

COMMERCIAL & RESIDENTIAL DEVELOPMENT LAND – FOR SALE

**Biggs Junction
91660 Biggs Rufus Hwy
Wasco, Oregon 97065**



Property Details

Price: \$1,590,000
Acreage: 68.24 acres
Zoning: C-1/F-1
Enterprise Zone

Property Description

Expansive commercial and residential development land at the high traffic location of Biggs Jct. Hwy 84 – Hwy 97 & Biggs Rufus Hwy all coming together here. This is the most scenic property listed for sale in the entire Columbia River Gorge. This location is growing fast.



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New commercial development surrounds this parcel. It is prime for multiple uses. C-1 Zoning has extensive commercial uses. Look at those views.



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As you can see, the views from the upper portion of the property offer views you cannot match. Sherman

County is hurting for residential housing, and this would be welcomed by all. This portion is served by an existing well and septic. You will not top those views.



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Approximate property lines and notice that it does abut BLM land to the east.



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Approximate Property Lines

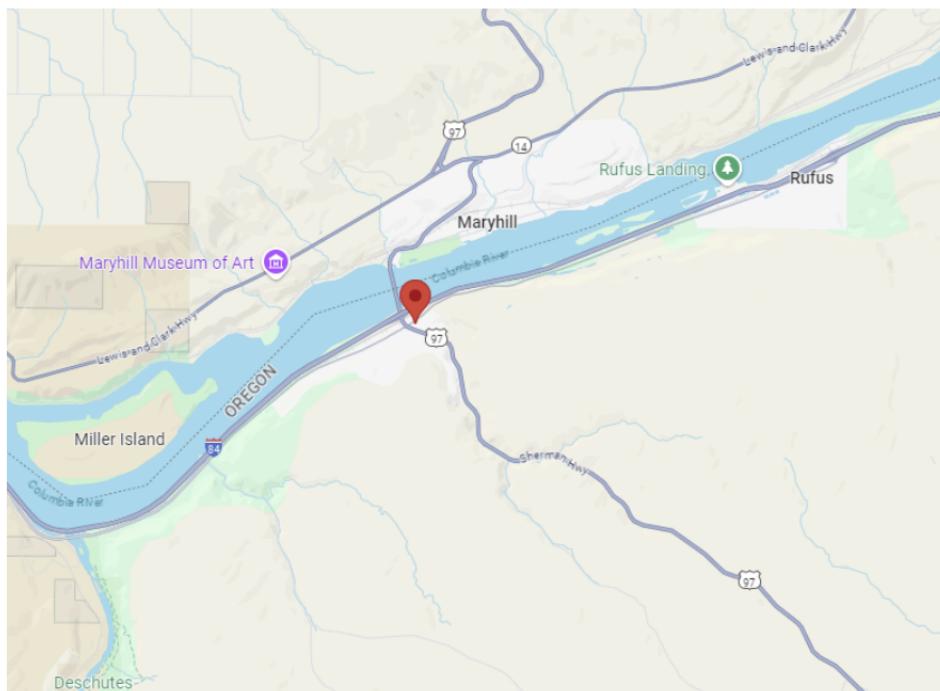


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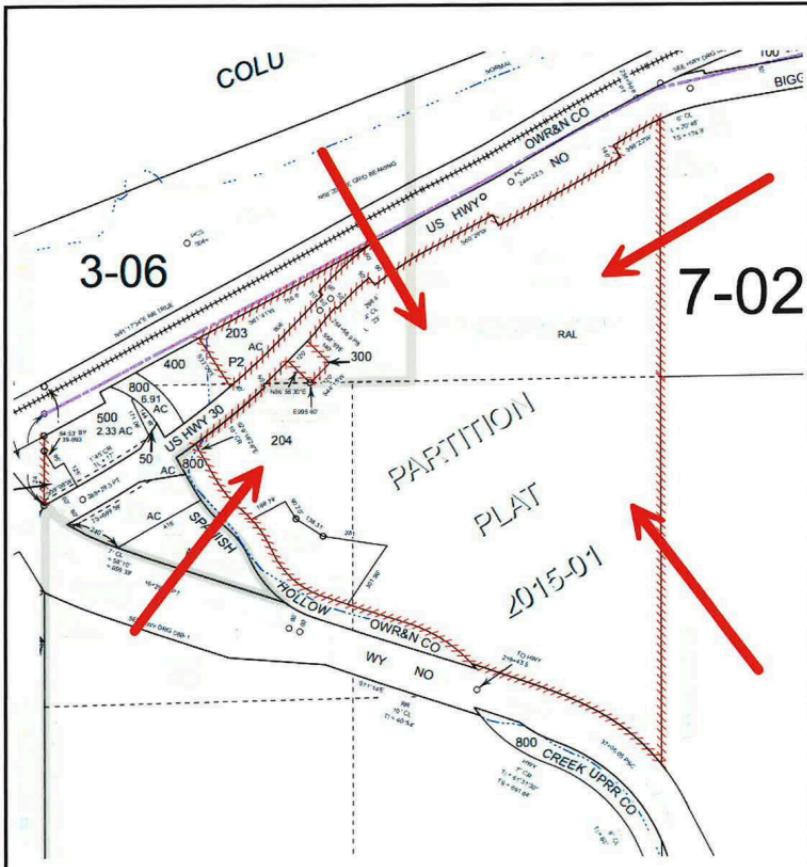
LOCATION MAP



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REGIONAL INFORMATION

ABOUT RUFUS, OREGON

Population: 270

County: Sherman County

Rufus is nestled between Interstate 84 and basalt cliffs of the beautiful Columbia River Gorge, 100 miles east of Portland, and 100 miles west of Pendleton. Primarily a residential community, the population is about 270. Small commercial businesses cater to local residents and interstate highway travelers.

The nearby Columbia, John Day, and Deschutes rivers offer recreational business opportunities, including gear and guides for camping, fishing, windsurfing, parasailing, rafting, and boating. The John Day Dam offers easy access to hydropower. Rufus is 1 ½ hours from Mt. Hood in Oregon and 1 ½ hours from Mt. Adams in Washington.

The town is named for its first white settler, Rufus C. Wallis.



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