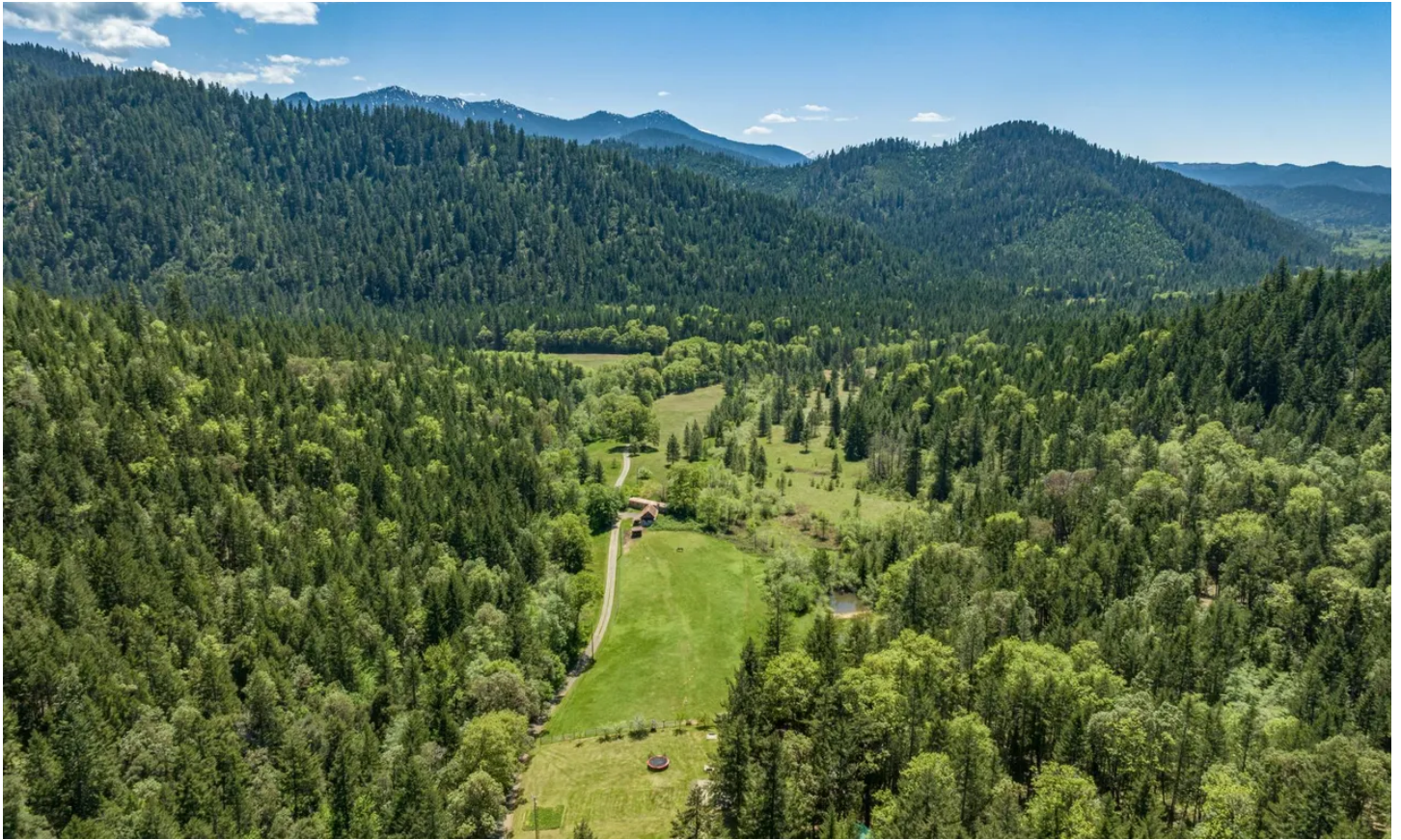


Crowl Family Ranch
2930 Crooks Creek Road
Selma, OR 97538

\$949,000
80± Acres
Josephine County



Crowl Family Ranch
Selma, OR / Josephine County

SUMMARY

Address

2930 Crooks Creek Road

City, State Zip

Selma, OR 97538

County

Josephine County

Type

Recreational Land, Residential Property, Hunting Land, Single Family, Horse Property

