



CARBON FARM





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A once-in-a-generation opportunity to acquire one of Oregon's most extraordinary working farms.

Carbon Farm spans 1,462 acres of working ranch on Rail Hollow Road in Wasco County, farmed continuously for over 100 years. The property includes two contiguous parcels, multiple residences, 616 acres of water rights, cattle and poultry operations, 700+ acres of native oak woodland and savannah, and 360-degree views of Mt. Hood, Mt. Adams, and the Simcoe Mountains.

PRICE	\$2,999,000
ACRES	1,462
WATER RIGHTS	616 Acres
TAX LOTS	3
ZONING	Exclusive Farm Use (EFU)



BUILT FOR DURABILITY, NOT EXTRACTION

A once-in-a-generation opportunity to acquire one of Oregon's most extraordinary working farms — one already doing the work.

Farmed continuously for over 100 years, Carbon Farm was purpose-built around regenerative practices that sequester carbon, rebuild soil biology, and integrate animals with crops to create natural fertility cycles. This isn't a vision — it's an active, multi-enterprise farm producing beyond-organic pastured poultry, market garden crops, and microgreens, with a licensed ODA poultry processing facility on site.

The land is the foundation: 700+ acres of pasture, 700+ acres of native oak woodland and savannah, 616 acres of water rights, seasonal ponds, and irrigation canals. Thriving elk, deer, and wild turkey populations make this equally compelling for the serious hunter or conservation-minded buyer.

Infrastructure is in place and fully operational. The historic farmstead includes a farmhouse, multiple barns, outbuildings, bunkhouses, and greenhouses. A 3-bed, 2-bath manufactured home on the north end (renovated 2022) offers additional living quarters or employee housing. Existing guest accommodations and event infrastructure provide a natural foundation for agritourism, corporate retreats, or experiential programs.

A compelling impact investment, conservation acquisition, or generational land holding — with a regenerative operation already underway.

PROPERTY FEATURES

Carbon Farm has been thoughtfully maintained and operated to support a fully diversified, working ranch across 1,462 acres of productive ground in Wasco County, Oregon.

The property features 726 acres of active cropland, 731 acres of native grass rangeland, and 616 acres of water rights served by seasonal ponds, irrigation canals, and irrigation wheels. An ODA-licensed on-farm poultry processing facility, active cattle operations, and a renovated North House generating Airbnb income make this a rare turn-key opportunity.

- 360° views of Mt. Hood, Mt. Adams, and the Simcoe Mountains
- 700+ acres of native oak woodland and savannah
- 616 acres of water rights with seasonal ponds, irrigation canals, and irrigation wheels
- Active cattle and poultry operations
- ODA-licensed on-farm poultry processing facility
- North House renovated in 2022, currently operating as an active Airbnb rental
- Hand-built cordwood bathhouse, a truly distinctive and one-of-a-kind structure
- Two Kubota tractors, seeder, and full farm equipment included
- 12.5 acres enrolled in the Conservation Reserve Program (CRP)
- Elk, deer, and wild turkey on the property
- 22 miles to Mt. Hood, 20 miles to the Columbia River, 25 minutes to The Dalles, 35 minutes to Hood River, 90 minutes to Portland





THE LAND



MT. HOOD, MT. ADAMS VIEWS



616 ACRES WATER RIGHTS



ABUNDANT WILDLIFE / HUNTING



**700 ACRES
OAK SAVANNAH & FOREST**



**CROP PRODUCTION: BARLEY,
FORAGE, MIXED AGRICULTURE**



**12.5 ACRES IN CONSERVATION
RESERVE PROGRAM**

731 ACRES
NATIVE GRASS

Rangeland for grazing. Unirrigated

197 ACRES
FALLOW

Crop rotation cycle

126 ACRES
IDLE LAND

Available for expansion

234 ACRES
SPRING BARLEY

Dryland grain production

82 ACRES
MIXED FORAGE

Diversified, partially irrigated

75 ACRES
IRRIGATED BARLEY

Forage with irrigation in place.

