

**Troy Wilderness Lodge**  
84578 Bartlett Rd.  
Troy, OR 97828

**\$1,750,000**  
5± Acres  
Wallowa County



**Troy Wilderness Lodge**  
**Troy, OR / Wallowa County**

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**SUMMARY**

**Address**

84578 Bartlett Rd.

**City, State Zip**

Troy, OR 97828

**County**

Wallowa County

**Type**

Riverfront, Commercial, Business Opportunity

**Latitude / Longitude**

45.9461966 / -117.4515779

**Taxes (Annually)**

5575

**Dwelling Square Feet**

2708

**Bedrooms / Bathrooms**

8 / 6

**Acreage**

5

**Price**

\$1,750,000

**Property Website**

<https://www.landleader.com/property/troy-wilderness-lodge-wallowa-oregon/36609/>



## Troy Wilderness Lodge Troy, OR / Wallowa County

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### **PROPERTY DESCRIPTION**

#### **Troy Wilderness Lodge: Your Gateway to Nature's Paradise**

Welcome to Troy Wilderness Lodge, an exceptional property nestled at the confluence of the majestic Grande Ronde and Wenaha rivers. This picturesque community, situated approximately 37 miles north of Enterprise, OR, and 38 miles southwest of Lewiston, ID, holds a rich history dating back to the homesteaders of the late 1800s and early 1900s. Enchantingly, even before settlers arrived, the Nez Perce people fished and hunted these deep river canyons, leaving behind a legacy of timeless beauty.

**Property Features:** Embrace the allure of the great outdoors on this extraordinary property that spans:

1. Restaurant with Bar Area and Gift Shop: A charming establishment where culinary delights meet rustic charm, creating an inviting ambiance for guests to savor and enjoy. The attached gift shop is a perfect memento haven.
2. Shower House with Laundry Facilities: Thoughtfully designed to cater to visitors' comfort, the shower house offers a refreshing retreat after a day of exploration. The laundry facilities ensure practicality for all guests.
3. 20 Riverfront RV Spaces: Imagine waking up to the soothing sounds of rushing rivers and being surrounded by nature's splendor. Each RV space provides power and water connections for a truly serene experience.
4. 4 Rental Units: Guests can retreat to comfort in three cozy cabins and a well-appointed manufactured home, offering a tranquil escape from everyday life.
5. 3 Rental Rooms Above the Restaurant: An added touch of hospitality, these rooms provide convenience and relaxation for overnight guests.
6. Game Processing Building with Walk-in Cooler: A haven for hunters and outdoor enthusiasts, the building facilitates game processing with efficiency and ease.
7. Tent Camping Areas: Nature enthusiasts and campers alike will relish in the tranquility of these tent camping spots, allowing for memorable wilderness experiences.
8. Vacant Lots for Further Development: Unlock the potential for expansion and growth with these vacant lots, poised for your vision and imagination.

**Endless Adventures:** Discover a paradise for anglers, as both the Grande Ronde and Wenaha rivers offer excellent fishing opportunities for trout, salmon, steelhead, and more. Rafting enthusiasts will relish in multi-day trips, exploring the untouched beauty of the canyons. Hunters will find themselves at the crossroads of the Wenaha and Sled Springs hunting units, renowned for their trophy class bulls and bucks, presenting thrilling big game hunting experiences. The restored salmon run adds to the allure of this natural wonderland.

**Opportunity Awaits:** This unparalleled property, strategically located in the scenic Grande Ronde River Canyon, presents an ideal opportunity for discerning buyers to establish an array of business ventures. Whether seeking to continue the legacy of a wilderness lodge, create an adventure retreat, or curate a destination for outdoor enthusiasts, Troy Wilderness Lodge beckons with endless possibilities.

*Seize the moment to embrace the splendor of nature, and embark on your next adventure at Troy Wilderness Lodge. Inquire now to secure your piece of paradise!*

See 'Additional Information' document for more information regarding property information, rental/nightly rates and more.

