

**Carpenter Hill Ranch & Vineyard**  
939 Carpenter Hill Road  
Medford, OR 97501

**\$2,500,000**  
114.010± Acres  
Jackson County



## Carpenter Hill Ranch & Vineyard Medford, OR / Jackson County

### SUMMARY

#### Address

939 Carpenter Hill Road

#### City, State Zip

Medford, OR 97501

#### County

Jackson County

#### Type

Ranches, Residential Property, Recreational Land, Single Family

#### Latitude / Longitude

42.273044 / -122.865689

#### Dwelling Square Feet

1755

#### Bedrooms / Bathrooms

3 / 2

#### Acreage

114.010

#### Price

\$2,500,000

#### Property Website

<https://www.landleader.com/property/carpenter-hill-ranch-vineyard-jackson-oregon/55194/>





## **PROPERTY DESCRIPTION**

Welcome to Carpenter Hill Ranch and Vineyard, a serene retreat tucked away in the highly sought-after Southwest Medford foothills. This sprawling property captures the essence of rural living with its seamless blend of geographic convenience, breathtaking panoramic views, and captivating landscape. Spanning 114 acres, this property boasts 87.5 acres of irrigation rights from Talent Irrigation District and provides a great combination of existing features and a canvas for new opportunities.

The ranch's infrastructure is extensive, featuring a sprawling 12,000 square foot shop equipped to support a range of agricultural and storage needs. Irrigation water is delivered via gravity-pressurized mainlines from two separate diversion points. The irrigation system includes a combination of risers to connect sprinklers or pod lines and a center pivot that allows for efficient irrigation with minimal labor. Three bulges provide water storage to help ensure a reliable supply during dry spells or peak irrigation periods. Historically operated as a niche cattle operation, the pastures are set up for rotational grazing and hay production.

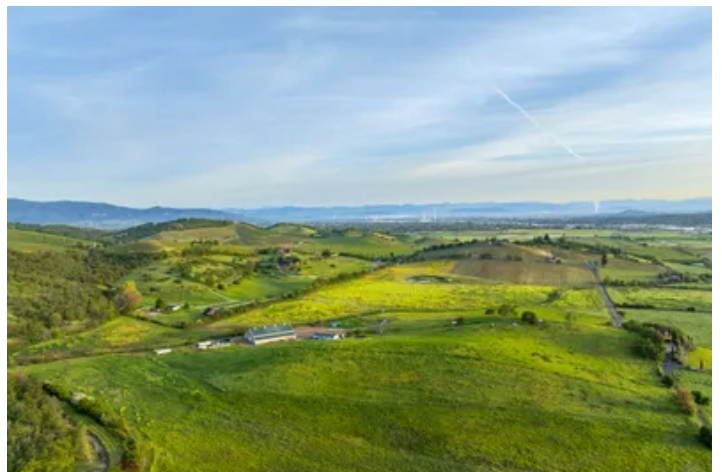
The vineyard spans 12 acres and features a diverse selection of grape varietals, including Pinot Noir, Pinot Gris, Malbec, Tempranillo, Syrah, Petite Syrah, and Charbono. The vines were planted between 2007 and 2021, showcasing a range of mature and recently established vines that contribute to the vineyard's rich diversity and potential. The entirety of the irrigated land is ideal for vineyard expansion and includes approximately 7 acres that have already been prepped for the development of vines.

This ranch holds immense potential for a spectacular estate home, offering breathtaking panoramic views that stretch across the picturesque valley and extend to the distant mountains. The existing home is a well-maintained 3 bed, 2 bath manufactured home that is ideal as a ranch manager's residence.

