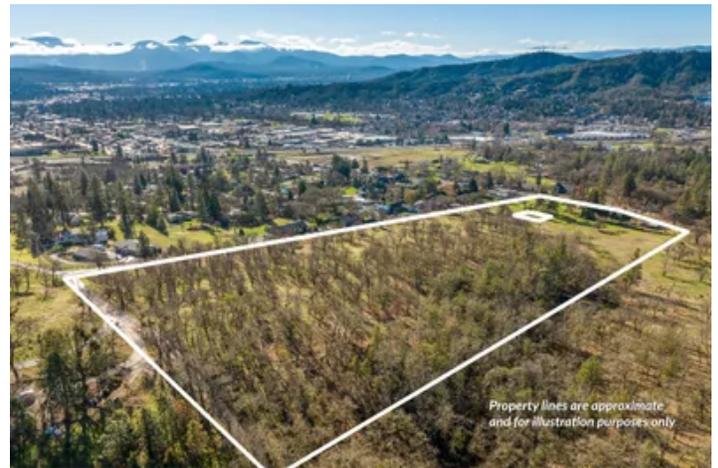


**Scoville Development Estate**  
2487 Scoville Road  
Grants Pass, OR 97526

**\$669,000**  
13.350± Acres  
Josephine County



**MORE INFO ONLINE:**

**[www.martinoutdoorproperties.com](http://www.martinoutdoorproperties.com)**

**Scoville Development Estate  
Grants Pass, OR / Josephine County**

**SUMMARY**

**Address**

2487 Scoville Road

**City, State Zip**

Grants Pass, OR 97526

**County**

Josephine County

**Type**

Residential Property

**Latitude / Longitude**

42.470248 / -123.322086

**Dwelling Square Feet**

1675

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

13.350

**Price**

\$669,000

**Property Website**

<https://www.landleader.com/property/scoville-development-estate-josephine-oregon/50017/>



**PROPERTY DESCRIPTION**

**Rural Home with Development Opportunity:** Welcome to Scoville Development Estate, a remarkable property situated in Grants Pass, Oregon, spanning over 13 acres with development potential, an existing home, large shop, and extreme convenience to life’s necessities!

**Rural Home with Development Opportunity: Zoning & Opportunities**

Encompassing both city and county land, the property offers a multitude of options to a new owner. 10.61 acres feature RR5 zoning and an additional 2.74 acres are zoned R-1-12, this expansive parcel presents a canvas for diverse development possibilities. The residential zoning allows for the creation of two five-acre parcels and approximately 8-10 city lots, providing flexibility for various projects. One could enjoy rural living near town and enjoy the whole 13 acres by themselves, or an owner could take advantage of the zoning and subdivide land to fund the building of a final estate home at the East end of the property.

City services, including sewer and domestic water, run up Scoville Road to the property and the sewer continues east along Ausland Drive, ensuring convenient access to essential utilities. The home currently utilizes an onsite well for domestic water and is hooked up to city sewer services - combining the best of city conveniences with self-sufficiency.

**Rural Home with Development Opportunity: Zoning & Opportunities**

Measuring 1,675 SF, the existing home hosts two separate living rooms and a central kitchen. Awaiting your vision, this home is ready for a remodel, offering the opportunity to upgrade it according to your preferences. The spacious living room features walls of windows that offer beautiful views across the valley.

The master bedroom project is designed to provide a private covered patio, a generously sized bathroom footprint, and a large walk-in closet. A third bedroom has been opened up, and could either make a fantastic office space adjacent to the master bedroom, or could be enclosed again for a third bedroom.

The property boasts a circle driveway in front of the house, paved for convenience, with a continuation reaching the large shop with two overhead doors. This setup, including a covered carport, adds practicality and storage space for an array of projects.

On the Northeast end of the property, a captivating oak savannah awaits, offering a serene and picturesque setting. Enjoy beautiful views into the surrounding valley, enhancing the overall appeal of Scoville Development Estate.

**Rural Home with Development Opportunity: Area & Amenities**

This unique property seamlessly blends rural tranquility with urban convenience, providing an opportunity for both land development and a captivating home remodel. All of this is conveniently located just 2 miles from the city center, making it an ideal choice for those seeking a harmonious blend of nature and accessibility in Grants Pass, Oregon.

