

EXECUTIVE SUMMARY - STEAMBOAT INN



OFFERING SUMMARY

SALE PRICE:	\$2,000,000
INTEREST:	Special Use Permit
YEAR OPENED:	1957
NUMBER OF ROOMS:	18
RESTAURANT:	Yes
MEETING SPACE:	1,855 SF
LOT SIZE:	23 Acres
BUILDING SIZE:	26,874 SF
ZONING:	Public Reserve Timberland

PROPERTY DESCRIPTION

The historic **Steamboat Inn** is a legendary Pacific Northwest sanctuary offering 18 diverse lodging units, including 8 riverside cabins, 2 romantic suites, 5 forest cottages, and 3 guest houses. This well-established destination features a renowned farm-to-table restaurant and a versatile 1,855 SF library and event space, perfect for hosting woodland weddings and corporate retreats. By combining rustic charm with proven operational excellence, the Inn serves as a premier hub for both world-class anglers and modern wilderness explorers.

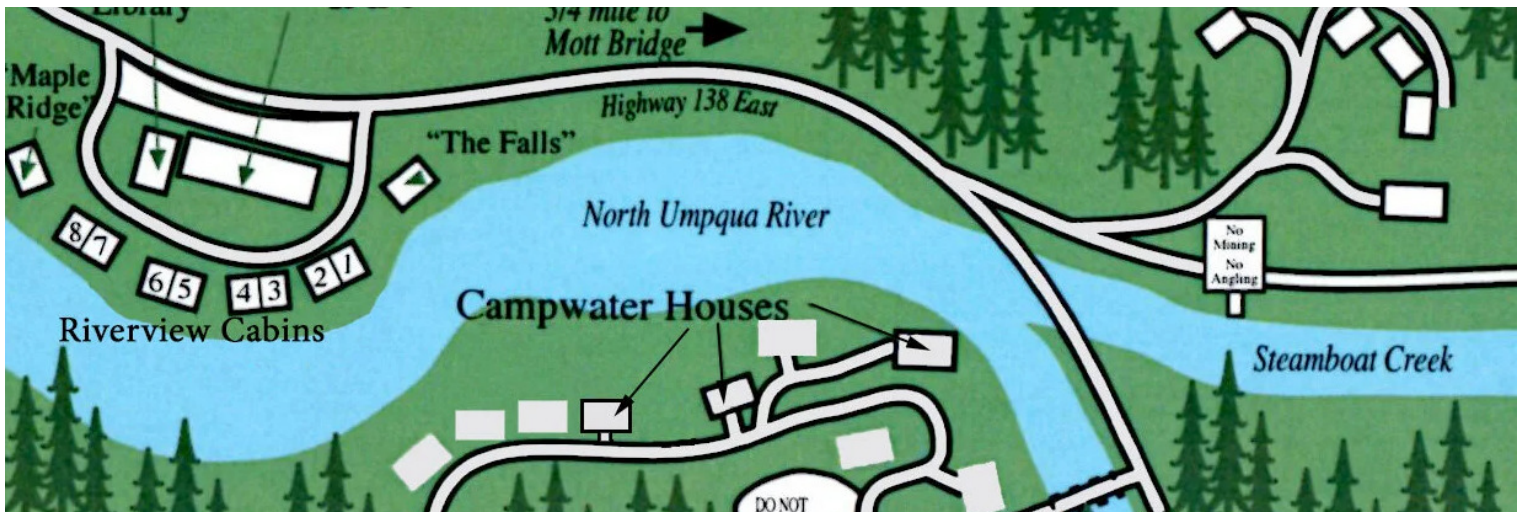
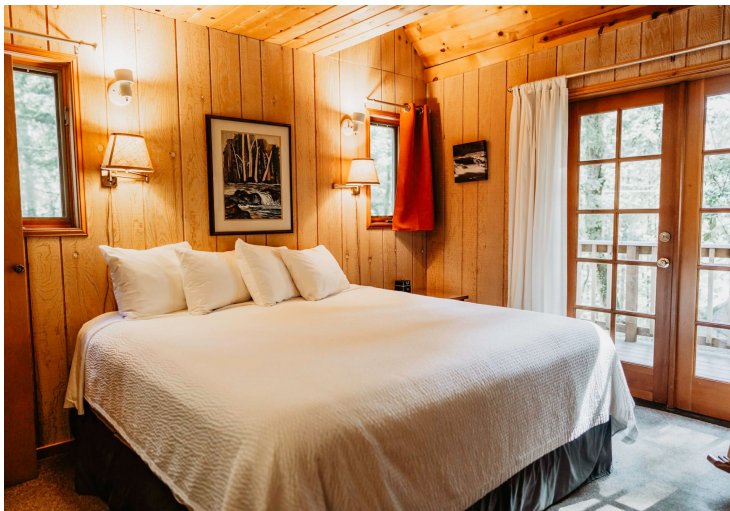
LOCATION DESCRIPTION