WORKING ACRES



CURRENT INCOME STREAMS

Multiple revenue sources across the property.
A new owner can maintain, expand, or restructure these operations:

\$42K

Farm Rental

Annual income
from on-site residence

\$116K

Livestock & Produce

Cattle, poultry, eggs,
vegetables (gross 2024)

\$7.5K

Airbnb

North House, seasonal
May–October

CRP

**Conservation
Payments**

12.5 acres Enrolled in CRP



Deer



Elk



Turkey

DEER UNIT MC - 01 (CONTROLLED HUNT OR LOP OPTIONS)
ELK UNIT - WHITE RIVER (CONTROLLED HUNT OR LOP OPTIONS)
OTC TURKEY TAGS

RECREATIONAL OPPORTUNITIES



SOUTH PARCEL

81227 Rail Hollow Rd — Farm Headquarters



Mt. Adams

North Parcel

Chicken Field
20 acres

South House

Workshop

Compost

Rail Hallow Creek

Kitchen Garden

7 Tractor Bay

Managers Quarters

ODA Facility

Cordwood Bath house

Metal Barn

Chicken Schooners

Chicken House

Wood Barn

High Tunnel

Spring Box 2
1,500 gallons/day

Natural Spring

Chicken Schooners

Corral Area

Rail Hallow Creek

Spring Box
1,500 gallons/day

Pond

South Well House
7.5 HP, VFD
re-done 2025



SOUTH HOUSE



4 BEDROOM, 1 BATHROOM, MEDIA ROOM, BUNK HOUSE



SOUTH INFRASTRUCTURE



WOOD BARN



METAL BARN



CHICKEN HOUSE



CHICKEN SCHOONERS



CORDWOOD BATH HOUSE



SILOS



ODA PROCESSING FACILITY



WORKSHOP/ 7 BAY STORAGE



20 ACRES CHICKEN FIELD



HIGH TUNNELS



CORRALS



2 PONDS/1 NATRUAL SPRING



FARM MANAGERS QTRS



SOUTH HOUSE



SOUTH BUNKHOUSE



RAIL HALLOW CREEK



NORTH PARCEL

81338 Rail Hollow Rd — Agricultural Core

Simco Mountain View

Orchard Ditch

Wheel Lines

Storage & Tool Shed - 3 Bays

Orchard Ditch

North Bunkhouse

North House

Orchard Ditch





NORTH HOUSE



3 BEDROOM, 2 BATHROOM, OFFICE, 2,500 SQFT





NORTH INFRASTRUCTURE



NORTH BUNKHOUSE



STORAGE & TOOL SHED- 3 BAY



SPRING INFRASTRUCTURE



MT. HOOD/MT. ADAMS VIEWS



ZACK SCHREINER

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Born and raised right here in the Columbia Gorge, Zack brings a lifelong connection to real estate with deep roots in development and residential construction. After earning his degree from Oregon State, he spent seven years in construction before transitioning into brokerage, quickly rising to become one of top producers in the Gorge.

He served as the 2023 President of the Mid-Columbia Association of Realtors and specializes in residential, farm and land, and luxury properties. He services the entire Gorge, west to Portland and Vancouver, and is known for his client-first approach and unmatched knowledge in developable land.

Zack's dedication to long-term relationships, community, and expert guidance makes him a perfect fit for JDRE's collaborative and high-performing culture.





CHRISSY WOOD

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Chrissy Wood is a top-producing real estate broker in the Columbia Gorge, specializing in farms, timberland, commercial assets, and distinctive homes. She's known for combining strong market knowledge with strategic marketing and a thoughtful, client-focused approach.

Before real estate, Chrissy built a career in marketing and advertising, leading national campaigns for brands like T-Mobile, Nordstrom, and Alaska Airlines. That experience gives her a unique edge when it comes to positioning properties and guiding clients through complex transactions with confidence.

She is deeply rooted in the Gorge, where she and her family enjoy an active outdoor lifestyle. Alongside her husband Brock, she also owns Trout Lake Cozy Cabins, reflecting her connection to community, hospitality, and place.



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