

FOR SALE



Offered at \$2,590,000

YOUR OWN 75-ACRE

PARADISE

www.randlefarm.com



David Ringler & Kelly Ringler-Flores

1-253-278-6999



RANDLE FARM



LIVE THE LEGACY

Offered at \$2,590,000

Where legacy meets the land and every view tells a story.

Set across nearly 75 pristine acres near Packwood, Washington, Randle Legacy Estate is a once-in-a-generation offering featuring a beautifully restored farmhouse, income-producing guest residences, rolling pastureland, gardens, and sweeping mountain vistas. Thoughtfully designed for gathering, retreating, and creating lasting memories, this is more than a property – it is a lifestyle defined by space, beauty, and connection to the land.

RANDLE FARM



THE LEGACY HOMESTEAD

THE CAPSTONE PARCEL OF RANDLE LEGACY FARM

Where legacy meets the land in its purest form.

Set across 21 breathtaking acres at the heart of the greater Randle Legacy Farm, this extraordinary capstone parcel embodies the timeless beauty, functionality, and lifestyle of Pacific Northwest country living. Anchored by a beautifully restored 1920 farmhouse, the property has been thoughtfully curated for gathering, entertaining, farming, and creating generations of memories.

Inside the nearly 3,600-square-foot farmhouse, warm character and modern comfort come together with a chef's kitchen, expansive dining spaces, and living areas intentionally designed to frame sweeping views of the valley, pond, and surrounding mountains. An attached Airbnb apartment creates additional flexibility for guests or income, while the expansive custom deck invites evenings spent watching sunsets over the landscape.

Outside, vibrant flower gardens, abundant vegetable beds, rolling pastureland, and beautifully designed landscaping create a setting that feels both refined and deeply connected to the land. The impressive barn, massive equipment shed, heated four-bay shop, and detached

RANDLE FARM



THE LEGACY HOMESTEAD

guest residence offer endless opportunities for hobby farming, recreation, livestock, creative pursuits, or multi-generational living.

Bordered by natural beauty and located moments from Gifford Pinchot National Forest, this is more than a remarkable property – it is the defining centerpiece of Randle Legacy Farm and a rare opportunity to live a legacy rooted in beauty, freedom, and purpose.

PROPERTY FEATURES

Beautifully Restored & Improved 1920 Farmhouse

4 Bedrooms | 3 Bathrooms | 3,592 Sq. Ft. Main Residence

Attached 1 Bedroom | 1 Bathroom Airbnb Apartment | Sold Partially Furnished

Expansive Custom Entertaining Deck

Thoughtfully Designed Landscaping with Custom Rock Borders

Incredible Vegetable & Flower Gardens

Sweeping Pond, Valley & Mountain Views

21 Pristine Acres of Pasture & Grounds

Detached 2 Bedroom | 1 Bathroom | 1,250 Sq. Ft. ADU

Heated 4-Bay Detached Garage & Shop | 1,860 Sq. Ft.

Impressive 3,600 Sq. Ft. Barn

Massive 3,600 Sq. Ft. Equipment Shed

Ideal Setup for Hobby Farming, Livestock, Equipment Storage, or Multi-Generational Living

Located Near Gifford Pinchot National Forest & Packwood Recreation

RANDLE FARM



INVESTMENT ACREAGE

INCOME-PRODUCING ACREAGE WITHIN THE GREATER RANDLE LEGACY FARM

A rare offering within the Randle Legacy Farm, this private 21-acre parcel blends immediate investment income with extraordinary future potential. Featuring three established mobile homes with a strong history of positive cash flow, a detached garage, and expansive usable land, this property represents an exceptional opportunity for investors, multi-generational living, or those dreaming of building a signature estate in the Pacific Northwest.

Tucked within the larger legacy holding, the property offers a secluded future homesite perfectly positioned to capture breathtaking Mt. Rainier, valley, and territorial views. Continue the successful rental operation while planning your custom dream home, private retreat, or generational estate surrounded by natural beauty and open space.

