

An aerial photograph of a large property, Silver Ridge Ranch, outlined with a yellow boundary line. The property is situated in a mountainous region with snow-capped peaks in the background. A winding road or river flows through the landscape. The foreground shows a mix of dense evergreen forests and cleared, snow-dusted areas. In the lower-left corner, there are several buildings, including a prominent red barn. The sky is overcast with soft clouds.

OFFERING MEMORANDUM

Silver Ridge Ranch

182 SILVER RIDGE RANCH RD

Easton, WA 98925

PRESENTED BY:

EDWARD RUPP

Phone: 952.820.1634

edward.rupp@svn.com

 **SVN | NORTHCO**

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SECTION 1

Property Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,249,000
LODGE UNITS:	8
RV, CAMP, YURT SITES:	90
LOT SIZE:	±45 Acres
ZONING:	R-5
LISTING WEBSITE:	northco.com
BUSINESS WEBSITE:	silverridgeranch.com
CO-BROKER / BROKER OF RECORD:	Evan McLeod with Palmero Partners LLC (WA License #23000196)

PROPERTY OVERVIEW

SVN | Northco is pleased to present, along with Evan McLeod with Palmero Partners, the sale of Silver Ridge Ranch, a unique lodging, camping, and event destination located in Easton, Washington (“Property”). Silver Ridge Ranch presents a rare opportunity to acquire a premier lodging, RV, camping, and event destination just minutes from Cle Elum and with convenient access to Interstate 90 and downtown Seattle. Continue to operate the businesses as-is, expand, or convert the property into a truly special estate. Set on approximately 45 acres, including significant additional development land, this unique mountain retreat offers a diverse mix of income-generating uses and future upside. Accommodations range from a beautifully renovated rustic lodge to equestrian-friendly RV sites, tent camping, and glamping options. The Property features versatile newly constructed wedding and event spaces, a recreation room with games and a TV, a 2,000+ amphitheater to host concerts and festivals, horse corrals, a bar and cafe, numerous accessory structures, and direct access to hiking, biking, ATV, snowmobile, and horseback riding trails through the Cascade Mountains. Guests enjoy year-round outdoor recreation and on-site equipment rentals, making the ranch an attractive destination across all seasons. The additional development land provides flexibility for expansion, added lodging, or complementary uses. Aviation enthusiasts can enjoy the airport-Adjacency and build a hangar on site to store aircrafts. Silver Ridge Ranch combines natural beauty, strong regional demand, and multiple revenue streams in a highly accessible Kittitas County location.

SALE HIGHLIGHTS



SALE HIGHLIGHTS

- **36% EBITDA Growth YoY (through July) / 20% Revenue Growth YoY (through July)**
- **Nestled on ±45 AC in the heart of the Central Cascades**, just minutes from Lake Easton and Cle Elum, and surrounded by mountain-ridge views, and only ±90 minutes from Seattle. Escape to nature without the long drive.
- **Easy access to year-round outdoor recreation:** hiking, horseback riding, snowmobiling, ATVs, and lakeside fun.
- **Features a variety of lodging options including:** the lodge (8 guest rooms, 20-person capacity), equestrian-friendly full service RV sites, spacious tent sites, and unique glamping options
- **Newly renovated lodge** includes a central great room, rec room, commercial kitchen, conference space, office suites, and attached patio, ideal for weddings, family reunions, corporate retreats, and more
- **Newly Constructed 3,000 SF Event Barn** with capacity for 200 guests
- **2,000+ person amphitheater** to host concerts, festivals, and more.
- **Access to horseback riding trails**, personal horse corrals, snowmobile rentals, and year-round outdoor recreation
- **On-site lounge/bar area** “The Watering Hole”, featuring a commercial kitchen in the lodge, and a great room with large windows & panoramic views.
- **±22.5 acres of prime development land** provide opportunities for future growth and diversification
- **Year-round operation:** winter snow pursuits and summer days by the lake mean this isn't just a seasonal operation.
- **The primary resort/ranch parcels**, consisting of the Lodge building, barn, and RV sites, which are situated on ±22 AC, could potentially be sold as standalone parcels, separate from the development land.
- **Airport-Adjacent:** One could build a hangar on site to store aircrafts.
- **Co-Broker/BOR:** Evan McLeod w/ Palmero Partners LLC (WA Lic #23000196)
- **PIDs:**
788834, 798834, 954042, 954043, 954045, 954044, 954331, 954333, 954332

GUEST REVIEWS



WHAT PEOPLE ARE SAYING

- **4.4/5 stars on Google Reviews (250+ reviews), 4.7/5 on Facebook**
- *"Good campsites for horses and great trails. Facilities include a bath house, RV dump station, and its walking distance to a convenience store."* - Anne R
- *"Clean and safe campground with secure horse corrals, clean restrooms, and easily accessed water and manure stations. The staff was helpful and the trails were gorgeous!"* - Madison G
- *"Silver Ridge Ranch Campground was the perfect stoping point after a long day on the road. Friendly staff, clean bathrooms & showers, and easy access camp sites."* - Randy M
- *"We had such an amazing trip to Silver Ridge Ranch and enjoyed staying in a glamping tent. It had everything we needed plus more. The staff were so friendly and the bathrooms were always tidy. The location worked great as we were there to play in Cle Elem and Roslyn. I would highly recommend Silver Ridge Ranch to anyone seeking an adventure."* - Carly P
- *"If you're looking for a well kept rustic camping location, this is the place! They also have an event venue for hosting weddings and large gatherings with a lodge to stay or camp spaces for those with RV's. I had never been at a campground with horse stalls and there were several horses using them. This was actually really cool. We did not find much road noise compared to the state park across the interstate."* - Jeremy R
- *"The best place for camping every year I book at this place."* - Pablo E
- *"Fantastic getaway location! Staff is Super nice and helpful. The spots were ample and clean. Camping was a joy! The amphitheater is excellently located as well for events. 10 out of 10. Can't wait to come back!"* - Omar B

