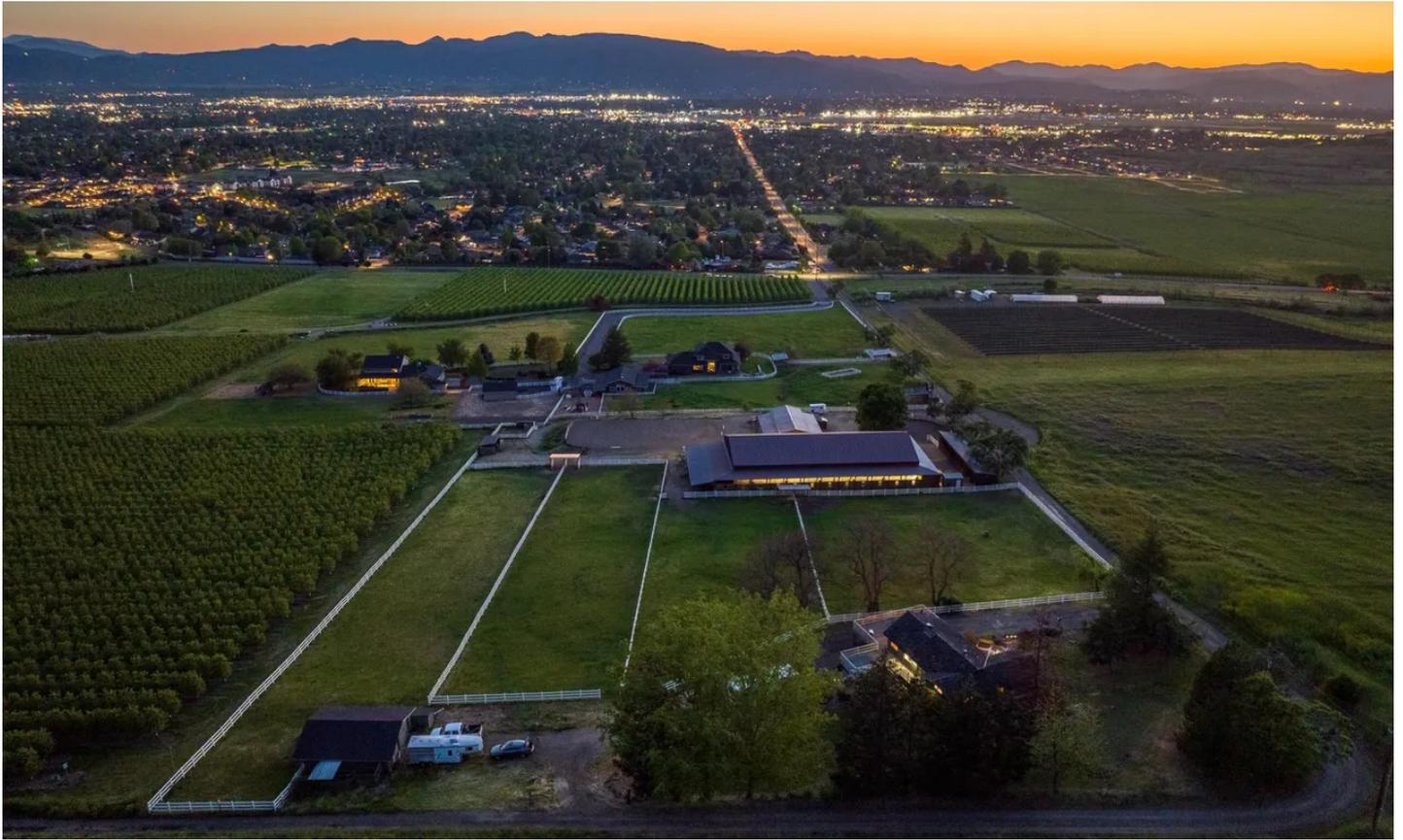


Roxy Rose Ranch
2978 N Foothill Road
Medford, OR 97504

\$899,000
5± Acres
Jackson County



Roxy Rose Ranch
Medford, OR / Jackson County

SUMMARY

Address

2978 N Foothill Road

City, State Zip

Medford, OR 97504

County

Jackson County

Type

Horse Property, Residential Property, Ranches

Latitude / Longitude

42.359716 / -122.817861

Dwelling Square Feet

2400

Bedrooms / Bathrooms

3 / 2.5

Acreage

5

Price

\$899,000

Property Website

<https://www.landleader.com/property/roxy-rose-ranch-jackson-oregon/40422/>



PROPERTY DESCRIPTION

Horse Property for Sale Medford Oregon

Nestled amidst the rolling hills of East Medford, this 5-acre equine property offers a blend of tranquility, extensive equestrian facilities, a home with great views and a great location. With convenient access to Medford's business districts and being in the heart of East Medford's residential neighborhoods, this property offers the best of both worlds and could be a great canvas for an equine business. The property would lend itself well to any number of business models including boarding, lesson plans, training, events or some combination of all four. The facilities include over 25 stalls, 4 irrigated turnouts with shelters, indoor arena, outdoor arena and round-pen. The entrepreneurial options combined with extensive infrastructure make this a great opportunity for the discerning buyer.

Equestrian Amenities

The equestrian amenities are what truly make this property one-of-a-kind. The extensive facilities also include over 2,000 linear feet of vinyl fencing across four large irrigated turnouts, a covered riding arena, barn, outdoor arena, and round pen. The barn includes a tack room, wash rack, and a feed room, while the enormous covered arena features stalls that surround the riding area, two tack rooms, and additional storage. Riding in this arena is a spectacular activity as you gaze upon long range views of the Rogue Valley and the surrounding mountains. The historic use here at Roxy Rose Ranch has been a boarding and training facility, however a new owner has endless opportunities. The property's water rights from the Medford Irrigation District ensure that the pastures stay lush and green and keep your horses healthy and happy.

Home Details

