

# Troy Wilderness Lodge

**Physical Address:** 84578 Bartlett Rd. Troy, OR

**Location:** 26 miles north of Wallowa, OR & 38 miles SW of Lewiston, ID

## **Access**

From Wallowa, OR

- Promise Rd. 40 miles
- Powwatka Ridge Rd. 38 miles

From Enterprise, OR

- Hwy 3 to Flora – 49 miles
- Hwy 3 to Boggan's Oasis – 65 miles

From Lewiston, ID

- Hwy 129 to Boggan's Oasis – 57 miles

**Power:** Clearwater Power – Lewiston, ID

**Internet:** Fiberoptic available through TDS Telecom, Satellite available through HughesNet

**Domestic Water:** 2 Domestic wells

**Septic:** 3 Standard septic systems

**# of Parcels:** 24 – Full list of parcels listed below.



# Improvements

**Lodge/Restaurant:** Approximately 3,227 sf built in 1982. The main floor comprised of restaurant, lounge, kitchen area, and restrooms. Restaurant features tile flooring with a wooden rustic style. The kitchen features cook grill, refrigerator, freezer, and prep area. Upstairs contains 3 guest rooms which share a full bathroom.

**Shower & Laundry Facility:** Approximately 1,664 sf built in 1987. Features an lobby/main area with a river rock fireplace and wood stove, open beam ceilings and tile floorings. There are four total shower rooms, two with full bathtub are access from inside the building and two with showers which can be accessed from outside. There is a coin operated laundry area with three washing machines and three dryers. There is an ADA compliant bathroom in addition to a public bathroom. RV septic dump services are also available.

**Cabins:** Three cabins from 420 – 480 sf each with a private bathroom and kitchenette.

**Game Shed:** 480 sf with walk-in cooler for hanging game

**Double-wide:** Small 2 bed 2 bath residence available as an additional rental unit.

**RV Sites:** 20 total sites with locations on both the Grande Ronde and Wenaha rivers. Each site has water and electricity to the site and there is a sewer dump station available at the shower & laundry facility.

**Tent Sites:** 28+ total tent sites which allows for large camps as well as privacy. Water is available nearby though faucets.



# Rental & Guest Rates

## **20 RV Sites:**

- \$30 Nightly
- \$178 Weekly
- \$350 Monthly

## **28+ Tent Sites:**

- \$15 Nightly
- \$75 Monthly

## **3 Cabins:**

- Nightly – #6 - \$132 w/ tax | # 4 & 5 - \$117 w/ tax
- Weekly – #6 - \$800 w/ tax | # 4 & 5 - \$700 w/ tax

## **3 Guest rooms upstairs of restaurant:**

- Nightly – Larger \$82 | Smaller \$72
- Weekly – Larger \$490 | Smaller \$420
- \*Larger room has one double bed & one twin, smaller rooms have two twin beds

## **Double-wide Unit:**

- Nightly \$160 w/ tax
- Weekly \$1,050

## **Showers:**

- \$10 per shower
- \*Guests renting RV or camp sites have showers included in rental rate.

## **Laundry Facilities:**

- Coin operated - \$2.00 for each load both washing and drying.

## **RV Septic Dump:**

- \$10 \*Guests staying for one week or longer have RV dump included with rental rate.

## **Restaurant/Lodge Lease:**

- Copy of complete lease available to qualified buyers.
- Current lease can be terminated with 30 days written notice.

# Parcel Information

Ref. #	OR Map & Tax Lot#	Zoning	Parcel Size
7146	05N43 1300	EL-1	5.15 acres
7234	05N4304BA 200	R/C-T	5,663 sq. ft.
7235	05N4304BA 300	C/R-T	16,200 sq. ft.
7237	05N4304BA 400	C/R-T	16,200 sq. ft.
7238	05N4304BA 500	C/R-T	12,375 sq. ft.
7239	05N4304BA 600	C/R-T	2,875 sq. ft.
7240	05N4304BA 700	C/R-T	3,125 sq. ft.
7241	05N4304BA 800	R/C-T	4,576 sq. ft.
7242	05N4304BA 900	R/C-T	8,912 sq. ft.
7243	05N4304BA 1000	C/R-T	6,250 sq. ft.
7262	05N4304BA 2400	COM-T	Unknown
7263	05N4304BA 2401	COM-T	10,500 sq. ft.
7264	05N4304BA 2500	COM-T	5,250 sq. ft.
7268	05N4304BA 2900	C/R-T	10,670 sq. ft.
7271	05N4304BA 3000	COM	13,000 sq. ft.
7272	05N4304BA 3100	C/R-T	4,700 sq. ft.
7273	05N4304BA 3200	COM-T	12,500 sq. ft.
7275	05N4304BA 3400	C/R-T	3,125 sq. ft.
7276	05N4304BA 3500	C/R-T	7,188 sq. ft.
7277	05N4304BA 3600	C/R-T	10,937 sq. ft.
7278	05N4304BA 3700	C/R-T	11,250 sq. ft.
7279	05N4304BA 3800	C/R-T	13,300 sq. ft.
7280	05N4304BA 3900	C/R-T	13,250 sq. ft.
970667	05N4304BA 2400	COM-T	N/A

**For additional information regarding property uses please contact:**

Wallowa County Planning Department: (541) 426-4543 ext. 1168

Wallowa County Assessor's Office: (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:5414263279)