AMENITIES



ON-SITE AMENITIES

- Hiking, Biking, ATV, snowmobile, and Horseback Riding Trails Straight From the Park Property - direct access to the Cascade Mountains
- Stunning, Newly Renovated Rustic Lodge
- Rec Room with TV and Games
- Wedding and Event Venue Spaces
- Horse Corral Available Upon Request
- Year-Round Outdoor Recreation and Rentals
- Cafe and Bar
- Multiple accessory structures

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS (CONTINUED)



A rustic bedroom with a vaulted ceiling featuring exposed wooden beams and several skylights. The room contains two log beds with white linens and patterned blankets. A small white teepee and two wooden stools are in the background. The floor is made of light-colored wood. A large circular graphic with a dashed line and two small circular icons (one orange, one blue) is overlaid on the left side of the image.

SECTION 2 Lodging

LODGING



FULL LODGE

- Welcome to you perfect group getaway in Easton, WA! Set on 45 private acres and nestled within the Cascade Mountains, this beautifully renovated 8-bedroom, 6.5-bath lodge comfortably sleeps 20 and is ideal for family reunions, weekend getaways, corporate off sites, and celebrations of all kinds.
- Enjoy sweeping mountain views from the Great Room, cook like a pro in the fully equipped commercial kitchen (with pizza ovens!) and relax in cozy gathering spaces.
- **Bathroom** (6)
- **King Bed** (4)
- **Queen** (4)
- **Twin/Bunk Bed** (4)



LODGING

BUNKHOUSE GUEST ROOM

- The largest Guest Room, the Bunkhouse at Silver Ridge Ranch has one king bed and two twin beds, all featuring Pendleton bedding and organic cotton linens.
- The Bunkhouse is located on the second level via stairs and features a private bath with lower ceilings in the shower area.
- Adults will also have access to the Lodge's two communal showers as well. This room is perfect for a family and is nestled above the Great Room away from other Guest Rooms at the lodge. It makes for a fun getaway for multiple children to enjoy the western play area.
- **King** (1)
- **Twin/Bunk Bed** (1)



LODGING



OK CORRAL GUEST ROOM

- The OK Corral Guest Room at Silver Ridge Ranch has one king bed and one twin bunk bed, all featuring Pendleton bedding and organic cotton linens.
- The OK Corral Guest Room is very spacious in size, perfect for a family. This Guest room has a private bathroom.
- **King** (1)
- **Twin/Bunk Bed** (2)



LODGING

LONESTAR GUEST ROOM

- The Lonestar Room at Silver Ridge Ranch has one king bed featuring Pendleton bedding and organic cotton linens.
- The Lone Star Guest Room is one of the Ranch's largest rooms featuring a private patio entrance and full private Bath.
- The Lonestar has beautiful Cascade Mountain views to enjoy from your bedroom.
- **Bathroom** (1)
- **King** (1)



LODGING



DAISY MAE GUEST ROOM

- The Daisy Mae Guest Room at Silver Ridge Ranch has one king bed featuring Pendleton bedding and organic cotton linens.
- This room has a half bathroom and a spacious bedroom, along with Cascade Mountain views.
- **King** (1)



LODGING

WRANGLER GUEST ROOM

- The Wrangler Guest Room at Silver Ridge Ranch has one queen bed featuring Pendleton bedding and organic cotton linens.
- The updated western room has Cascade Mountain views along with easy access to the Lodge's Great Room and coffee and tea station.
- This Guest Room has easy access to two communal Bathrooms.
- **Queen** (1)



LODGING



DUKE GUEST ROOM

- The Duke Guest Room at Silver Ridge Ranch has one queen bed featuring Pendleton bedding and organic cotton linens.
- The updated western room has expansive 14' ceilings, Cascade Mountain views, and easy access to the Lodge's Great Room and coffee and tea station.
- The Duke Guest Room has easy access to two communal bathrooms.
- **Queen** (1)



LODGING

BADLANDS GUEST ROOM

- The Badlands Guest Room at Silver Ridge Ranch has one queen bed featuring Pendleton bedding and organic cotton linens.
- The updated western room has easy access to the Lodge's Great Room and coffee and tea station along with two communal bathrooms.
- **Queen** (1)



LODGING



FRONTIER GUEST ROOM

- The Frontier Guest Room at Silver Ridge Ranch has one queen bed featuring Pendleton bedding and organic cotton linens.
- The updated western room has easy access to the Lodge's Great Room and coffee and tea station.
- This bedroom has a private bathroom.
- **Queen** (1)



LODGING

RV SITE HOOKUPS

- **Full Hookup** - 30 Amp & 50 Amp
 - Stay in one of the Ranch's full hookup (50 AMP/30 AMP) pull-thru or back-in RV sites at Silver Ridge Ranch.
 - Nestled in the trees, each RV site includes electric, septic and water hookups.
- **Partial Hookup** - 30 Amp & 50 Amp
 - Stay in one of the partial hookup (50 AMP/30 AMP) pull-thru or back-in RV sites at Silver Ridge Ranch.
 - Nestled in the trees, each RV site includes electric and water hookups. Dump station onsite.
- **Horse Corrals**
 - Located throughout the campground at Silver Ridge Ranch, horse corrals are a great addition to your tent or RV site if you're traveling with horses. Each corral can accommodate up to two horses.



