

13042 Hwy 62
13042 Hwy 62
Eagle Point, OR 97524

\$499,000
158.200± Acres
Jackson County



13042 Hwy 62
Eagle Point, OR / Jackson County

SUMMARY

Address

13042 Hwy 62

City, State Zip

Eagle Point, OR 97524

County

Jackson County

Type

Farms, Residential Property, Horse Property

Latitude / Longitude

42.499013 / -122.809248

Dwelling Square Feet

1394

Bedrooms / Bathrooms

3 / 1

Acreage

158.200

Price

\$499,000

Property Website

<https://www.landleader.com/property/13042-hwy-62-jackson-oregon/44721/>



PROPERTY DESCRIPTION

13042 Hwy 62 presents an intriguing opportunity to own a productive ranch that is close to conveniences, and provides ample utility for raising cattle and other livestock. The ranch includes a farmhouse and a total of 158.20 acres that comprises 15 irrigated acres, 11.2 acres of dryland (and homesite) and 132 acres of limited use pasture that is under a conservation easement. The conservation easement encourages cattle grazing but limits other types of farming or recreational activities (call for more details). The conservation easement protects existing vernal pools (a wetland ecosystem) that encompass 132 acres of the property.

With great views of the surrounding area and Mount McLoughlin, the quintessential farmhouse is on the west side of the property and was built in 1911. The 1,394 SF home has three bedrooms and two baths in a split floor plan including a large laundry/mudroom, and spacious kitchen. Ready for your vision and personal touches, the home provides a great opportunity for a buyer to get started in the rural lifestyle with great scale.

Irrigation is provided by the Eagle Point Irrigation District for 15 acres on the west side of the property that in addition to livestock grazing allows for many different types of farming including hay and grain crops, row crops, vineyard or orchard and much more. EFU zoning combined with irrigation rights will allow for a variety of uses and crops making the land outside the conservation easement highly versatile and conducive to rural living in conjunction with the farmhouse. The entirety of the property is fenced and cross fenced, with level topography, and has easy access from Hwy 62 and Reese Creek Rd.

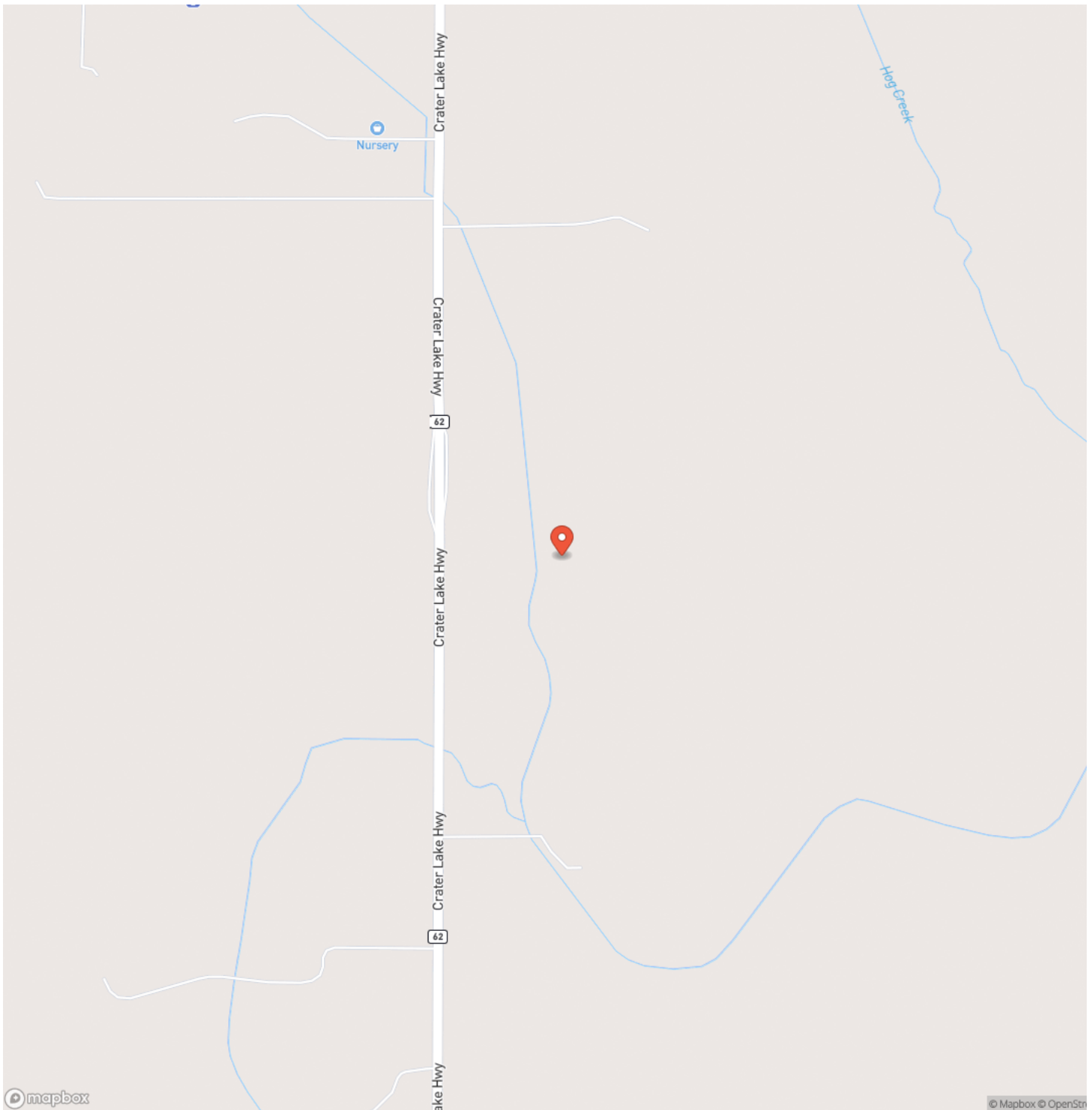
The Southern Oregon region is known for an intense natural beauty that includes world renowned attractions such as the Rogue River, Crater Lake National Park, Mount McLoughlin, and many more recreational opportunities. With a distinct four seasons, but mild winter, the climate is known as one of the 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.