Latitude / Longitude

42.312481 / -123.506575

Dwelling Square Feet

3393

Bedrooms / Bathrooms

2 / 3

Acreage

80

Price

\$949,000

Property Website

<https://www.landleader.com/property/crowl-family-ranch-josephine-oregon/36748/>



Crowl Family Ranch Selma, OR / Josephine County

PROPERTY DESCRIPTION

Welcome to Crowl Family Ranch - a private and peaceful family homestead with water rights, two primary dwellings, a guest quarters, and bass pond, all situated on 80 acres in the Illinois Valley. The view from the hilltop is one straight from a painting, with big skies falling to timbered ranges in the south accompanied by the sound of a seasonal creek that meanders along the eastern border. If 80 acres of a private and rural playground aren't enough, the property offers direct access to well over 100,000 acres of public lands providing extensive recreation! The Crowl Family Ranch is a unique offering with easy access, and multiple homes that are ideal for multi-generational living.

The main homesite is tucked on the north end of the property, overlooking the pond and pasture below, while also backing up to mature timbers. The home is just under 3,400 square feet and the main level enjoys separate living areas, a large kitchen, and a master suite including glass doors to the deck. The kitchen offers immense space and amenities, with thick granite counters, a large island cooktop, and double ovens - perfect for the aspiring chef. Vaulted ceilings in the kitchen and main living space are built of reclaimed redwood timbers and provide a unique character that is complemented well by the wood-burning fireplace and views to the south.

The second living space is on the other side of the home and also enjoys its own wood heat as well as a large storage room (initially designed for wine storage) that makes for a fantastic bonus room or even a small office. Attached to the home, but privately located above the garage, the second master suite enjoys a small studio type design with a private bathroom, sitting area, and even a jacuzzi! The large windows around the room bring in natural light and elevated views of the valley.

Just a short walk from the main home are a number of outbuildings including a carport/workshop with power and a storage shed perfect for quads, tools, and lawnmowers. In addition, there is a two-story guest quarters that is well appointed. The space has an efficient floor plan with tile flooring. The main floor includes a kitchenette with gas cooktop, full bathroom, a stackable washer & dryer, and an on-demand water heater. Upstairs, the lofted bedroom offers a birds nest view with natural light and gorgeous bamboo flooring. The separate living space makes for a great opportunity for hosting guests while also keeping private spaces. There is even a driveway leading up to this detached guest space, so as to not use the main home's parking.

Extremely well suited for homestead and multi-generational living, this property offers two "primary" home sites. On your way to the main home you pass by the first homesite that is held by an older manufactured home (this home itself is of little value, but the ability to rebuild a full featured residence is held by the structure)! The second homesite has its own septic, and receives gravity fed spring water. Bring your custom house blueprint and bring it to life in this picturesque and peaceful setting.

A private and expansive ranch like this is an outdoorsman's paradise and a unique opportunity for a steward to put their mark on the land. Having multiple primary dwellings creates an opportunity unlike many others in order to accommodate an array of different living arrangements or even a simple cash flow opportunity for rental income. The creeks, stocked bass pond, and access to abundant public lands are remarkable assets as well. Hiking, hunting, horseback riding, four-wheel-drive adventures, and more will keep a new owner busy for years to come.

The Illinois Valley is known for a mild climate and jaw dropping natural beauty including the Illinois River, an established and growing wine industry, and lush landscapes including the Kalmiopsis Wilderness. The proximity to the Oregon Coast provides summer fun and adventures including world class fishing, camping, and climate. Nearby the property are attractions such as Lake Selmac (6 miles) for fishing and boating as well as Deer Creek Vineyards (5 miles) for local entertainment.

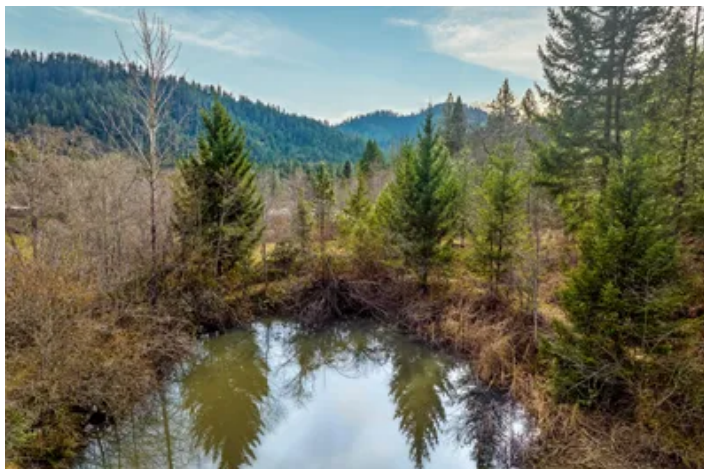
Furthermore, Southern Oregon is home to world renowned attractions such as the Rogue River, Crater Lake National Park, Pacific Ocean, and many more recreational opportunities. With a distinct four seasons, but mild winter, this climate is known as one of the most enjoyable in North America.

