

2740 Jumpoff Joe Creek Road
2740 Jumpoff Joe Creek Road
Grants Pass, OR 97526

\$759,000
21± Acres
Josephine County



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Grants Pass, OR / Josephine County

SUMMARY

Address

2740 Jumpoff Joe Creek Road

City, State Zip

Grants Pass, OR 97526

County

Josephine County

Type

Residential Property, Recreational Land

Latitude / Longitude

42.574545 / -123.329271

Dwelling Square Feet

2318

Bedrooms / Bathrooms

2 / 2

Acreage

21

Price

\$759,000

Property Website

<https://www.landleader.com/property/2740-jumpoff-joe-creek-road-josephine-oregon/35756/>



PROPERTY DESCRIPTION

Grants Pass Home with Pond & Acreage For Sale

Presenting 2740 Jumpoff Joe Creek Road - 21 acres with beautiful southern exposure all tucked on the hillside overlooking ponds and the pasture below. The property provides an ideal balance of farming and rural luxury, with a high production well for both domestic and agricultural use, outbuildings to support rural living, and a craftsman style home set on a prominence next to a beautiful pond with conifer backdrop.

Grants Pass Home with Pond & Acreage - Gated Entry & Privacy

The gated entry and long drive sets the tone of privacy as you enter the property. As the driveway climbs to the homesite, you will pass an expansive pasture suitable for agricultural opportunities such as hay fields, row crops, or grazing various livestock. The covered storage area would be well adapted for animal or equipment cover, and the original homesite offers a septic connection and power service that would be ideal for a future shop, full-featured barn, or guest quarters.

Grants Pass Home with Pond & Acreage - Ponds, Covered Parking, & Enclosed Barn

A handful of ponds adorn the landscape as you approach the home. The largest pond sits near the house, just feet away from the ranch-style wraparound deck, offering a gorgeous natural aesthetic that is hard to replace. The parking area leads to multiple covered carports with ample space for multiple vehicles, recreational toys, or equipment. Further down the drive is the enclosed barn with cement floor, ideal for hay and feed storage or would be the perfect home for a great project car.

Grants Pass Home with Pond & Acreage - Home Details

Seamlessly integrated into its natural surroundings, the home's use of natural wood adds to its charm - enhancing its connection with the environment. Placed among the towering trees and nestled against a rugged hillside, this home not only offers a cozy and inviting atmosphere but also seems like an integral part of the landscape. The wraparound deck gives way to multiple entrances and the home is built with large dimensional lumber for a sense of grandeur. That grand ambiance is continued inside the home with a two story vaulted living room with warm wood floors throughout, a wood-burning stove, and lots of natural light coming in from the second story windows. A bedroom wing is down the hall with a full bath, and a large laundry/mudroom with a second bath and entrance.

The kitchen and dining area are open to the living space and feature plenty of surrounding windows to bring the scenery inside. The kitchen has been recently remodeled with new stainless steel appliances, new granite countertops, and refinished floors. The mission style wooden cabinetry is a beautiful finish to round out this space. Views from the kitchen and living room include the large pond just off the deck, the rolling pasture with more ponds below, and a magnificent mountain range to the south.

The staircase winds from the living space up to a lofted space that overlooks the woodstove and living space - an ideal space for a sitting area or home office, as the coved design offers some separation from the rest of the house while remaining open and airy.

As you come to the master bedroom you are greeted by a grand and vaulted space, with light from the south. This lofted and airy room provides an ideal space for the luxurious master suite which includes a walk-in closet and private balcony to sip your morning coffee. The ensuite bath is a large, long space offering both a standup shower and a soaking tub, and the space is large enough to accommodate a private laundry as well.

Grants Pass Home with Pond & Acreage - Irrigation Rights for 14 Acres

To the delight of anyone desiring a rural lifestyle, this property is able to support a variety of self sustaining ventures. With 21 acres of land and irrigation rights for 14 acres from an onsite well, this property is conducive to raising beef, growing food, establishing equestrian facilities, and more. The topography is ideal for these uses as well, as irrigation is easily adapted and infrastructure is simple to install with its efficient shape.

