

# TOP PROMOTIONAL POINTS for AGENTS OR BUYERS

## McKenzie River Inn

**49164 McKenzie Hwy, Vida OR 97488 - MP34**

Located at MP34 - just past Silver Creek Boat Launch  
Zoned Rural Commercial

Residential ML 362665011 Commercial ML 141738928

**Log Cabin** 1B / 1.5B / 792 SF GUIDE SHOP and Tool Shed

**New Inn** 3 suites / 3B / 3,536 SF / Flex Room (4th B)

Entry Sitting Room / Wine Tasting Room

**Listing Website:** <https://bit.ly/McKenzieRiverInn>



The former Inn and 5 cabins were lost in the 2020 Holiday Farm Fire – EXCEPT for one residential Log Cabin in excellent condition that the owners are living in. It was recently rented for **\$2,450/MO** who on occasion provided 8 hours of Labor per week and was compensated by lowered rent - **\$1,650/MO** – This log cabin is perfect for a Caretaker of the grounds, Host for Inn and events, rental or Owner's residence. Former income came from 5 cabin rentals, meals and guided drift boat fishing and sight-seeing trips – Crescent Moon Café, Wine tasting evenings, Events: Weddings Anniversaries, art workshops and more... A Chef trained in France serviced the Café which was a huge success.

Due to Commercial Zoning, option to add 5 more cabins in original riverfront location is possible, buyer to do their own due diligence. There are four riverfront locations for building cabins on concrete risers, and one concrete foundation available for a cabin. Plenty of space to build out of that area and use it for special events and recreation.

Inn Built in 2021 by Dan Heitman Custom Homes – Eugene 541-912-6506 <http://www.heitmancustomhomes.com>

Cost: \$1.8M -- If built today, his fee would be approximately \$2.8M

New build 1.8M + Extras approximately 250K + log cabin 500K – **Value is upwards of 3.5M to replace!**

Premium additions increased the Value in all it provides.

A full list is available. Here are key highlights:

- Exceptional location with approximately 385' of Riverfront with a Rare Dock. Most riverfront locations are blocked by southern sunlight due to Rare long days of southern sunlight—No butte shadowing the property - The perfect setting for guests to relax and dine.
- The Business Name, website w/access for updating is included in the sale.
- Original sign is available and included
- Most furnishings, equipment and tools are included in sale.
- A new \$15,000 Solar System provides a tremendous saving. Pre-fire winter billing 1,200-1,300/MO – The Nov 2025 bill was \$160 for the entire estate.
- 400amp breaker box services the Estate and will accommodate your option for additional cabins
- Two full RV hook-up spaces and room for 36-43 parking spaces
- A new Tractor w/bucket & backhoe and more maintenance equipment valued at \$28,000
- All furnishings can be included (outside of staged items)
- 2 solar powered gates and security cameras
- Wine Tasting Room and Cellar
- Commercial Kitchen (County approved for full time operation) open to Great room – expansive windows with River view
- Three Ensuites - one is ADA compliant with easy ADA parking access
- Upper level large studio/workshop, can be 4th bedroom
- Japanese Garden, Tea House, Jacuzzi ~ Irrigation system

The majestic McKenzie River is a world-class fly fishing river famous for Wooden Drift Boat and guiding services. Thrilling guided rafting adventures with incomparable scenic beauty. But did you know? We have easily accessible hikes to waterfalls, three hot springs, 185 feet deep Clear Lake with its underwater petrified forest, Hoodoo Ski and Autobahn, two covered bridges and World-Class Award Winning Tokatee Golf. All within 10-45 mins of McKenzie River Inn. Reason for selling? Owners are retiring and moving out of country

Upon request, I'll provide: Full list of Features to include all high-end additions separate from cost of builder | A list of furnishings negotiable (in-progress) | Former business information and photos | Marketing and Support connections for serious buyers | Upon a tour: A Hand Book with relevant information along with folders for interested Buyers.