Arriving at this property, an efficient circle drive leads past the equine facilities to the home as well as a detached garage, providing ample parking space for you and your guests; it also makes maneuvering trailers and equipment a breeze. The property has been efficiently laid out and offers a blend of quality, comfort, and functionality. The expansive views from this ready-to-customize home are breathtaking, and take in all that Rogue Valley has to offer. This property is an opportune place to call home for those who seek an elevated living experience with a touch of rural charm.

The home boasts vaulted ceilings in the kitchen and living room that create a light-filled and airy ambiance. Featuring a split floor plan, you are sure to enjoy both privacy and comfort, with the three bedrooms and two and a half bathrooms situated separately from the main living area. Windows wrap around the living space, providing panoramic views of the valley during the day and the twinkling city lights at night. The deck offers the perfect place to relax and take in the breathtaking vistas, while also providing for great outdoor entertaining space. This home has ample opportunities for the new owner to make it their own! The daylight basement offers even more potential, allowing for additional living space, and includes a laundry area, mechanical room, and plenty of storage space.

Whether you're an equestrian enthusiast trying to find a quality facility or simply looking for a gorgeous location to call home with income capabilities, this property delivers! The secluded location offers a combination of rural living and urban convenience, with easy access to all the amenities of town. The property's unique development of equestrian facilities and separated living make it an exemplary place to host lessons, clinics, and events without having to be directly involved with the business.

Horse Property for Sale Medford Oregon | [The Rogue Valley](#)

Don't miss your chance to own this exceptional horse property in idyllic Southern Oregon, a region known for an intense natural beauty that includes world-renowned attractions such as the [Rogue](#) River, Crater Lake National Park, Mount McLoughlin, and many more recreational opportunities. With four distinct seasons, but a 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 luxury, a refreshing rural lifestyle, and a charming small-town culture. Brought to you by [Martin Outdoor Property Group](#) in partnership with [Land Leader](#). Martin Outdoor Property Group is a leading Southern Oregon [real estate team](#) for ranches, vineyards, rural homes, and waterfront homes.

