

Camp Cowgirl
3940 Little Applegate Road
Jacksonville, OR 97530

\$399,000
6.370± Acres
Jackson County



Camp Cowgirl Jacksonville, OR / Jackson County

SUMMARY

Address

3940 Little Applegate Road

City, State Zip

Jacksonville, OR 97530

County

Jackson County

Type

Recreational Land, Riverfront, Lot

Latitude / Longitude

42.164229 / -122.995962

Acreage

6.370

Price

\$399,000

Property Website

<https://www.landleader.com/property/camp-cowgirl-jackson-oregon/41003/>



PROPERTY DESCRIPTION

Welcome to Camp Cowgirl, a lush riverfront homesite nestled in the Applegate Valley, offering breathtaking views of the forest, majestic mountains, vast pastures, and endless open space. Experiencing this property includes the sweet melodies of birds, the gentle rush of Little Applegate River, and a sense of tranquility that only nature can provide. Enjoy the scenic path leading to the river swing taking in the serenity of the water, or explore the forest trails that wind through the property. A large draw to the area for wine enthusiasts, the renowned Applegate Valley Wine Trail, is just out your backdoor and includes a multitude of family wineries inviting you to savor the flavors of the region.

Applegate Riverfront Homesite - Property Details & Infrastructure

Totalling 6.37 acres - the property enjoys approximately 600' of Little Applegate frontage, irrigated pastures, a number of functional outbuildings, and an established homesite. The property's rural residential zoning lends itself to a buyer with a vision - the current homesite is located just above the river and lower pasture, ideal for views of the fields and sounds of the river. All infrastructure needed for living is already in place including well, septic, and power! The electrical system includes recent upgrades including multiple RV hookups for guests.

Applegate Riverfront Homesite - Irrigation System

One of the defining features of this hobby ranch is the gravity fed irrigation system. At over 100' in elevation climb to the south, the irrigation canal cuts across the hillside and is developed with a 4" buried mainline that delivers pressurized water to the property to keep the pastures green with a strong water supply. Fencing along the river has been removed to enjoy easy access to the water's edge however, the posts remain in place so the property could be completely fenced for livestock or pets with practical ease.

Applegate Riverfront Homesite - Proximity to Public Lands

For those seeking additional recreational opportunities, the Little Applegate area boasts over fifty-thousand acres of public lands to the southwest. This region falls within the Applegate Wildlife Unit, offering a multitude of activities, including hunting, with over-the-counter tags available for big game and turkey hunting, among others. If fishing is your passion, Applegate Lake, just 17 miles south via Upper Applegate Road, beckons with its well-stocked waters teeming with smallmouth and largemouth bass, as well as Rainbow Trout. BestFishingInAmerica.com even recognizes it as one of the best fishing lakes in Southwest Oregon.

Applegate Riverfront Homesite - Southern Oregon Region

The Southern Oregon region itself is renowned for its awe-inspiring natural beauty, showcasing attractions like the majestic Rogue River, the pristine Crater Lake National Park, the majestic Mount McLoughlin, and countless other recreational opportunities. With its distinct four seasons and mild winters, this climate is celebrated as one of the most pleasant in North America.

Nestled within the Applegate Valley, this riverfront property offers a serene rural lifestyle while providing easy access to modern conveniences. Just a 20-minute drive will take you to the charming downtown area of Jacksonville, known for its rich history and vibrant culture. If you're arriving by air, the Rogue Valley International Airport is only 30 minutes away, ensuring a smooth journey to your countryside retreat. Positioned between the Bay Area and the metropolitan hubs of Portland and Seattle, Camp Cowgirl allows you to embrace the refreshing rural lifestyle while still enjoying the amenities and luxuries of larger cities.

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 riverfront property, luxury homes, commercial and residential development properties, ranches, vineyards, and waterfront homes in Southern Oregon.