More than an investment – this is an opportunity to become part of the larger story of Randle Legacy Farm.

RANDLE FARM



INVESTMENT ACREAGE

PROPERTY FEATURES

Part of the Greater Randle Legacy Farm

21 Private Acres with Exceptional Estate Expansion Potential

Stunning Mt. Rainier, Valley & Territorial Views

Proven Income-Producing Property with Strong Rental History

Secluded Future Homesite Positioned Away from the Rentals for Privacy & Estate Living

Shared Well with Exceptional Water Capacity

All Homes Feature Permanent Metal Roof Structures For Long-Term Durability

Schooley Creek Borders The Property

Shared 20' x 24' Detached Garage with Dividing Wall & Separate Access for Rentals #1 & #2

**Excellent Opportunity for Continued Cash Flow, Multi-Generational Living, or Future
Development**

Peaceful Rural Setting Near Packwood & Gifford Pinchot National Forest

RENTAL #1 - 1977

PEERLESS SINGLE-WIDE

2 Bedrooms | 1 Bathroom | Approx. 750 Sq. Ft.

Covered 16' x 24' Lean-To Outdoor Area

Long-Term Tenant in Place for 17 Years

Current Rent: \$885/Month

Rent Includes Water, Sewer & Lawn Service

RANDLE FARM



INVESTMENT ACREAGE

RENTAL #2 - 1982 LANDMAN DOUBLE-WIDE

3 Bedrooms | 2 Full Bathrooms | Approx. 1,500 Sq. Ft.

Extensive \$50,000 Renovation Being Completed

Currently Vacant

Projected Rental Income: \$1,895/Month

RENTAL #3 - 1985 SEQUOIA SINGLE-WIDE

2 Bedrooms | 1 Bathroom | Approx. 750 Sq. Ft.

Updated with Vinyl Windows & Luxury Vinyl Plank Flooring Throughout

Attached Exterior Storage Area Approx. 14' x 12'

Currently Occupied With Lease Through May of 2027

Current Rent: \$1,050/Month

RANDLE FARM



THE LEGACY PASTURES

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Wide open space, working land, and timeless Pacific Northwest Beauty.

Encompassing more than 32 pristine acres within the greater Randle Legacy Farm, The Legacy Pastures represent the agricultural heart of the estate – a rare opportunity to own productive, income-generating grazing land surrounded by breathtaking valley and mountain scenery. Once utilized for hay production and currently leased to a local ranching operation, the property supports grazing for approximately 29 cow-calf pairs and 2 bulls, offering both functionality and long-standing agricultural value.

Fenced and cross-fenced, the rolling pastureland creates a striking landscape giving panoramic views to the Legacy Homestead and Investment Parcels beyond. Whether envisioned as a continued agricultural operation, an expansion of the greater estate, or a long-term land investment, this extraordinary parcel offers flexibility, beauty, and enduring purpose.

Rooted in stewardship and framed by open skies, The Legacy Pastures are more than acreage – they are an integral piece of the Randle Legacy Farm story.

RANDLE FARM



THE LEGACY PASTURES

PROPERTY FEATURES

Part of the Greater Randle Legacy Farm

32+ Acres of Beautiful Rolling Pastureland

Currently Leased for Grazing Income

Supports Approximately 39 Cow-Calf Pairs & 2 Bulls

Previously Utilized for Hay Production

Fully Fenced & Cross-Fenced for Livestock Management

Schooley Creek Borders the Property

Sweeping Valley, Territorial & Pastoral Views

Exceptional Agricultural, Grazing & Long-Term Investment Opportunity

Expansive Open Land with Rich Farming & Ranching Heritage

Peaceful Rural Setting Near Packwood & Gifford Pinchot National Forest

A Rare Opportunity to Own the Agricultural Heart of Randle Legacy Farm

Documented Water Rights