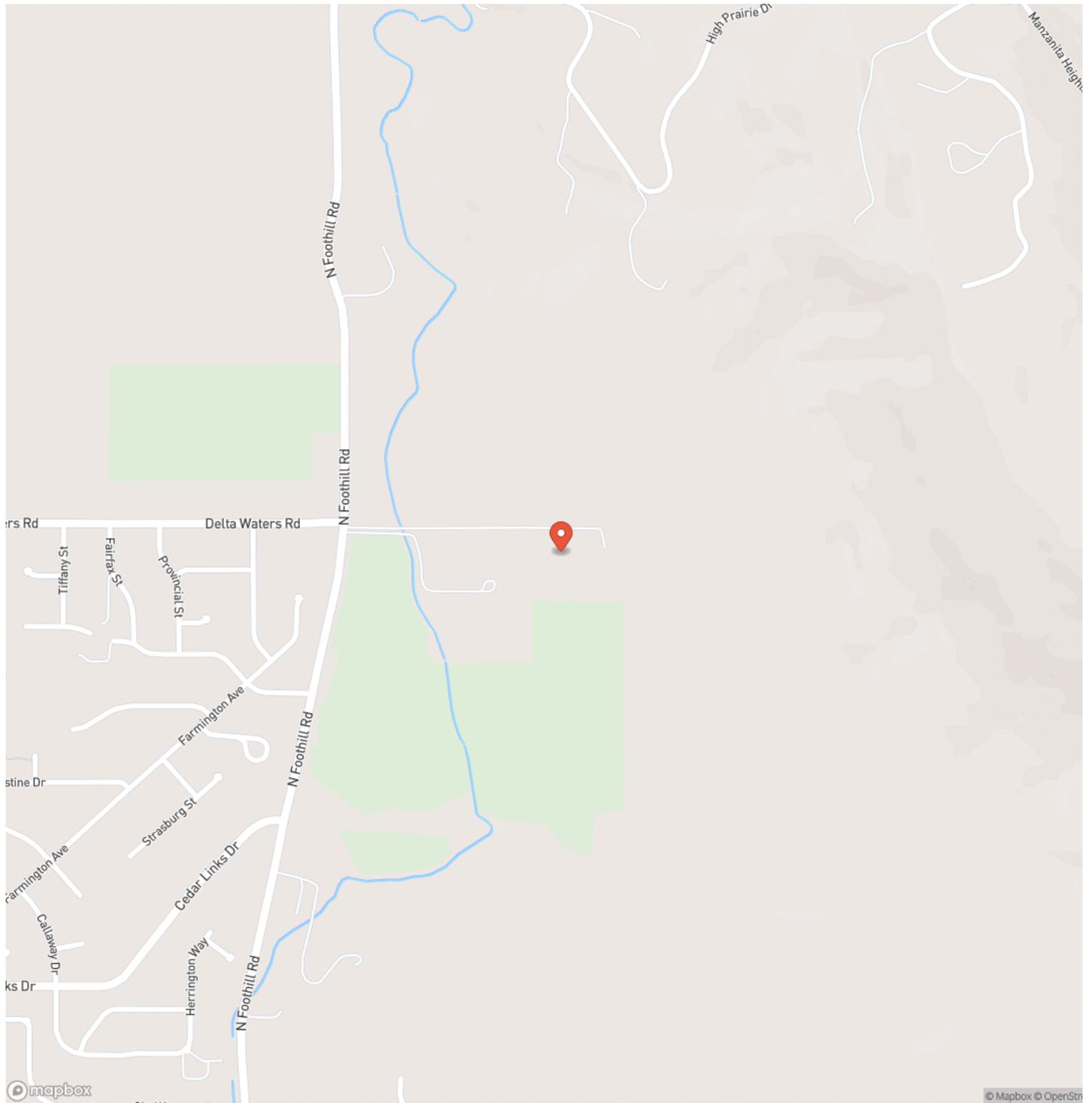
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