Centrally located between the Bay Area and the Pacific Northwest Metropolitan areas of Portland and Seattle, this offering provides a buyer an opportunity to enjoy privacy, a refreshing rural lifestyle, and a charming small-town culture.

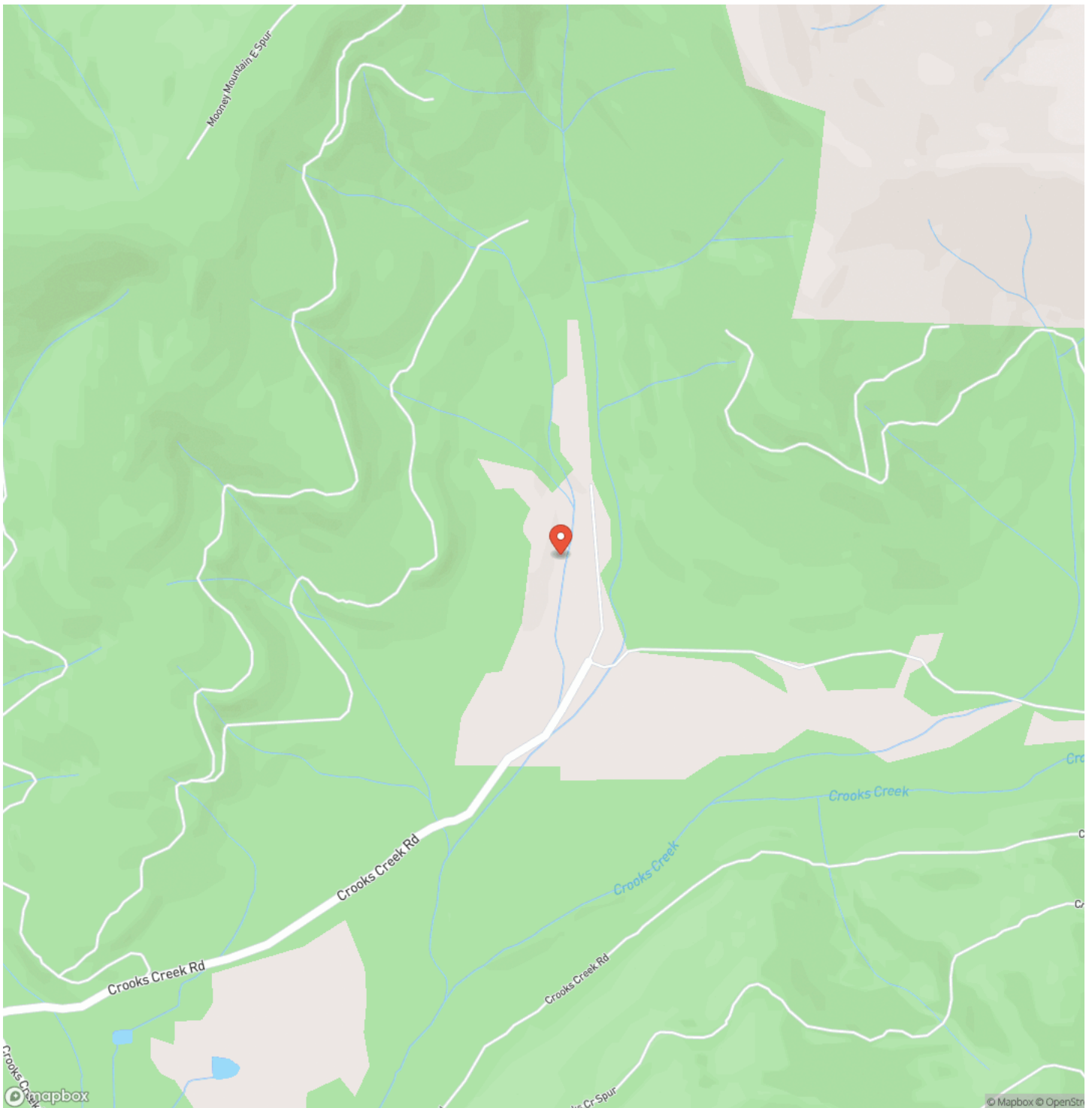