Known for its mediterranean climate, with four distinct seasons and a mild winter, the region is rich in culture and outdoor adventure with renowned attractions such as Jacksonville’s Britt music festival, Ashland’s Oregon Shakespeare Festival, the Rogue River, the Oregon coast, great restaurants and numerous local breweries and wineries including the famed Applegate Valley Wine Trail.

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



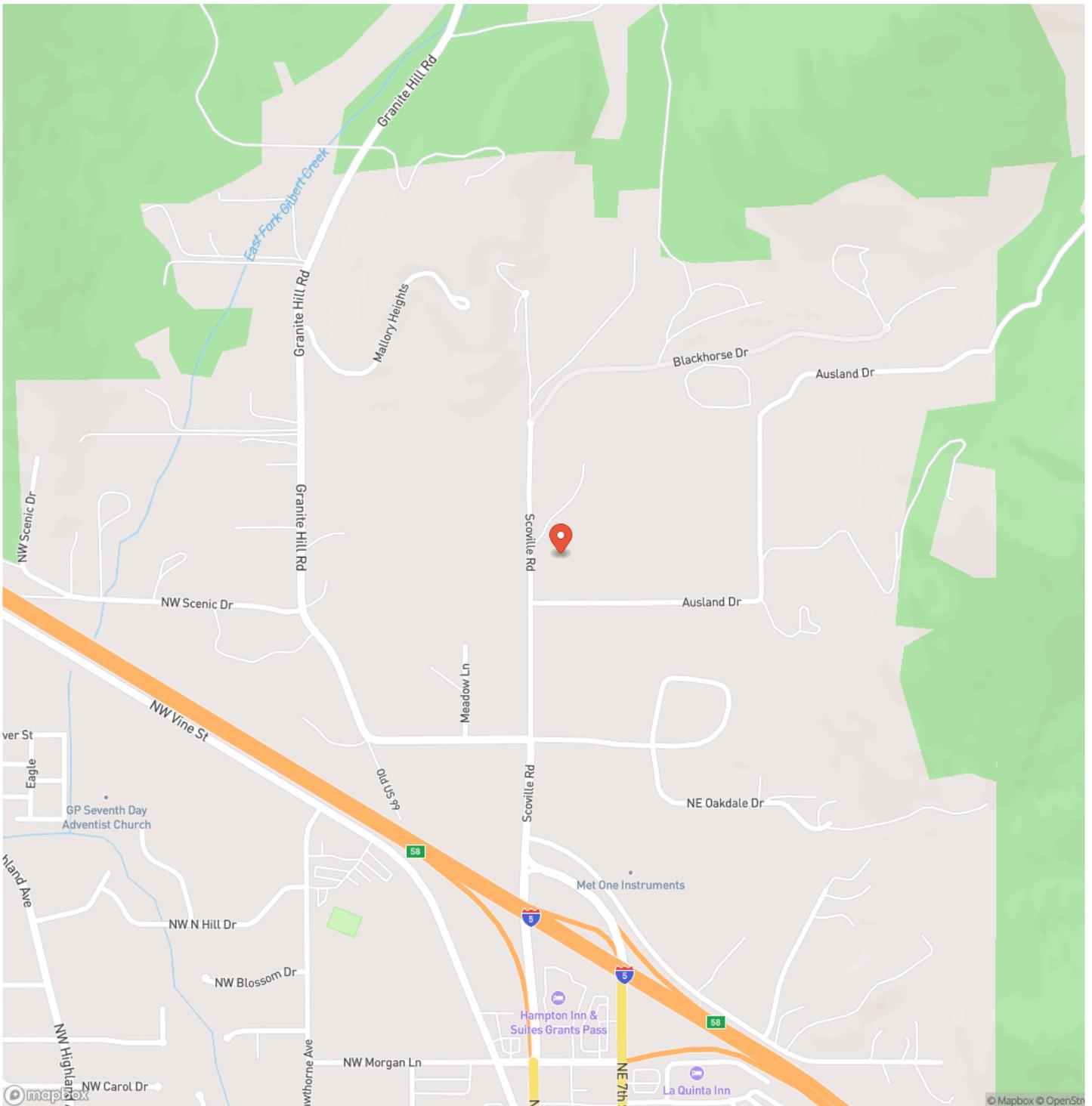