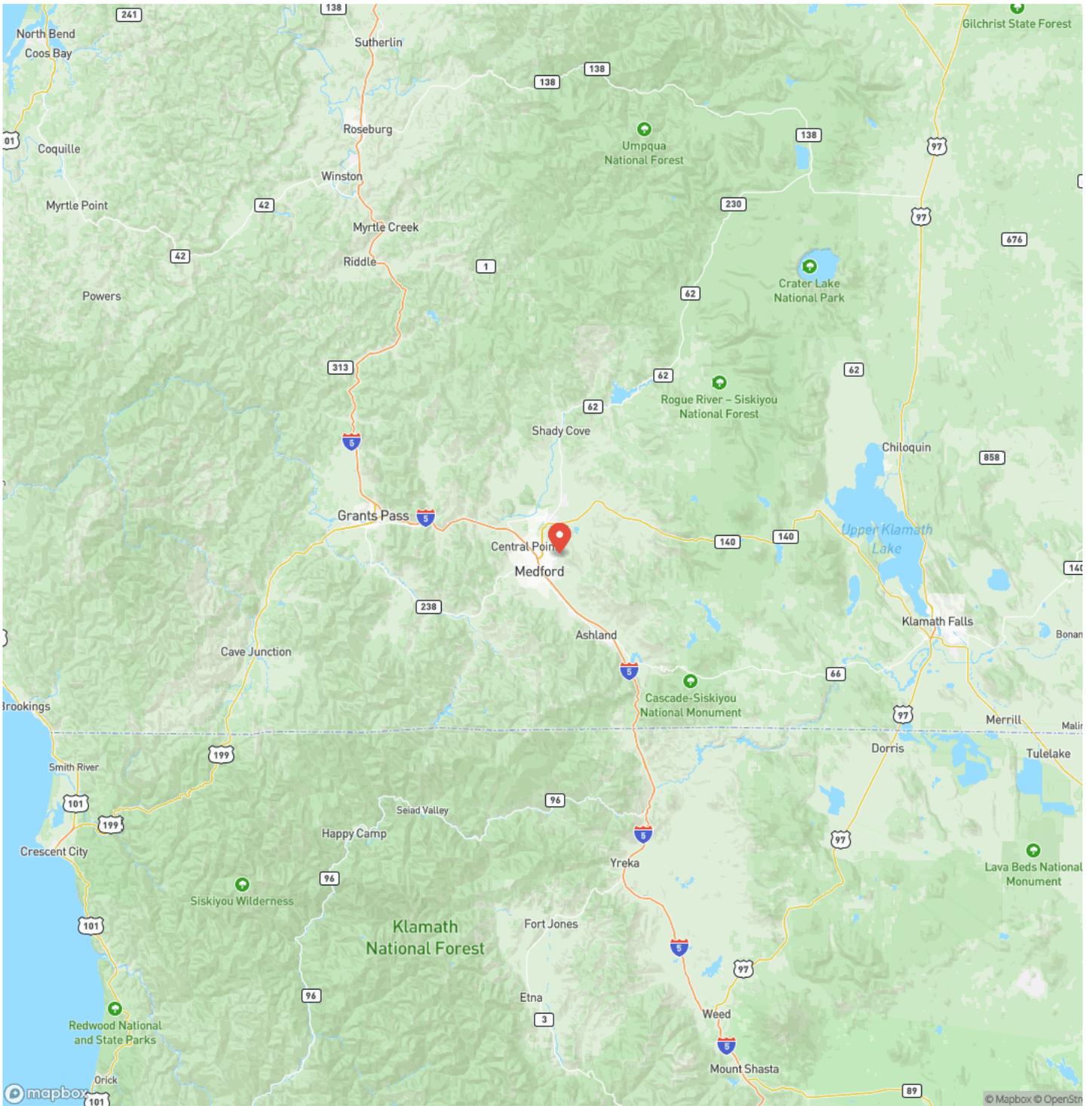
MORE INFO ONLINE:

www.martinoutdoorproperties.com

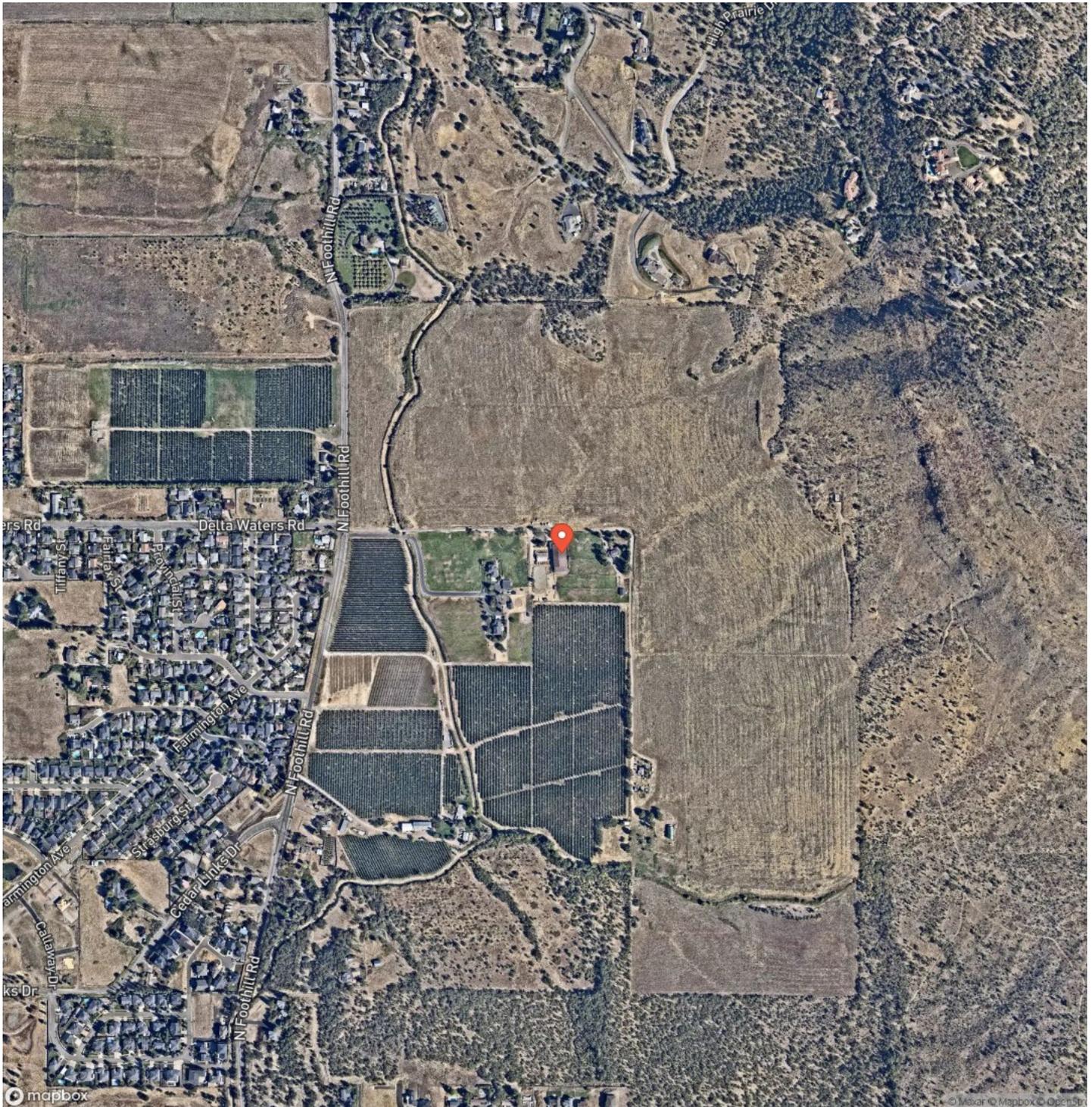
Locator Map



Locator Map



Satellite Map



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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