LODGING

GLAMPING

- This spacious Dome has a view of the night sky while lower level panels are solid for privacy.
- Built by Hypedome in Poland, our dome is situated on a wooden deck and outfitted with your choice of 2 Twin Cots or 1 Queen Cot, two sleeping bags and pillows, a night table, cooler with ice, and grill with propane.
- Camping in the Dome is perfect for a spur-of-the-moment getaway without having to pack all the camping gear!



LODGING



YURT CAMPING

- Glamping tents are perfect for a fun weekend or romantic getaway.
- Each glamping tent is self-contained with 2 Twin cots, sleeping bags and pillows, a lantern, propane BBQ (with propane tank), and a cooler with ice.



LODGING



CAMP SITES

- **Tent Site** - 6 people
- Stay in your own tent at one of our spacious tent sites nestled in the trees at Silver Ridge Ranch.
- Each of the tent sites allow for two vehicles at the campsite.
- **Group Tent Site** - 10 people
- The group tent sites at Silver Ridge Ranch are the perfect setting for your group's getaway.
- Each group site accommodates 2 tents, 10 guests and 4 vehicles

EVENT VENUE

NEWLY CONSTRUCTED WEDDING VENUE

- A breathtaking backdrop for weddings and other events, this beautiful space offers a modern interior of 3,000 SF and has a large patio of 4,000 SF
- The Barn can comfortably host up to 200 guests.
- The Barn is ideal for any wedding reception, corporate event, or celebration.
- Large sliding barn doors allow and indoor/outdoor event on pleasant days



THE WATERING HOLE (BAR AND RENTAL KITCHEN)



THE WATERING HOLE RENTAL KITCHEN

- The Watering Hole is a beloved commercial kitchen space for rent. It is also open to the public during the summer months on weekends.
- The space seats 20 inside, 40 outside, includes an outdoor patio, and beer, wine, and small bites are available as well
- Perfect for small to mid-sized holiday parties, friendly gatherings, and birthday celebrations



SECTION 3
Growth
Opportunities

GROWTH & DEVELOPMENT OPPORTUNITIES

PRIMARY GROWTH OPPORTUNITIES

- There are over 25 acres of development land available
- **Lodging Expansion Potential** - Excess land allows for additional cabins, glamping units, tiny homes, or luxury tent accommodations to increase nightly inventory & revenue without compromising the secluded character.
- **Event & Group Revenue Upside** - Expand weddings, retreats, corporate offsites, and reunions through enhanced event infrastructure (covered pavilion, upgraded catering facilities, seasonal tenting, or expanded indoor gathering space). Currently the event business is in its infancy, and is being met with great reviews by wedding couples and others. There is significant room for growth in the number and size of weddings going forward.
- **Premium Experience Add-Ons** - Introduce high-margin experiential offerings such as guided outdoor recreation, wellness programming (sauna, cold plunge, yoga retreats), curated adventure packages, or seasonal festivals.

PRIMARY GROWTH OPPORTUNITIES

- **Add Additional Amenities** - Pickleball, swimming pool, etc. Create more reasons for guests to come to the ranch and not have to leave by adding further amenities
- **Rate Optimization & Yield Management** - Opportunity to materially increase ADR through dynamic pricing, peak-season minimum stays, differentiated unit types, and repositioning toward higher-end experiential travelers.
- **Branding & Marketing Enhancement** - Improve digital presence, SEO, direct booking channels, and professional photography to reduce OTA dependency and increase net revenue per booking.
- **Expand the Bar and Restaurant** - Potential to add permanent limited F&B concepts such as a weekend café, private-event catering, food trucks, or farm-to-table dining experiences tied to events and retreats.
- **Operational Efficiency Improvements** - Streamline staffing, housekeeping, and vendor contracts to improve margins as occupancy scales; current operations provide a foundation with room for professional optimization.
- **Seasonal & Shoulder-Season Programming** - Expand utilization outside peak summer months through winter retreats, holiday events, wellness weekends, and corporate bookings tied to Seattle metro demand. Add additional winter infrastructure to increase winter occupancy.
- **Boost Revenue by Implementing a Resort Fee** (these fees can reach 6-8%, or higher), and go directly to the bottom line.
- **Long-Term Development Flexibility** - Zoning and acreage support phased development, allowing a buyer to deploy capital incrementally and match expansion to market demand.
- **Utilize Airport-Adjacency** and build a hangar on site to store aircrafts.
- **Multiple Exit Strategies** - Property supports continued operation as a cash-flowing hospitality asset, repositioning as a boutique resort, or long-term hold as a legacy recreational estate with income.