Rogue Valley - Location and Amenities

Located in the picturesque Rogue Valley, and conveniently located along the I-5 corridor in one of the most naturally beautiful regions of the country, this area is known for access to the world famous Wild & Scenic section of the Rogue River, a developing wine industry and phenomenal outdoor recreation opportunities including hiking, fishing, and hunting of all kinds. Characterized by four distinct seasons and mild winters, the climate is one of the most sought-after in North America.

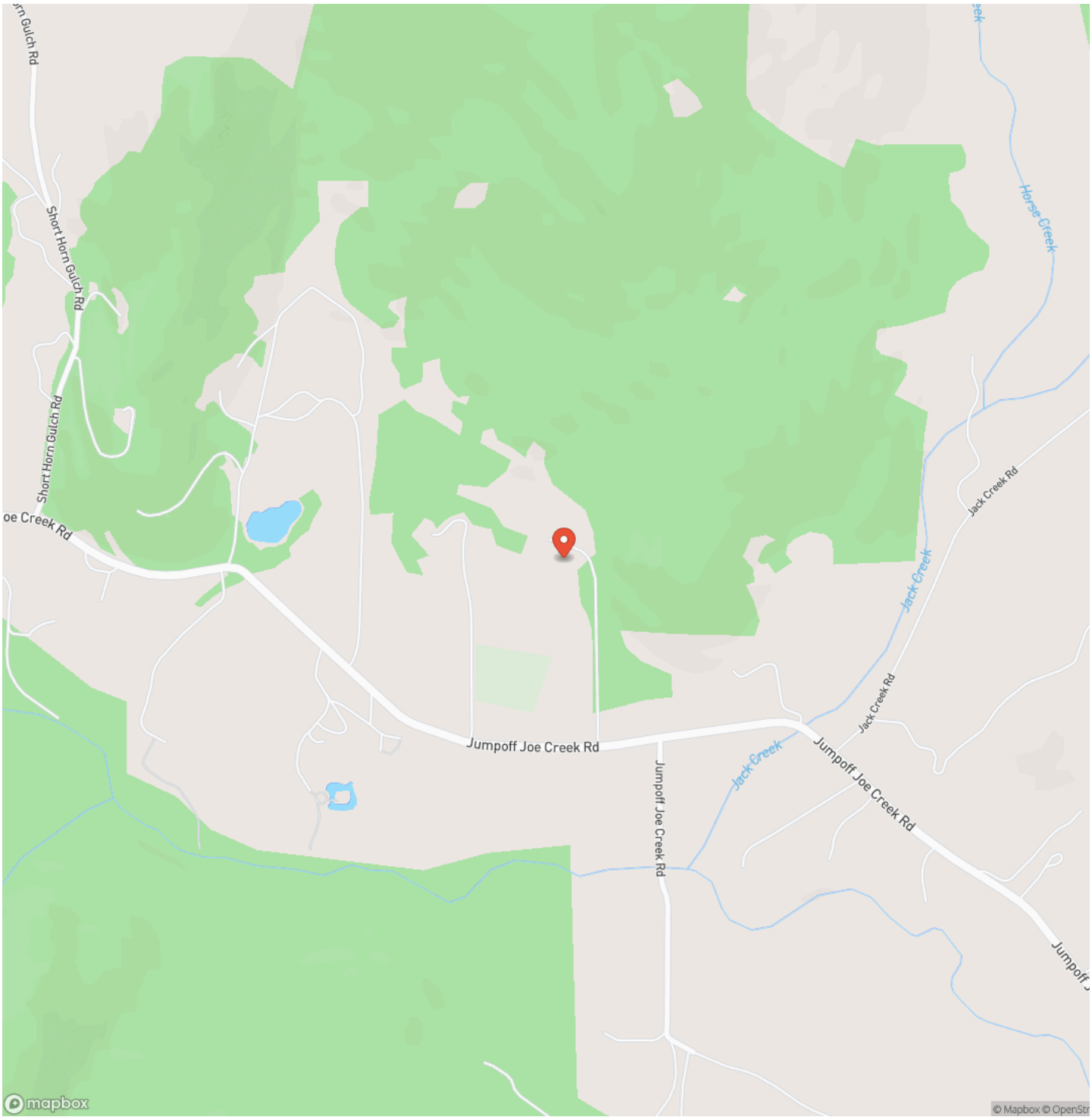
About Martin Outdoor Property Group

Brought to you by [Martin Outdoor Property Group](#) in partnership with [Land Leader](#). MOPG is a leading Southern Oregon Real Estate brokerage for rural residential homes, ranches, vineyards, and waterfront homes in the [Rogue Valley](#).

