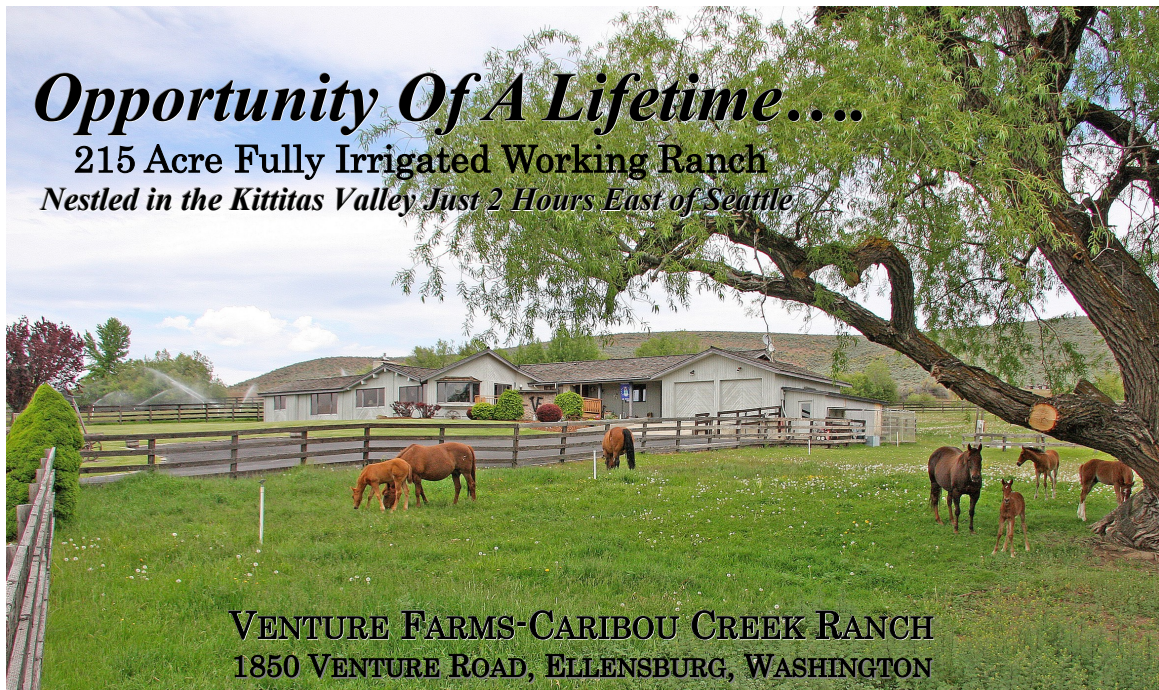


Opportunity Of A Lifetime....

215 Acre Fully Irrigated Working Ranch

Nestled in the Kittitas Valley Just 2 Hours East of Seattle



VENTURE FARMS-CARIBOU CREEK RANCH
1850 VENTURE ROAD, ELLENSBURG, WASHINGTON

OFFERED AT: \$2,770,000



215 fully irrigated acres
Impeccably maintained equestrian and cattle facilities
Cedar fencing • New Zealand fencing
Pastures with loafing sheds • Room for 400 head of cattle
180' x 200' equestrian facility • Indoor truck and trailer parking
100' x 200' indoor riding arena • Indoor sprinkler system
24 stalls • Automatic waterers • 2 tack rooms • Heated wash rack
Large office with kitchen, bathroom & separate entry
Breeding barn for AI collection • Modern lab and stalls
Mare motels with automatic waterers and paddocks
Cattle area • Concrete loading ramp • Hydraulic chute
Sorting pens • 12' alleys • Scale house with certified scale
250 ton hay barn • Mechanical building with apartment
2 additional caretaker's residences
Spring fed trout pond • Miles of riding • Serene views

Expansive 3,600 asf owner's residence
4 bedrooms • Office • Craft room • Rec room • 3 baths
Impressive great room • Well appointed country kitchen
Stunning river rock gas fireplace
Fine selection of wood and stone throughout
Additional acreage and airport facility with 2,000' paved airstrip
available for separate purchase-please inquire

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