RENDERINGS



Private Estate



Expanded RV Park



Glamping



Add Amenities like Pickleball, a Pool, etc.

The background image shows a vast, scenic view of a mountain valley. In the foreground, there is a circular stone fire pit with several dark-colored Adirondack chairs arranged around it. Beyond the fire pit is a grassy field with a white fence. The middle ground is filled with dense evergreen trees. In the background, rolling mountains covered in forest stretch towards the horizon under a blue sky with scattered white clouds.

SECTION 4
Location
Information

LOCATION OVERVIEW



EASTON, WA

The Property is located in Easton, WA, a quaint mountain community tucked within the Cascade Range of central Washington. Surrounded by evergreen forests, pristine lakes, and snow-capped peaks, Easton provides a peaceful retreat for those seeking the tranquility of nature and the charm of a small-town atmosphere. Positioned at an elevation of approximately 2,200 feet, the town enjoys a cool mountain climate and year-round recreational opportunities that highlight the beauty of the Pacific Northwest.

Outdoor adventure is at the heart of life in Easton. The area is a gateway to the Okanogan-Wenatchee National Forest and sits near Lake Easton State Park, where hiking, boating, fishing, and camping are popular activities. In winter, residents and visitors alike can enjoy cross-country skiing, snowmobiling, and easy access to nearby ski areas. With its location along Interstate 90, Easton also serves as a convenient stopover for travelers exploring the Cascade Mountains and beyond.

The town maintains a welcoming, laid-back atmosphere, complemented by local businesses and community gatherings that foster a close-knit feel. Easton's setting between larger cities makes it an ideal base for those who value both accessibility and a quieter lifestyle surrounded by Washington's natural beauty.

Distances from larger cities:

Cle Elum, WA - 15 miles

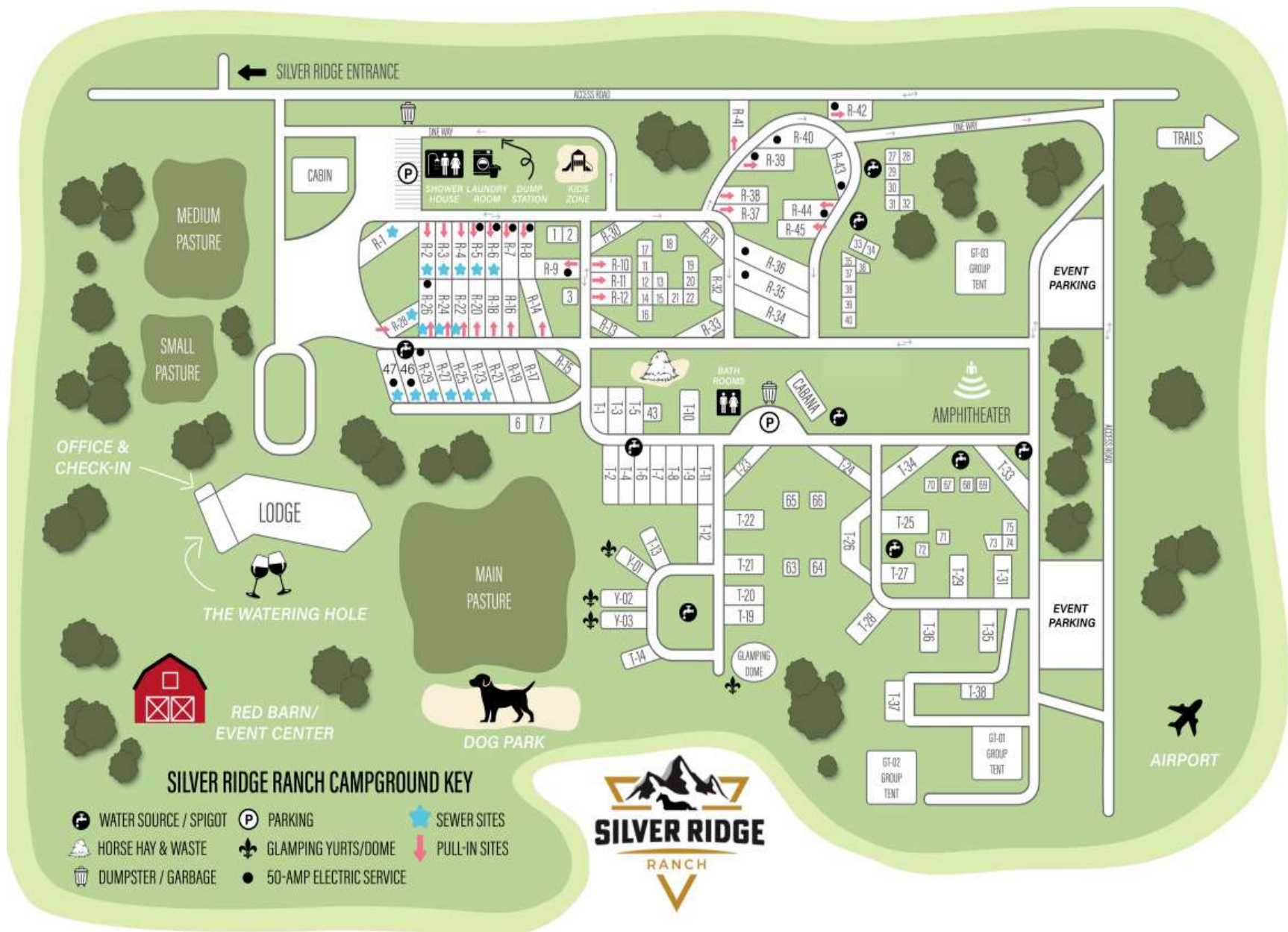
Yakima, WA - 75 miles

Seattle, WA - 70 miles

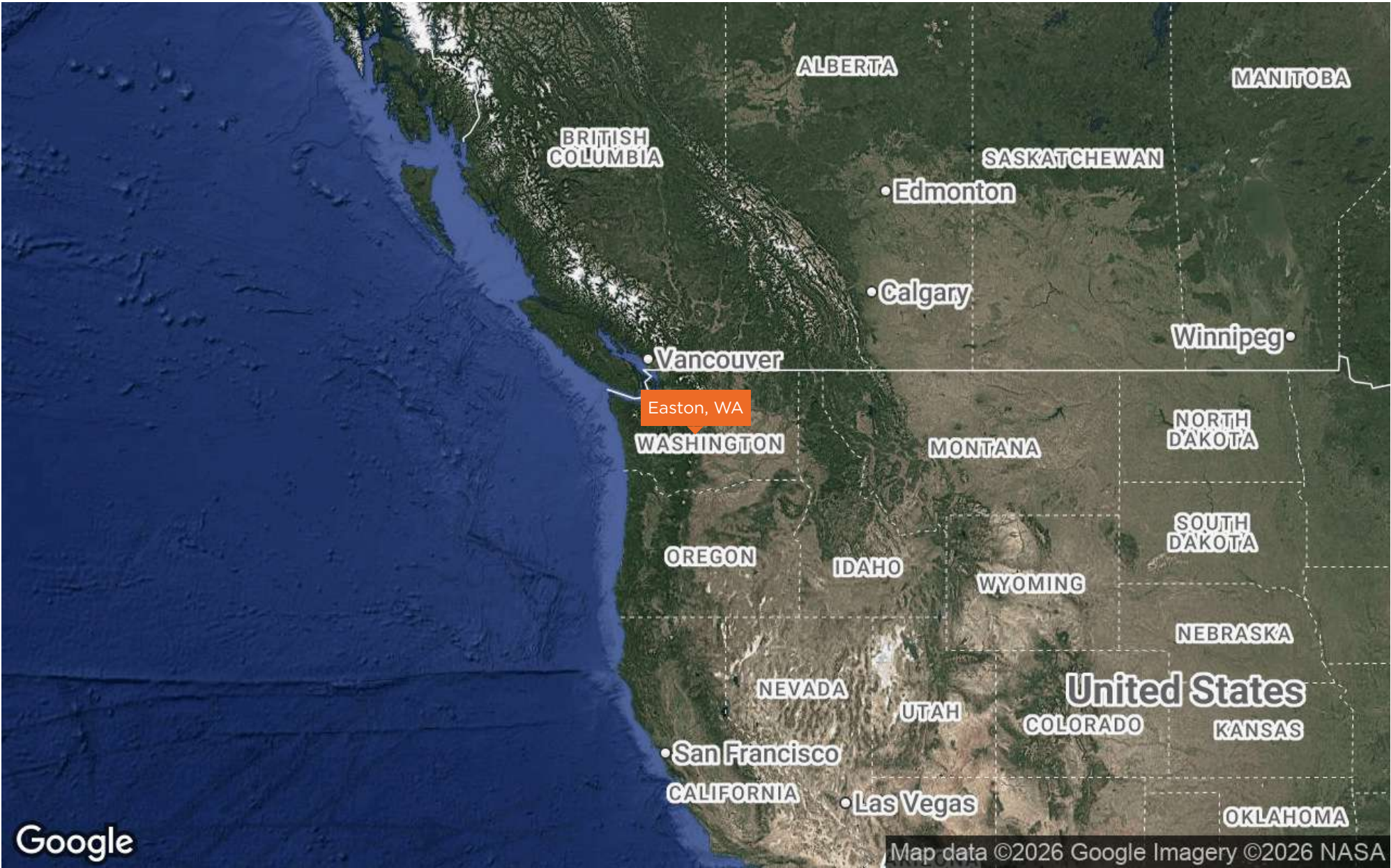
Portland, OR - 225 miles

Airports nearby include the Easton State Airport-ESW (adjacent), Yakima Air Terminal (75 miles), Seattle-Tacoma International Airport (75 miles), and Wenatchee Pangborn Memorial Airport (115 miles)