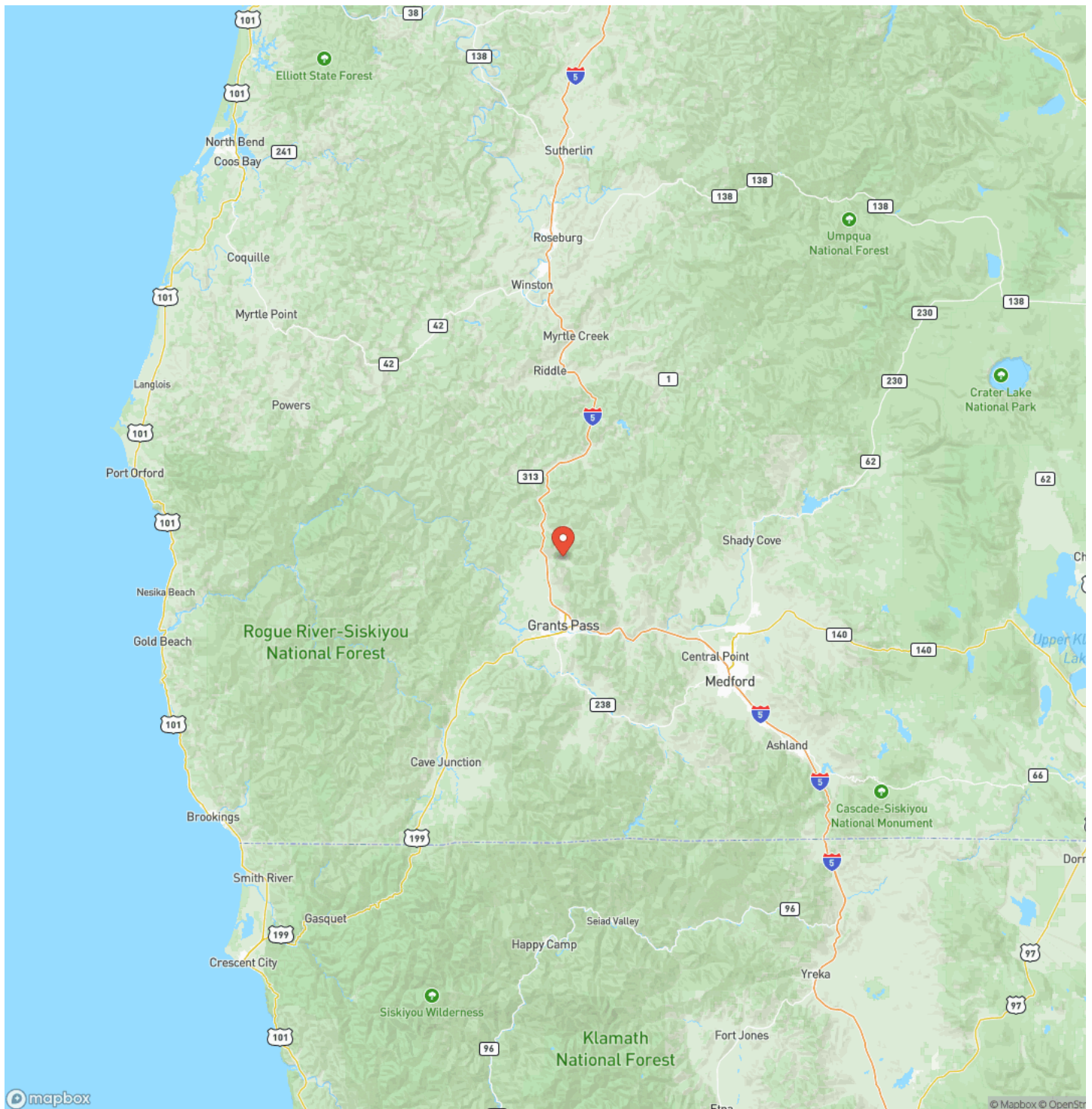
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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