For more information regarding property uses please contact:

Wallowa County Planning Department [\(541\) 426-4543](tel:(541)426-4543) ext. 1168

Wallowa County Assessor's Office [\(541\) 426-4543](tel:(541)426-4543) ext. 1147

For more information regarding hunting and fishing regulations please contact:

Oregon Department of Fish & Wildlife - Enterprise, OR Office [\(541\) 426-3279](tel:(541)426-3279)

Photo credits:

Boggan's Oasis on the Grande Ronde River & Minam Store Outfitters



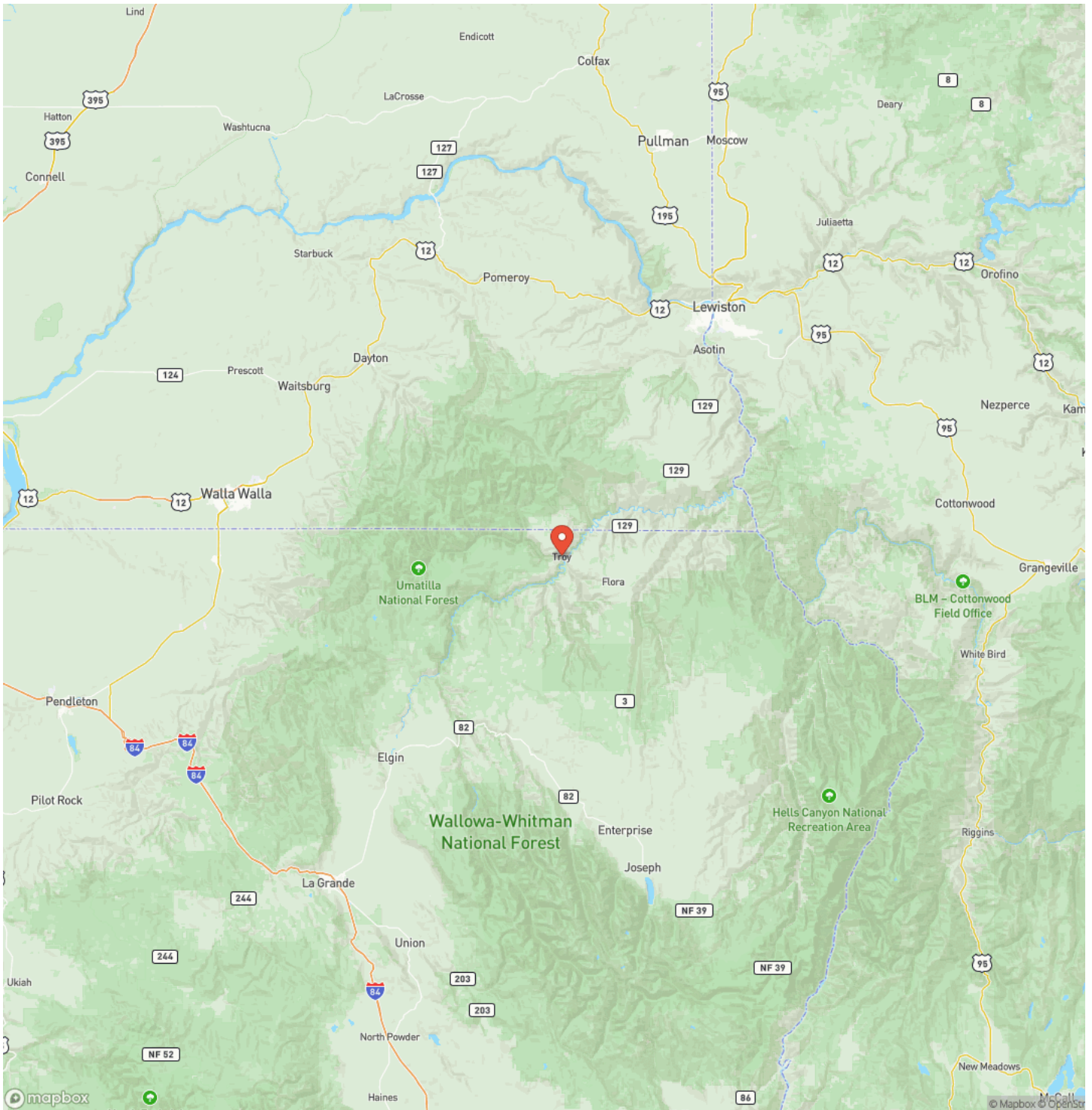
Troy Wilderness Lodge  
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## Locator Map



# Locator Map



## Satellite Map









## **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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**Martin Outdoor Properties**  
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