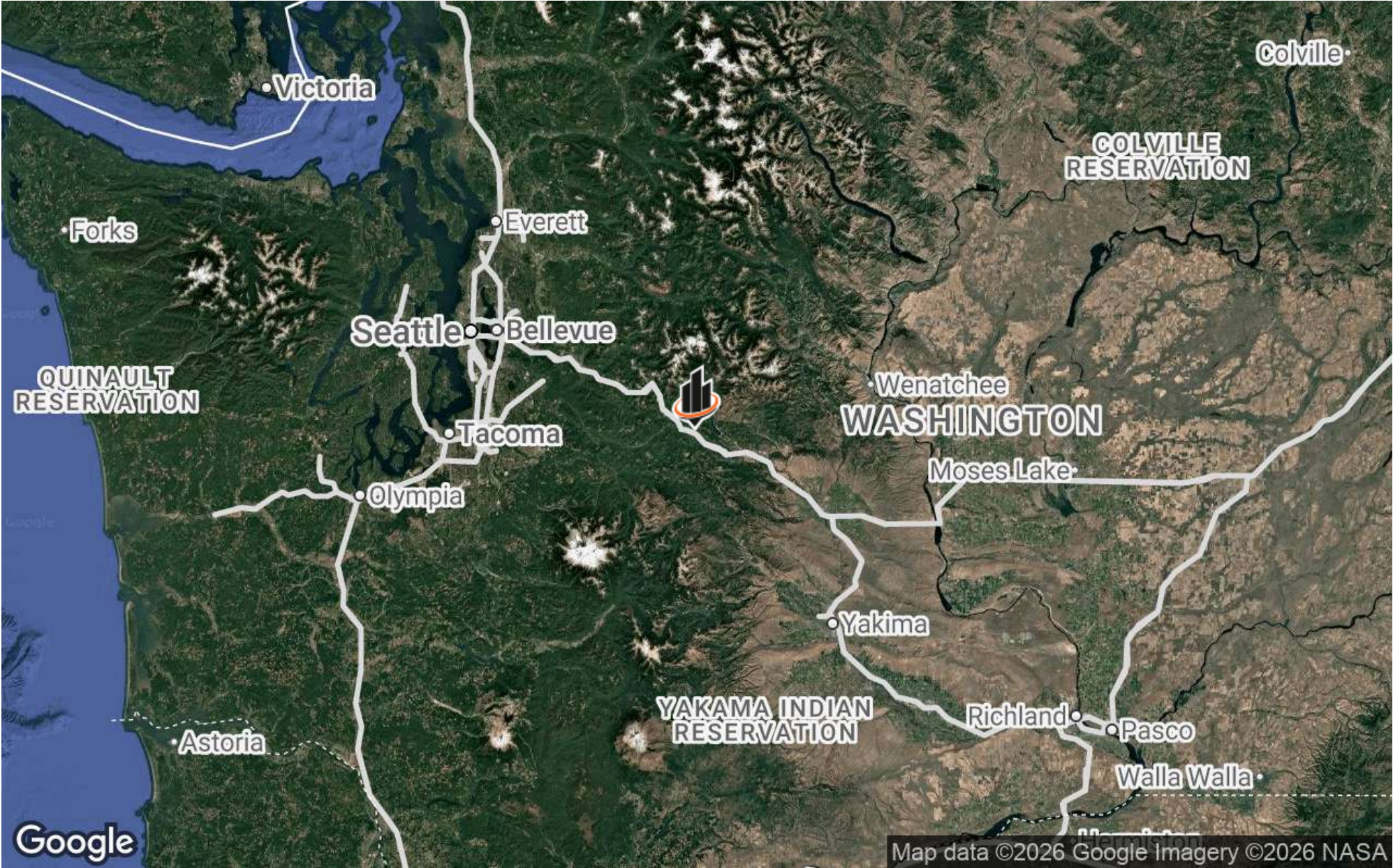
PROPERTY MAP



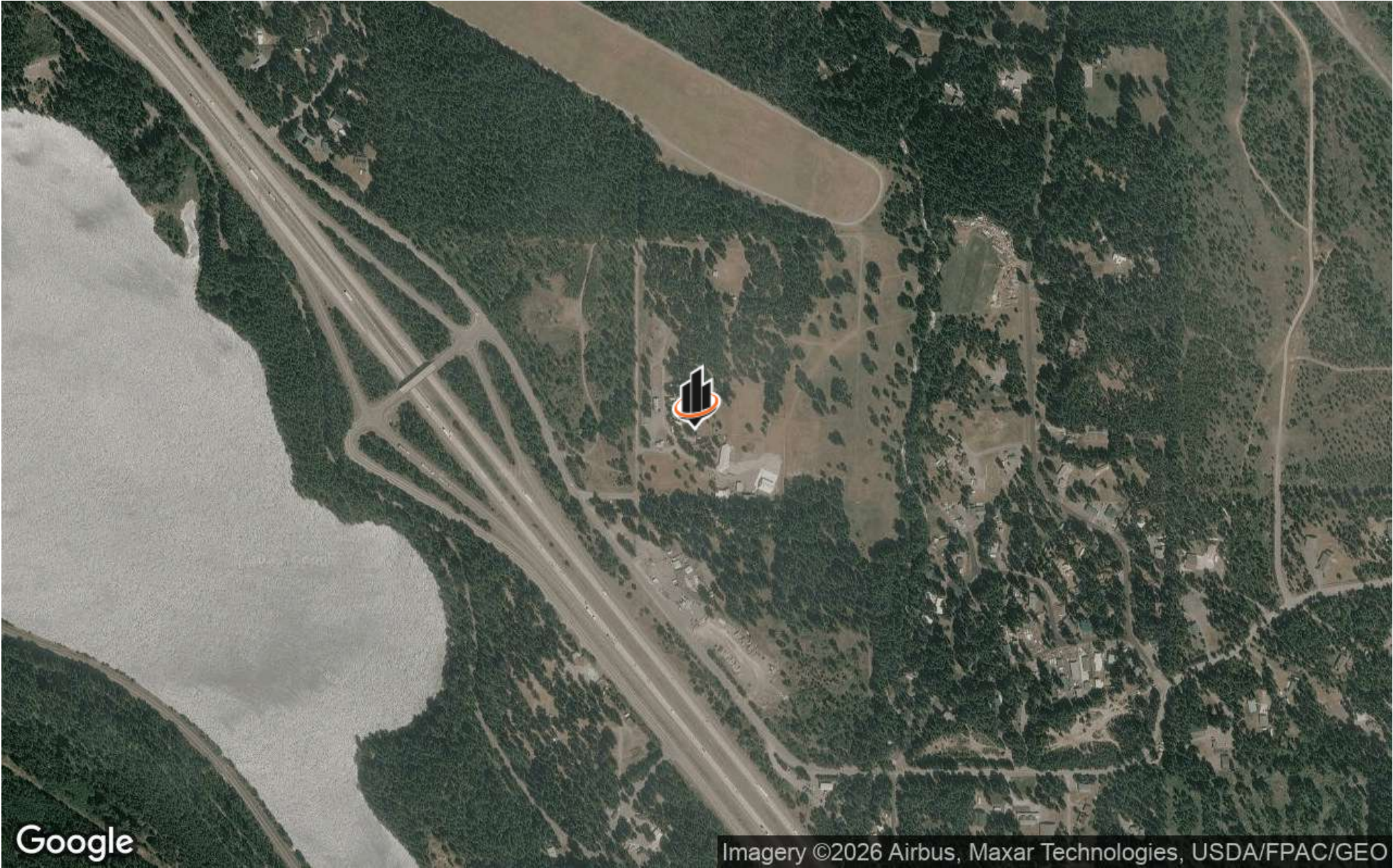
REGIONAL MAP



