

PRIVATE ISLANDS INC.

GULL ISLAND

COLUMBIA RIVER, OREGON



30.64 ACRES • FREEHOLD
COLUMBIA RIVER • NON-DEVELOPED

46.184°N 123.152°W

ELEVATION — SUMMIT 26 FT



THE ESTATE

At a Glance

LOCATION	Columbia River, Oregon
TITLE	Freehold
LAND AREA	30.64 acres
ZONING	PA-80 Primary Agriculture
DEVELOPMENT	Non-developed
SUMMIT	26 ft

ACRES ON THE COLUMBIA

Thirty acres of level, wooded river island with an extensive sandy shoreline, five minutes by boat from the mainland launch.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	30.64 acres
TITLE	SUMMIT
Freehold	26 ft
WATERS	COUNTY
Columbia River	Columbia County

www.privateislandsonline.com/united-states/oregon/gull-island-oregon

REGION — OREGON

Oregon pairs forested wilderness with quiet inland waterways, and its islands sit under open United States real estate law: foreign buyers may purchase freehold on the same terms as residents. The lower Columbia is the state's great northern river road, wide, tidal and worked by ocean shipping.





THE ISLAND

Sand, Timber and Open River

Gull Island is a 30.64-acre private retreat on the Columbia River: a significant stretch of sandy shoreline around a dense interior of mature trees, level throughout. The listing calls it a blank canvas for the outdoor enthusiast, and the photographs bear that out.

HISTORY

A Presidential Hunting Ground

The island's past as a preferred duck-hunting spot for President Franklin D. Roosevelt gives it a layer of cultural value the listing calls impossible to replicate, and a provenance few river properties can match.

THE INTERIOR

Level, Wooded, Unbuilt

The island stands in a pristine, non-developed state: over 30 acres of level, wooded terrain zoned PA-80 (Primary Agriculture), in current use as raw recreational land, with total flexibility for how a new owner uses it.

THE OPPORTUNITY

A Blank Canvas

A private family camping ground, a long-term land holding, or a base for river recreation: the listing frames all three. Future improvements such as a dock or accessory recreational buildings may be possible through the Department of State Lands and Columbia County permitting.





LAND AND WATER

Long Beaches, A Working River

An extensive sandy beachfront runs along the island, firm and level at the water's edge, suited to summer picnics, overnight camping, swimming and easy boat beaching. The surrounding Columbia is renowned for salmon and sturgeon fishing, the interior shelters abundant birdlife and deer, and the open position gives 360-degree views of the mountains, the river traffic and both forested banks.

KNOWN FOR

A former FDR duck-hunting retreat: 30.64 freehold acres of sand beach and mature forest on the Columbia River, 60 miles from Portland.

DAYTIME HIGH $\pm 78^{\circ}\text{F}$ • NIGHT LOW $\pm 35^{\circ}\text{F}$



BY BOAT

Five Minutes from Willow Grove

The island is a quick five-minute boat ride from the Willow Grove boat launch in Longview, Washington, three miles straight-line across the river. The firm, level shoreline allows easy boat beaching on arrival.

THE GATEWAY

Sixty Miles from Portland

The listing puts Gull Island about 60 miles from Portland and roughly the same distance from the Pacific coast beaches. The property is off-grid with no existing utilities, a candidate for a low-impact solar and water-filtration setup, and carries an exceptionally low annual tax burden.

DISTANCES — STRAIGHT LINE

Willow Grove Boat Launch 3 mi · Longview 11 mi · Portland 51 mi

30.64 ACRES • FREEHOLD • ONE RIVER ISLAND

LOCATION

On the Map

COLUMBIA RIVER • COLUMBIA COUNTY, OREGON



GALLERY

The Estate in Frames



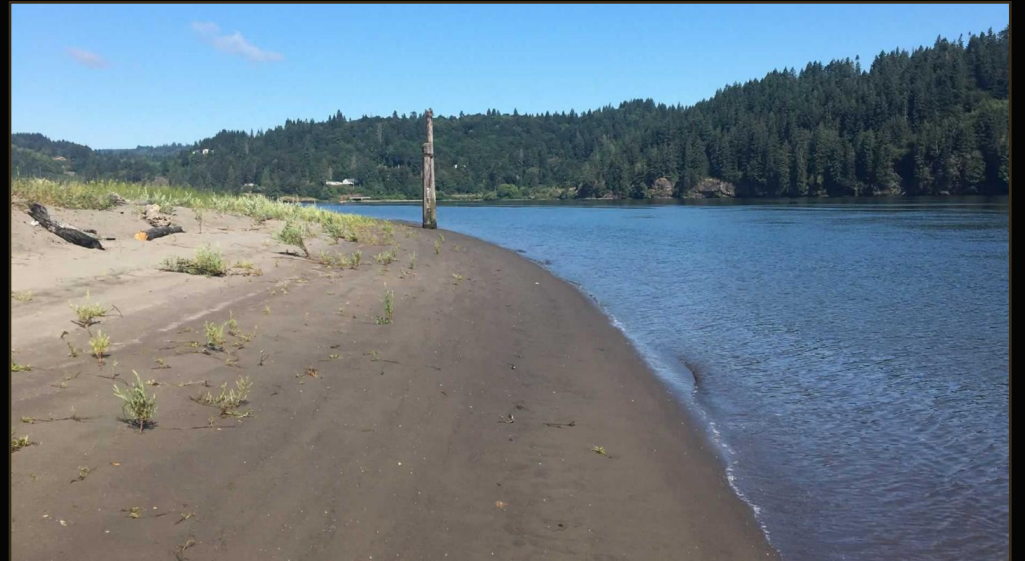
The beach, looking downriver



The island shore in calm water



Sand spit at the island's edge



Dark sand and a channel marker post



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

GULL ISLAND

COLUMBIA RIVER, OREGON

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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