Tucked into the rugged terrain of the Umpqua National Forest, the Inn is positioned along the scenic "Highway of Waterfalls," just two hours from Eugene and 72 miles from Crater Lake National Park. The property sits on a dramatic bluff overlooking a 31-mile stretch of the North Umpqua River designated exclusively for fly-fishing. Surrounded by towering old-growth Douglas firs, this unique location offers immediate access to Oregon's most iconic natural wonders, making it the ultimate basecamp for river adventures.

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ADDITIONAL PHOTOS



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CONFIDENTIALITY AGREEMENT / REGISTRATION

THIS CONFIDENTIALITY AGREEMENT ("Agreement") is made and agreed to by **SVN | Bluestone** ("Broker") and _____ ("Purchaser"), regarding the property known as **Steamboat Inn** located in **Idleyld, OR** ("Property").

PURCHASER HAS REQUESTED information from Broker for the purpose of evaluating a possible acquisition of the Property. The Owner of the property has instructed Broker to deliver information concerning the Property, much of which is highly confidential, only to those potential purchasers who sign this Agreement.

THE PARTIES AGREE, in consideration of the covenants and agreements contained herein, as follows:

1. Purchaser will not disclose, permit the disclosure of, release, disseminate or transfer, any information obtained hereunder ("Information") to any other person or entity.
2. If Purchaser is a corporation, partnership, limited liability company or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have need to know of the information, and who are specifically aware of the Agreement and agree to honor it.
3. This Agreement applies to all Information received from Broker, now or in the future, which is not readily available to the general public. Purchaser understands that all information shall be deemed confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner and Broker.
4. All information shall be used for the sole purpose of evaluating the potential acquisition of the Property and it shall not at any time, or in any manner, be used for any other purpose.
5. Purchaser shall not contact directly any persons concerning the Property, other than Broker, without Broker's written permission. Such persons include, without limitation, Owner, Owner's employees, suppliers and tenants.
6. Purchaser acknowledges that it is a principal and not an agent on behalf of any other party in conjunction with the purchase of the Property. Purchaser acknowledges that it is not working with any other broker or agent other than the Broker named below in connection with the property.
7. In the event Purchaser is an agent, Purchaser agrees that no confidential information shall be shared with its clients without the client also signing the Confidentiality Agreement and naming the Agent as its representative.
8. Neither Broker nor Owner make any representations or warranty, express or implied, as to the accuracy or completeness of any information provided by them. Purchaser assumes full and complete responsibility for reconfirmation and verification of all information received and expressly waives all rights of recourse against Owner and Broker with respect to the same.
9. The Persons signing on behalf of Purchaser and Broker represent that they have the authority to bind the party for whom they sign.

This Agreement shall be governed and construed in accordance with the laws of the State of Oregon.

PURCHASER: Name: _____ Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Email: _____

BY: _____ Date: _____

BROKER: Name: _____ Date: _____

NWRE Brokerage LLC Team Disclosure:

<https://drive.google.com/file/d/1J1U2Hm5r7yAWn2SDV7OTaK1rHzW54MBR/view?usp=sharing>

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