicles or an RV.







Location

The property is located 30 minutes from the town of Tillamook, where one can visit the beach, the famous Tillamook Creamery, or one of the many attractions along the coast. To the east, Portland and its suburbs are 50 minutes away, providing access to both metropolitan and coastal amenities in under one hour.





Hunting & Wildlife

The Wilson River Retreat is located along coastal Highway 6 and is on the dividing line of two hunting units, Wilson 12 and Trask 14. Access to the Tillamook Forest provides hunting opportunities for deer, elk, bear, and grouse.



Live Water

The property sits on approximately three acres with over 450 ft of river frontage. The Wilson River has chum, chinook, and coho salmon and a robust winter steelhead return. A broodstock program also strengthens the steelhead population in the river and provides more opportunities for retention by anglers. Additionally, the Wilson River has resident and sea-run cutthroat trout. This provides fishing opportunities throughout the year right from one's backyard.



Property History

Lee's Camp was established by Rex Lee, who in 1939 bought 16 acres of land on the Wilson River near the mouth of the North Fork. Lee developed the place as a tourist and sportsmen's camp called Lee's Wilson River Camp.





Summary

Wilson River Retreat presents an exceptional opportunity to own a stunning 3,600 sqft home in an area renowned for generations as a recreational haven for sportsmen and outdoor enthusiasts. Its sought-after location, surrounded by the majestic Tillamook Forest, offers proximity to a myriad of outdoor activities. Whether casting a line for Salmon, Steelhead, or cutthroat trout along the scenic Wilson River, entertaining family and guests amidst the serene beauty of the landscape, or simply immersing oneself in the abundant wildlife, this idyllic retreat invites a new owner to unwind and embrace the natural splendor that surrounds The Wilson River Retreat.

Property Details

Wilson River Retreat
Tillamook, Oregon
±3.18 Acres
Listing Price: \$1,450,000

IMPROVEMENTS

3,624 sqft home with three bedrooms and three bathrooms
Hot tub
30x60 ft storage shop
Large covered parking area for multiple vehicles or an RV

ACREAGE

450 ft of Wilson River frontage

LOCATION

Located 30 minutes from Tillamook, Oregon
50 minutes away from Portland, Oregon

OHV Map:

<https://www.oregon.gov/odf/recreation/guides/tsf-ohv-georeferenced-trail-map.pdf>

