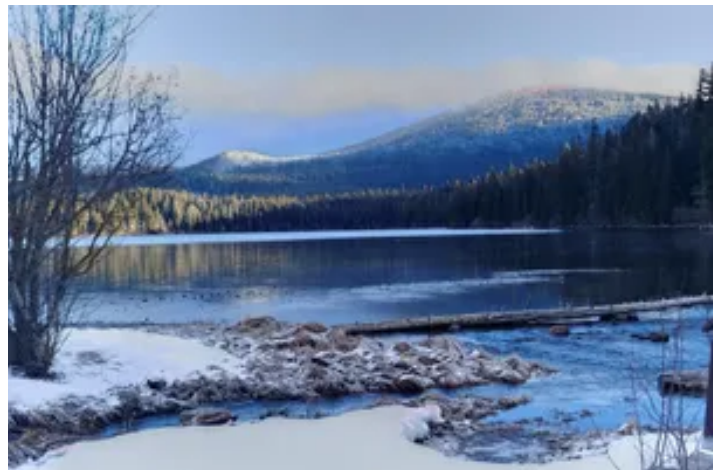


Odell Lake Resort
21501 East Odell Rd
Crescent, OR 97733

\$4,100,000
21.600± Acres
Klamath County



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

Odell Lake Resort
Crescent, OR / Klamath County

SUMMARY

Address

21501 East Odell Rd P.O. Box 1159

City, State Zip

Crescent, OR 97733

County

Klamath County

Type

Commercial, Recreational Land, Lakefront, Hunting Land, Horse Property, Business Opportunity

Latitude / Longitude

43.54948 / -121.964477

Acreage

21.600

Price

\$4,100,000

Property Website

<https://www.landleader.com/property/odell-lake-resort-klamath-oregon/42645>



Odell Lake Resort

Crescent, OR / Klamath County

PROPERTY DESCRIPTION

ODELL LAKE RESORT

21501 E Odell Rd, Crescent Lake, OR

WELCOME to this once in a lifetime Business Opportunity to own a piece of Oregon history. Odell Lake Resort is a year-round paradise perfectly situated at the east end of Odell Lake in the beautiful Deschutes National Forest at the summit of the Willamette Pass (approximately 5,000 ft). Odell is a glacial lake with an average depth of approximately 300'. The water level remains consistent from year to year, and spans 6 miles east-west by 1.5 miles north-south with Trapper Creek, and other smaller streams and springs, naturally feeding it. Odell Creek supplies the lake's outlet and runs majestically through the Resort property as it continues flowing northeast into Davis Lake. The beautiful Diamond Peak Wilderness lies adjacent and provides amazing hiking opportunities to multiple smaller lakes, including Fawn Lake, and easy access to the Pacific Crest Trail.

LOCATION of this mountain resort by vehicle is an easy 75 miles from Eugene by way of Highway 58, 65 miles from Bend, Oregon, and just minutes from Willamette Pass Ski area for snowboarding and downhill skiing. Strategically located on the edge of the resort property is an airstrip, just right for small private planes, which provides additional options for travel in and out. A trip to Odell is a bucket list destination for many travelers near and far. The resort has been host many times to world travelers seeking an authentic Pacific Northwest mountain experience!

ESTABLISHED in 1903, Odell Lake Resort carries a rich history as one of the oldest resorts in Oregon. Guests come to relax and enjoy nature with family and friends with a wide range of amenities and more than enough activities to suit everyone. The resort is absolutely perfect for weddings, reunions, church groups, corporate events and retreats with multiple gathering options.

FISHING at Odell is world-class and home to the state record Mackinaw at 40 1/2 lbs. Odell Lake Resort is host to the annual Mackinaw Derby which focuses on trophy fishing and participation in this well respected Derby continues to increase every year. Kokanee (sockeye salmon) are also plentiful along with native Rainbow Trout and white fish along the shoreline. Fishing guides are available to guests to secure their catch of the day and school them in successfully fishing this amazing lake, and the Tackle Shop carries tackle specifically designed and to set an angler up for success.

The MAIN LODGE consists of a check-in/concessions/rental area, gathering room, a full-service RESTAURANT which seats up to 50 inside, 40 on the lakeview patio and 80 on the deck. There are seven lodge ROOMS, 14 CABINS which sleep 4 to 16 guests each, and a CAMPGROUND with 25 oversized sites; 12 of which are lakeside.

Odell Lake Resort operates 365 days a year under a special use permit from the United States Forest Service and offers an excellent return on investment with a **CAP RATE of nearly 12%**. There are up to 12 winter employees and approximately 18 summer employees.