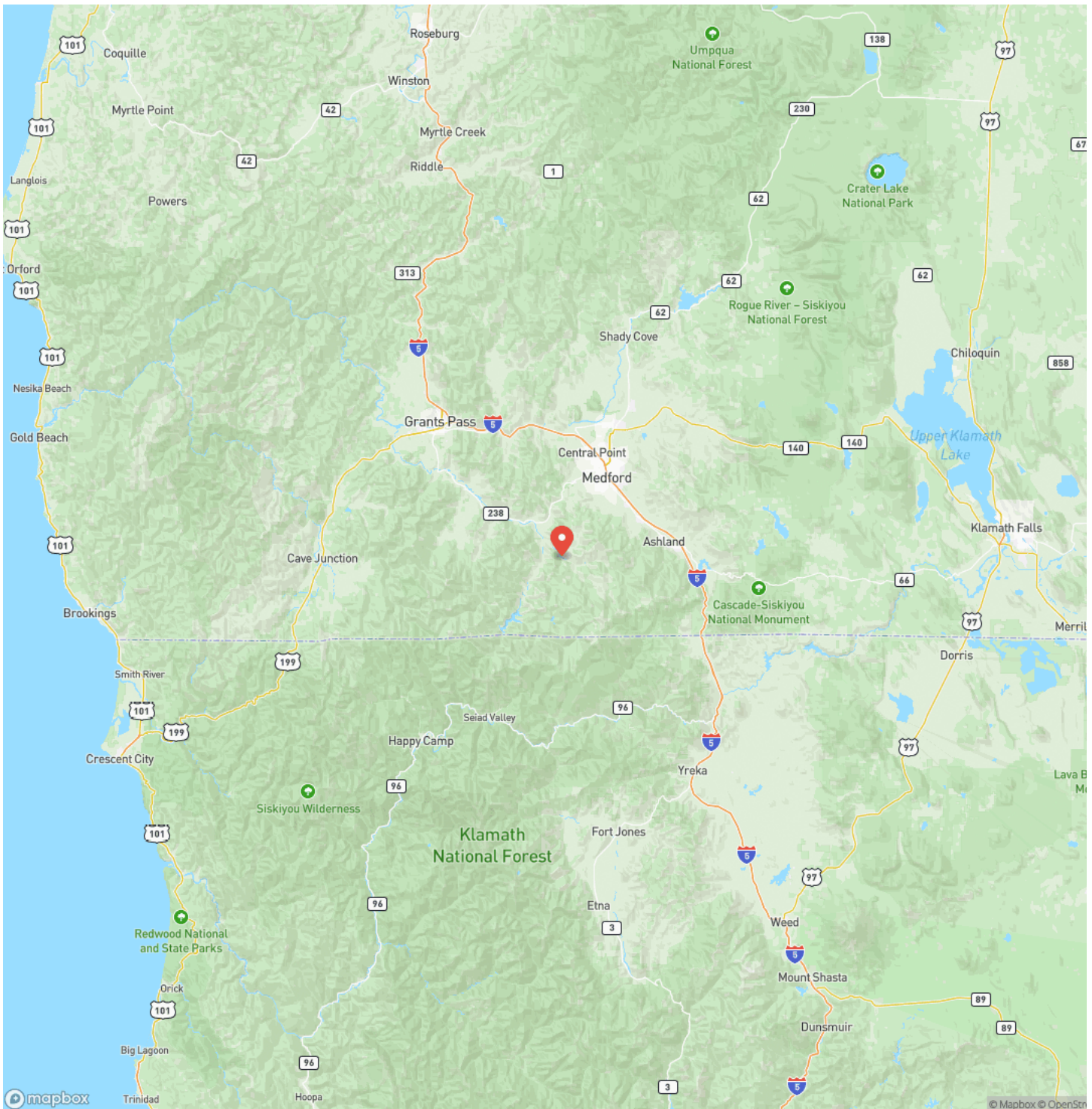
Camp Cowgirl
Jacksonville, OR / Jackson County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Martin

Mobile

(541) 660-5111

Email

chris@martinoutdoorproperties.com

Address

3811 Crater Lake Hwy, Suite B

City / State / Zip

Medford, OR 97504

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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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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