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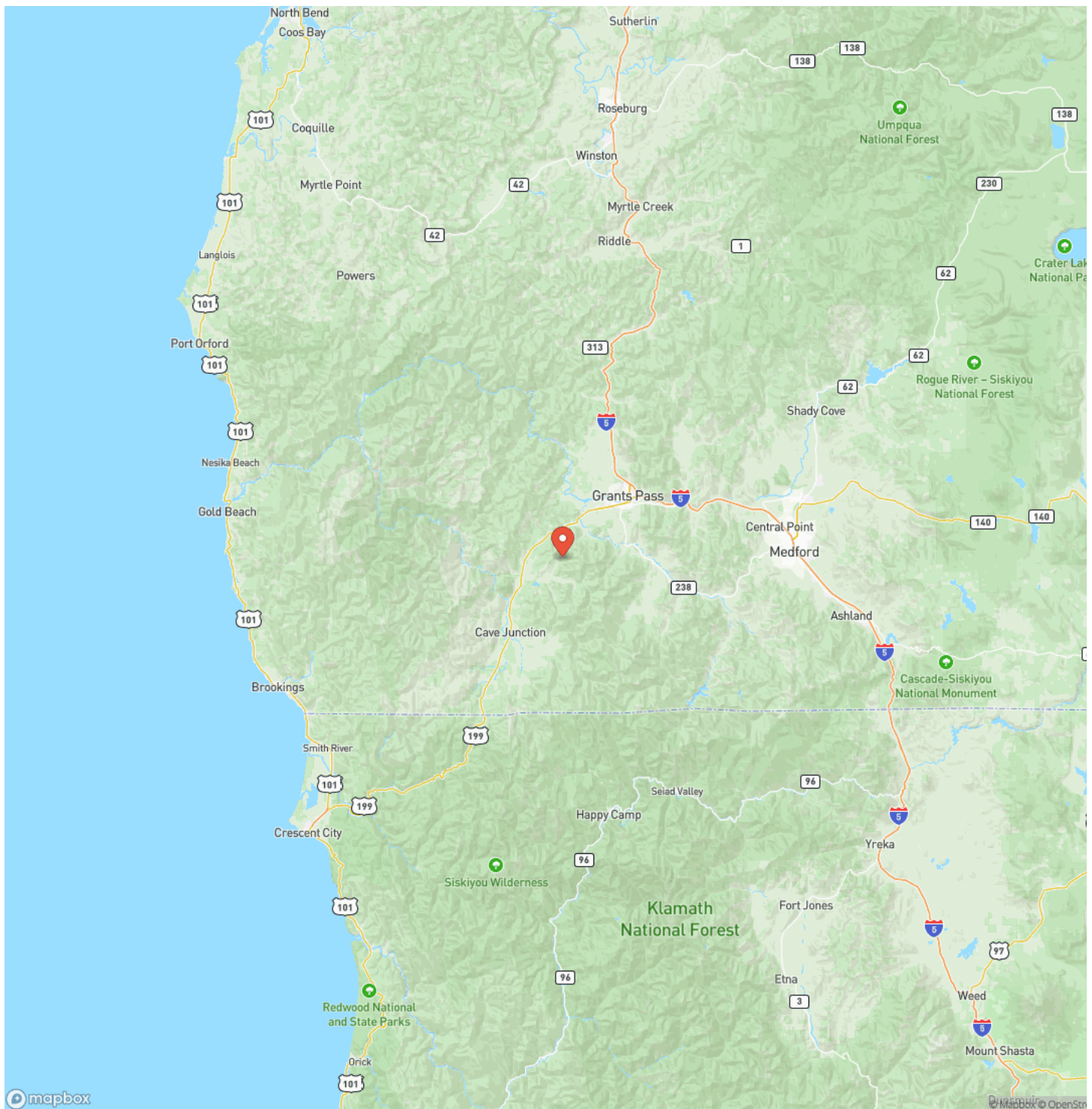
Crowl Family Ranch
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Locator Map



Locator Map



Satellite Map



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