ADDITIONAL AMENITIES

- Hiking and Biking Trails
- 50 Slip Marina
- Fish Cleaning Station
- Marina Gas Pump
- Maintenance Garage/Shop
- Pole Barn/Building--supplying storage for Boats in winter, Snowmobiles in summer and Stabling of Horses throughout the year
- Fenced Horse Corrals
- Professionally Groomed Trails for X-Country Skiing, Snowshoeing, Sleigh Rides and Horseback riding
- Day use area along Odell Creek for Weddings and Special Events
- Employee Housing area

RENTALS

- Motor Boats, Canoes, Kayaks, Paddle Boards



- Mountain Bikes
- Fishing Rods and Tackle
- Marina Slips and Guided Fishing
- Guided Horseback, Summer Wagon Rides & Winter Sleigh Rides (*Owner is happy to discuss options for continuing a horse program. The horses, sleigh & wagon pictured are not included with sale.*)
- Snowmobiles, X-Country Skis and Snowshoes

Feel free to visit the Odell Lake Resort website *and* call Listing Agent/Owner, Konni Ditgen, for more information @ [\(541\) 520-7160](tel:5415207160) .
PLEASE do not contact the Resort directly. Thank you!

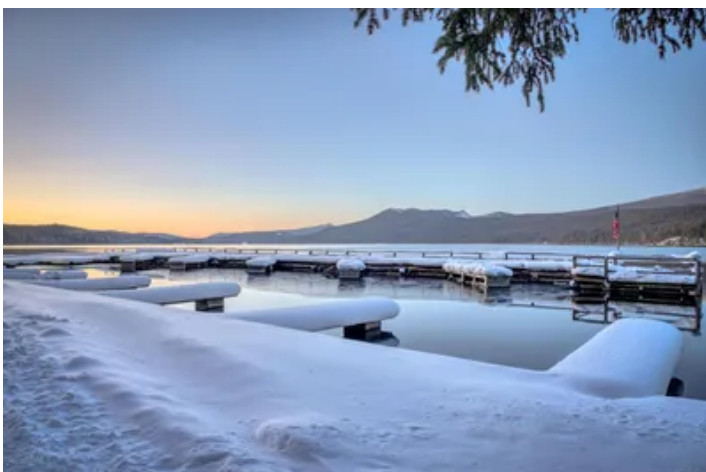
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Odell Lake Resort
Crescent, OR / Klamath County