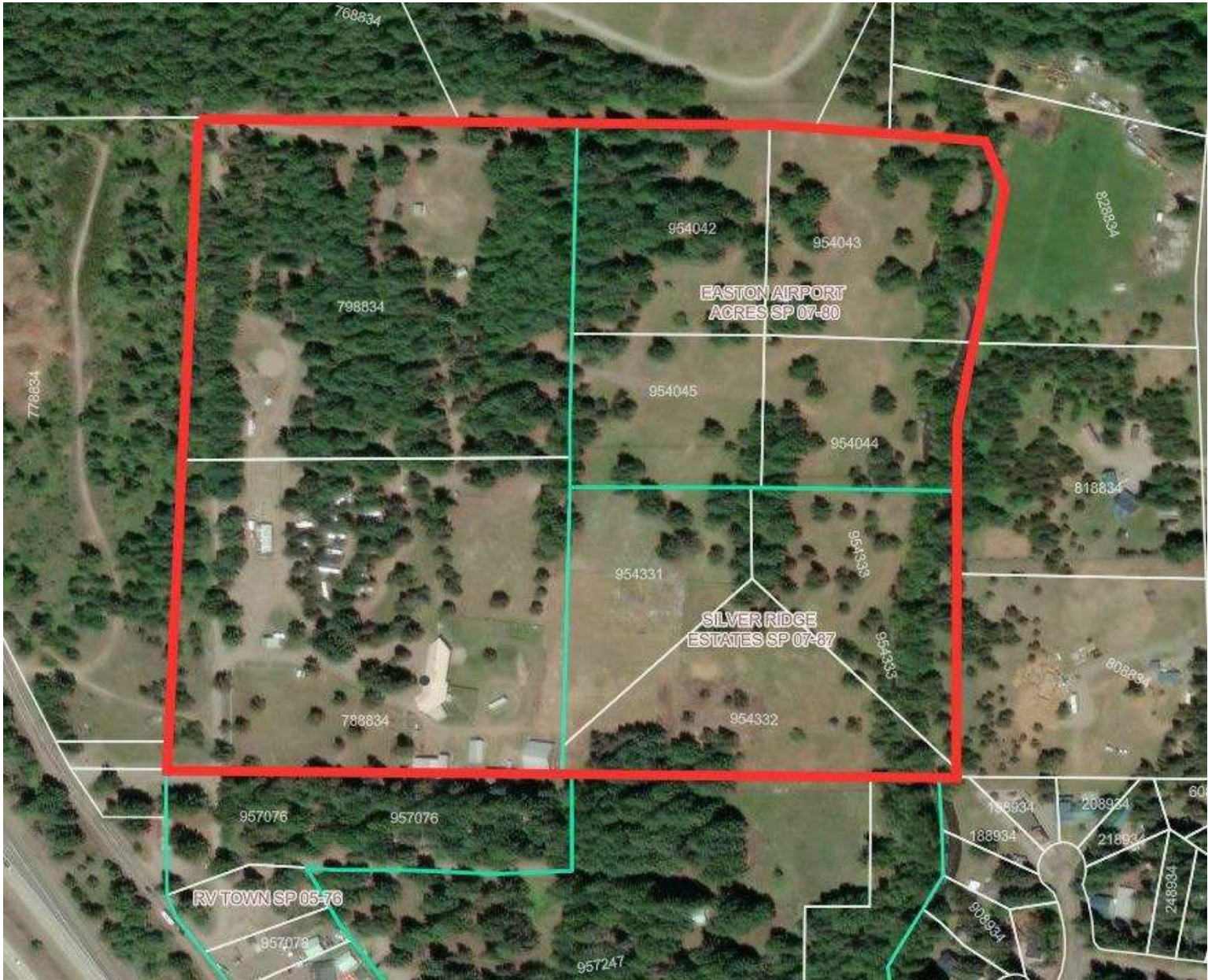
LOCATION MAP



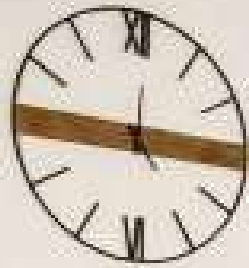
AERIAL MAP



PARCEL MAP (9 PIDS)