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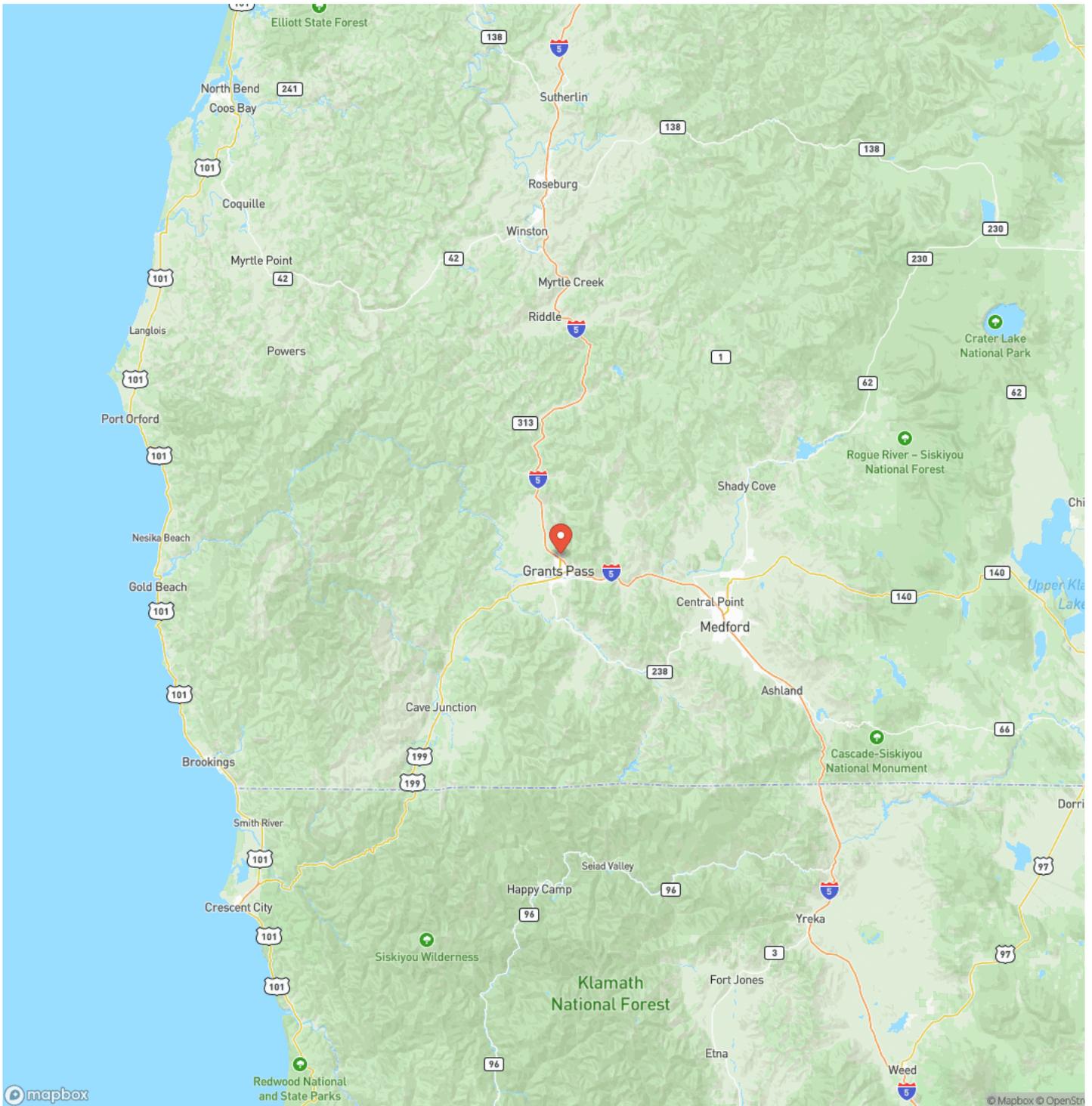
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# Locator Map



# Locator Map



## Satellite Map







## **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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**Martin Outdoor Properties**  
3811 Crater Lake Hwy, Ste B  
Medford, OR 97504  
(541) 660-5111  
[www.martinoutdoorproperties.com](http://www.martinoutdoorproperties.com)

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