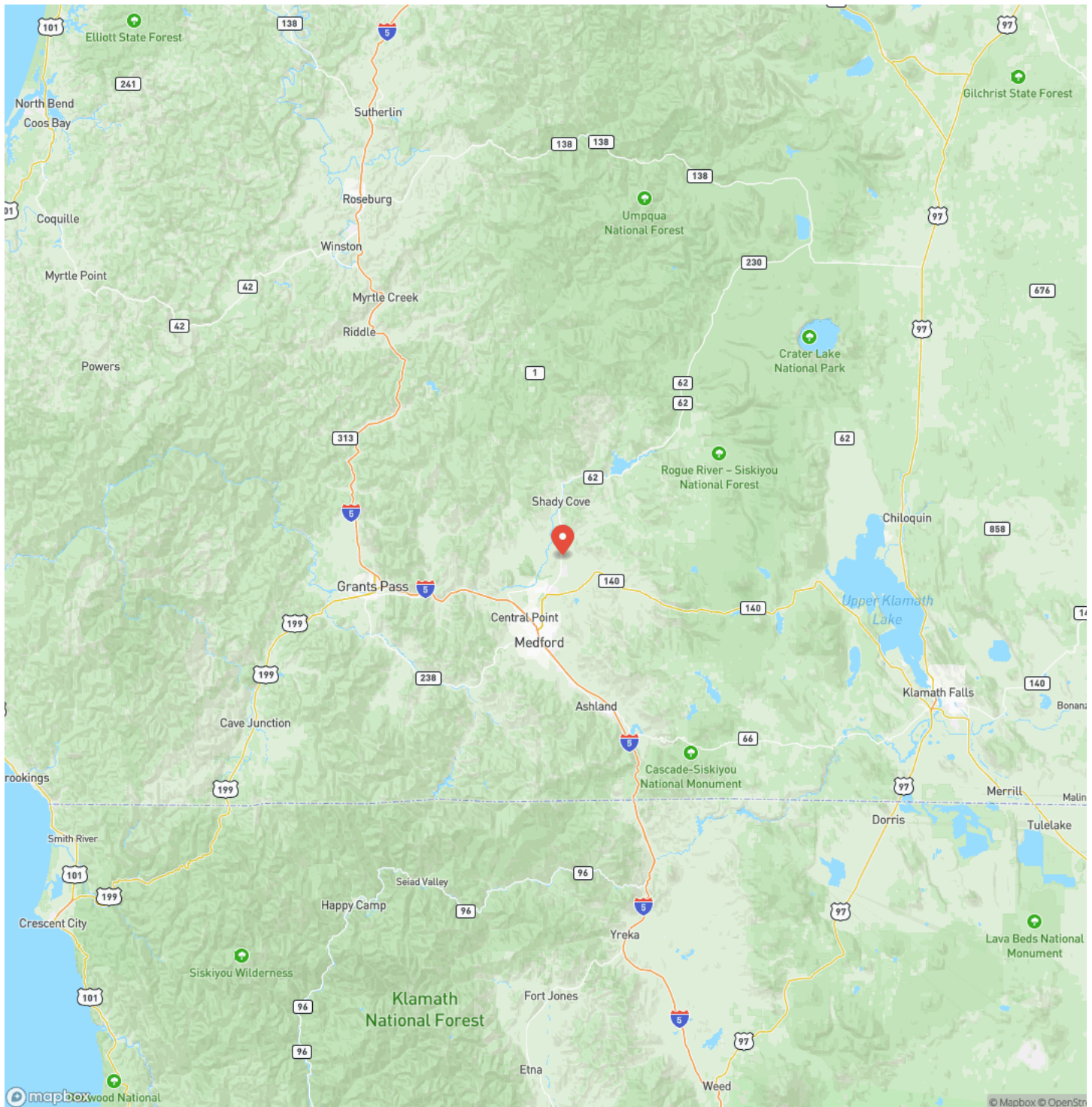
13042 Hwy 62 represents a rare opportunity for a buyer to get into a property of this scale.



Locator Map



Locator Map



Satellite Map



13042 Hwy 62
Eagle Point, OR / Jackson County

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

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

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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 relation 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.

Martin Outdoor Properties
3811 Crater Lake Hwy, Ste B
Medford, OR 97504
(541) 660-5111
www.martinoutdoorproperties.com