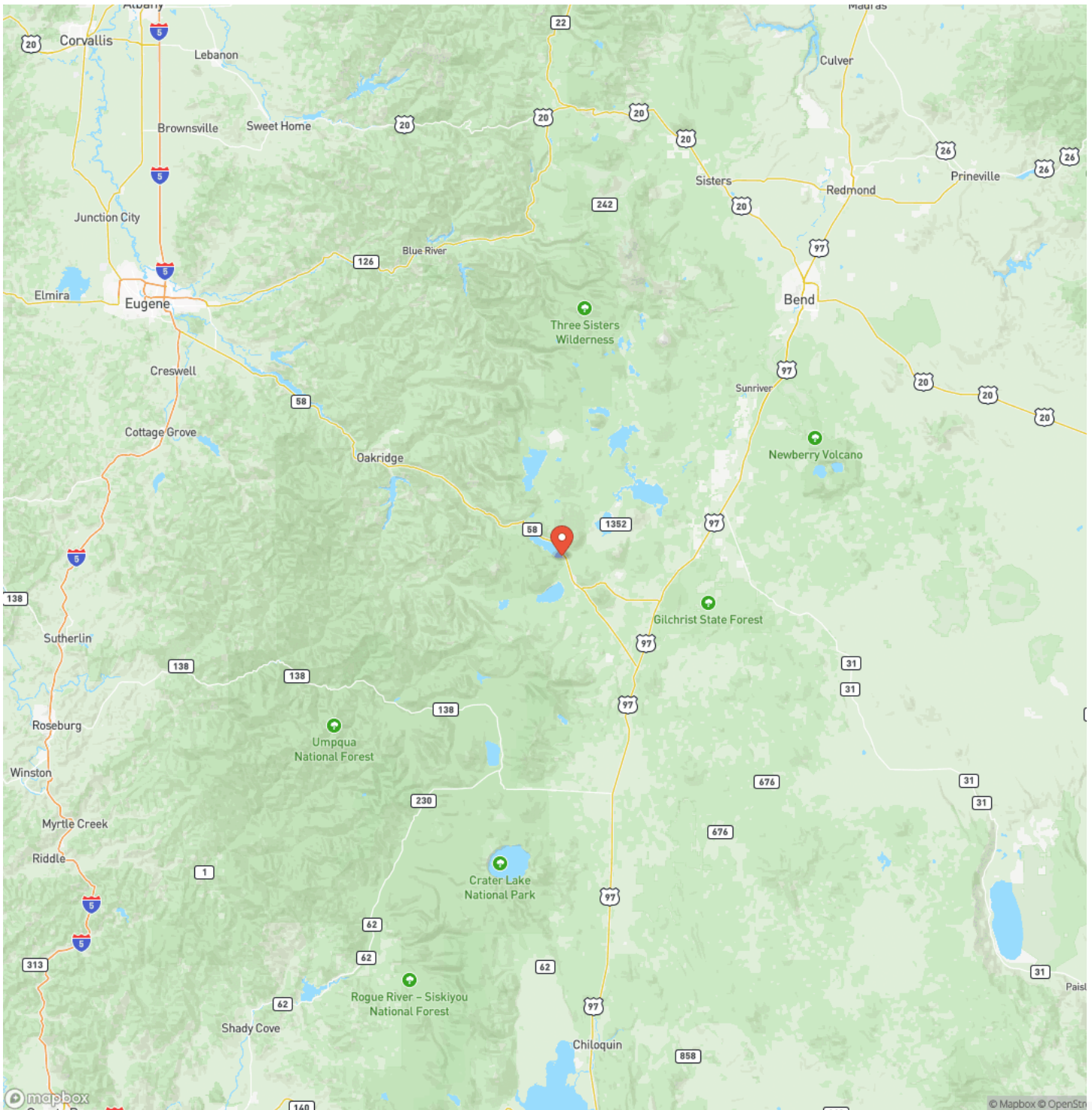
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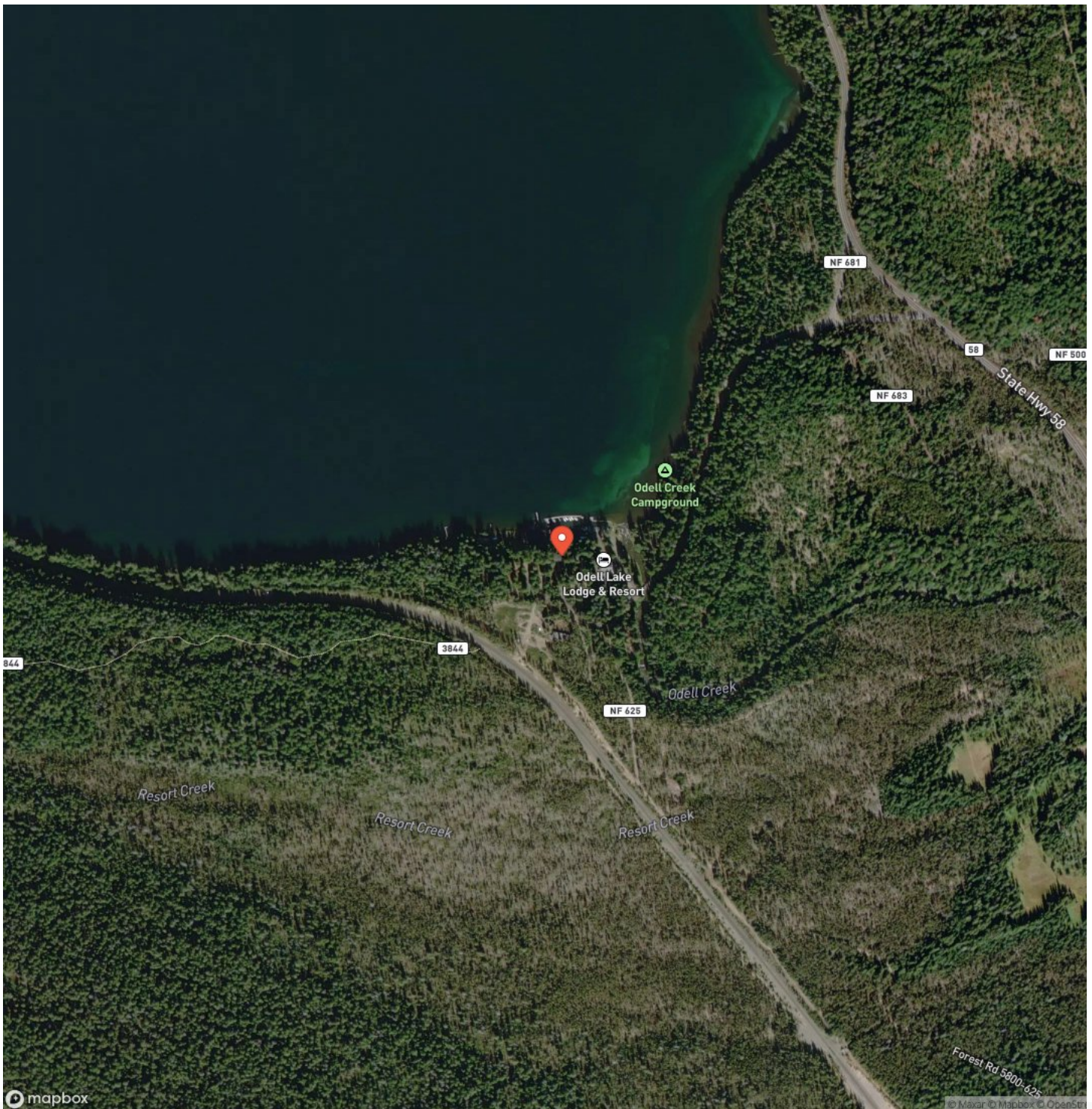
Locator Map



Locator Map



Satellite Map





City / State / Zip
Medford, OR 97504

NOTES



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DISCLAIMERS

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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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