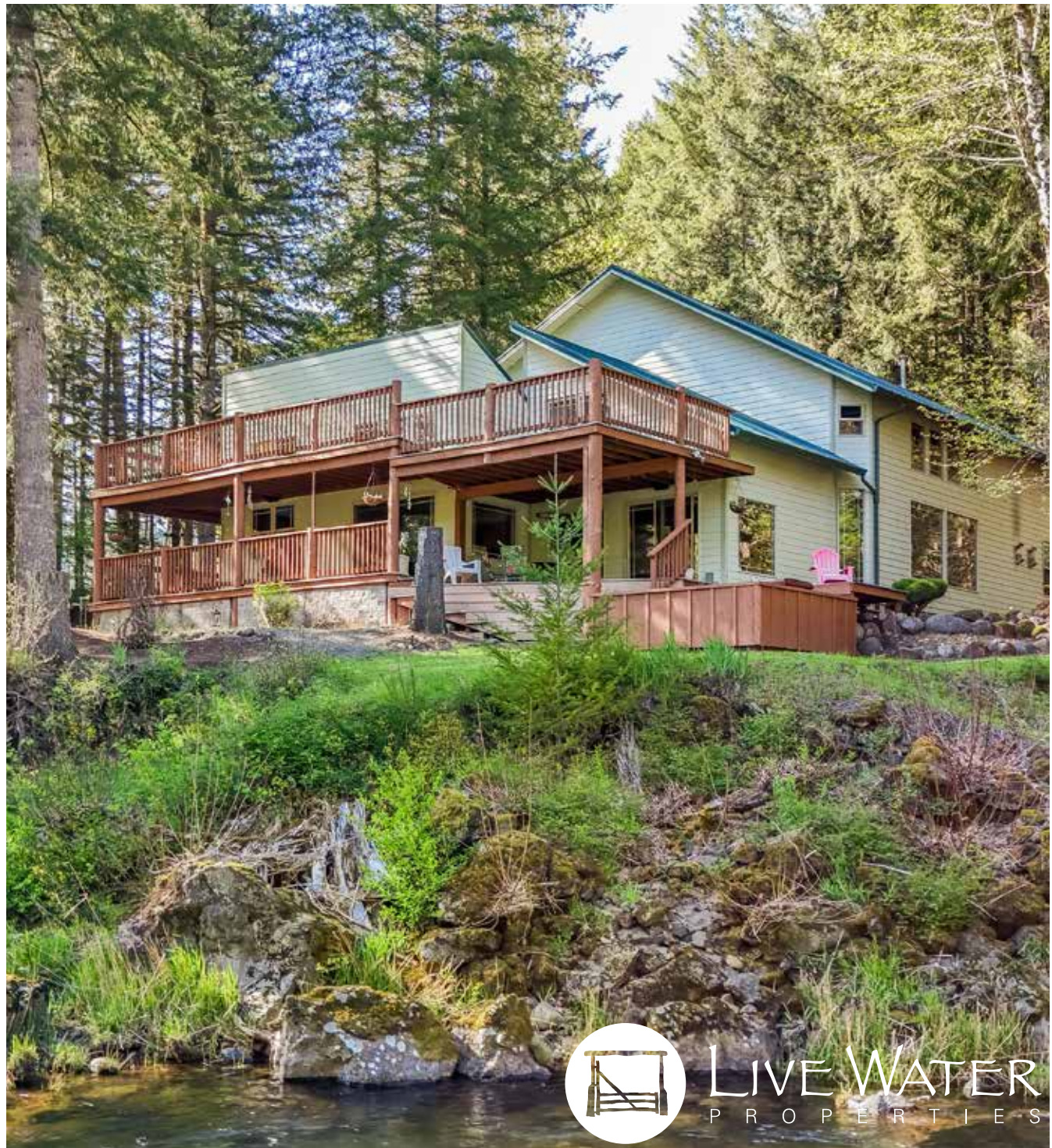
CONTACT

For more information please contact
Sam Houser at 503.593.2326 or
sam@livewaterproperties.com

Brokers representing well-qualified prospective buyers are welcome to enquire and are cordially invited to contact Live Water Properties for information regarding cooperation policies.

Notes:

1) 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. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.



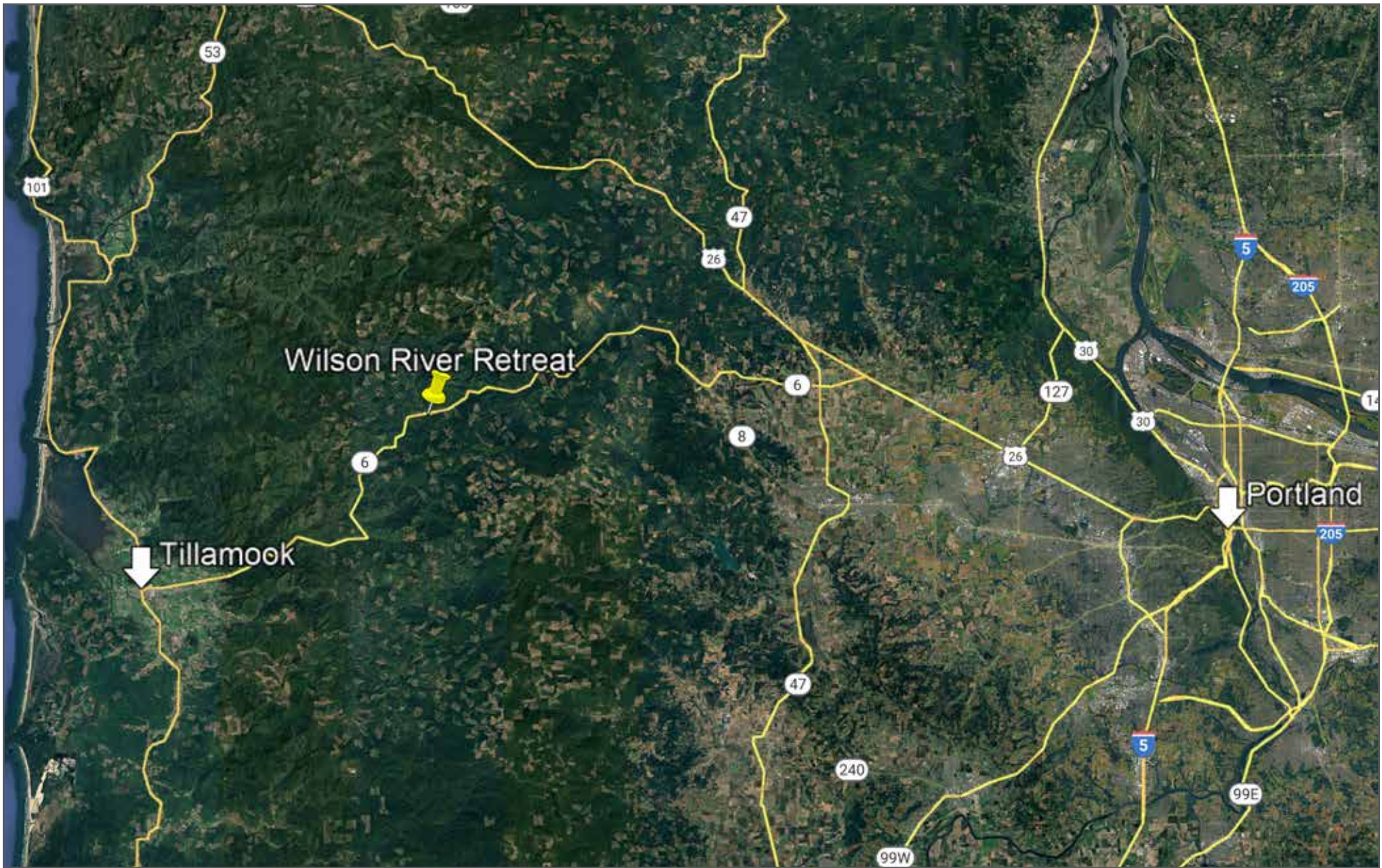
LIVE WATER
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Wilson River Retreat - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.





Wilson River Retreat - Location Map

••Maps are for visual aid only accuracy is not guaranteed.