SECTION 5

Demographics

DEMOGRAPHICS MAP & REPORT

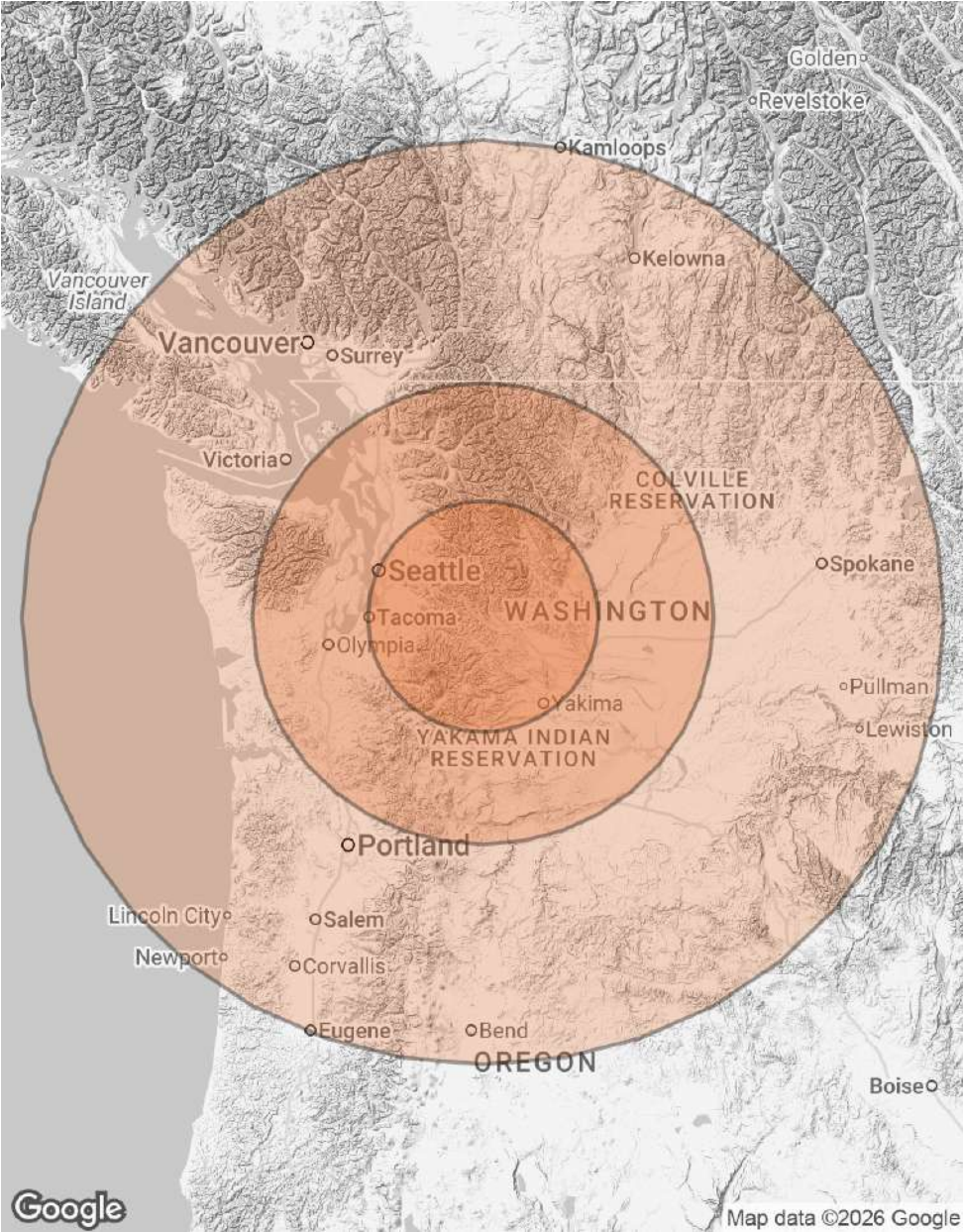
POPULATION 60 MILES 120 MILES 240 MILES

TOTAL POPULATION	3,784,340	6,502,219	11,494,730
AVERAGE AGE	40	40	41
AVERAGE AGE (MALE)	39	39	40
AVERAGE AGE (FEMALE)	40	41	41

HOUSEHOLDS & INCOME 60 MILES 120 MILES 240 MILES

TOTAL HOUSEHOLDS	1,484,439	2,496,089	4,451,169
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$156,396	\$139,382	\$126,561
AVERAGE HOUSE VALUE	\$825,437	\$710,745	\$640,703

2020 American Community Survey (ACS)





PRESENTED BY:

Edward Rupp

Phone: 952.820.1634
edward.rupp@svn.com

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