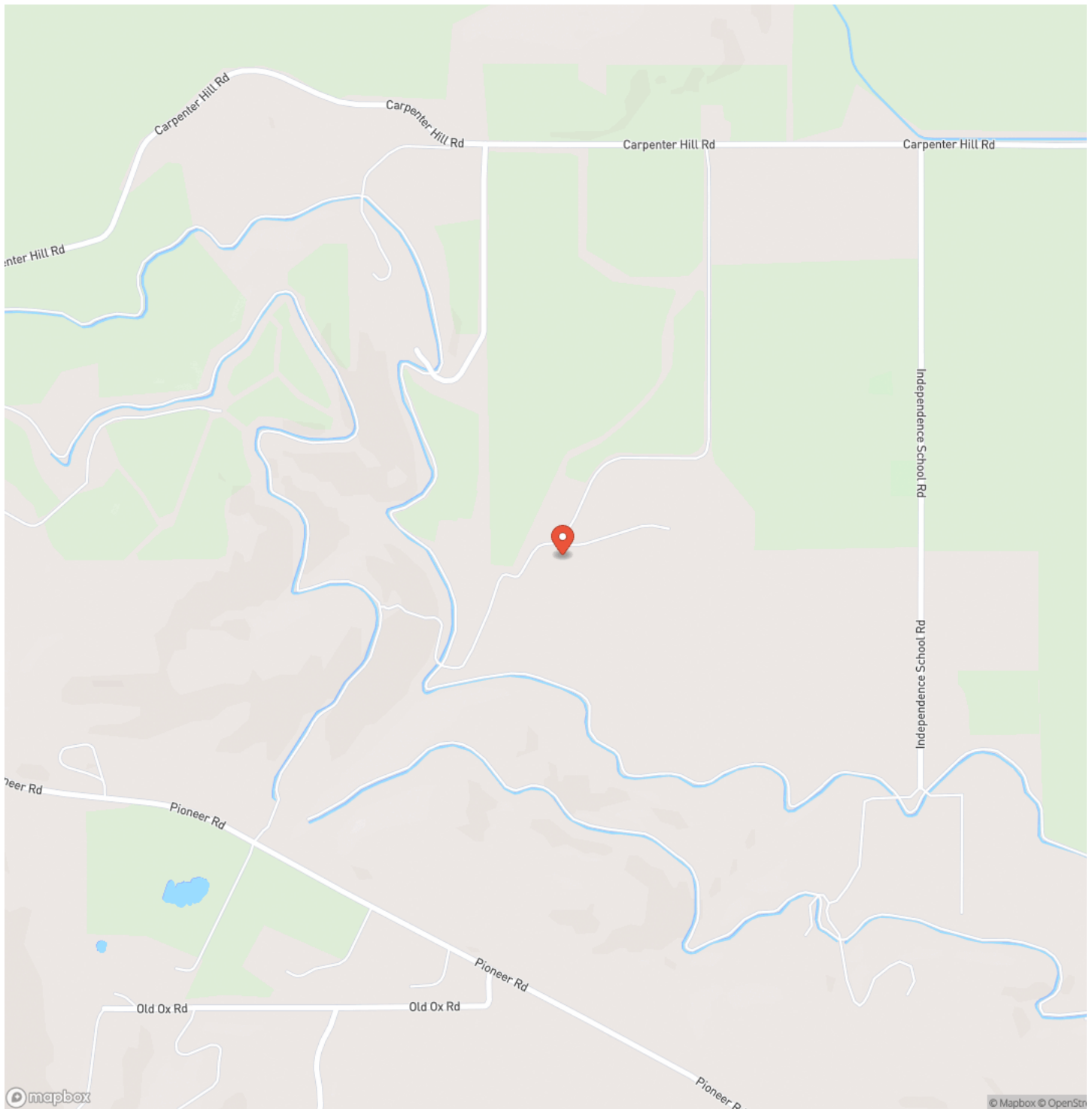
The Rogue Valley is renowned for its scenic estates, orchards, vineyards, and fertile lands. Embracing its status as a wine destination and agricultural hub, the area offers a vibrant local culture and abundant outdoor activities. From vast public lands and hiking trails to camping, horseback riding, and the nearby Crater Lake National Park, this region caters to those seeking an idyllic lifestyle amidst nature's beauty.

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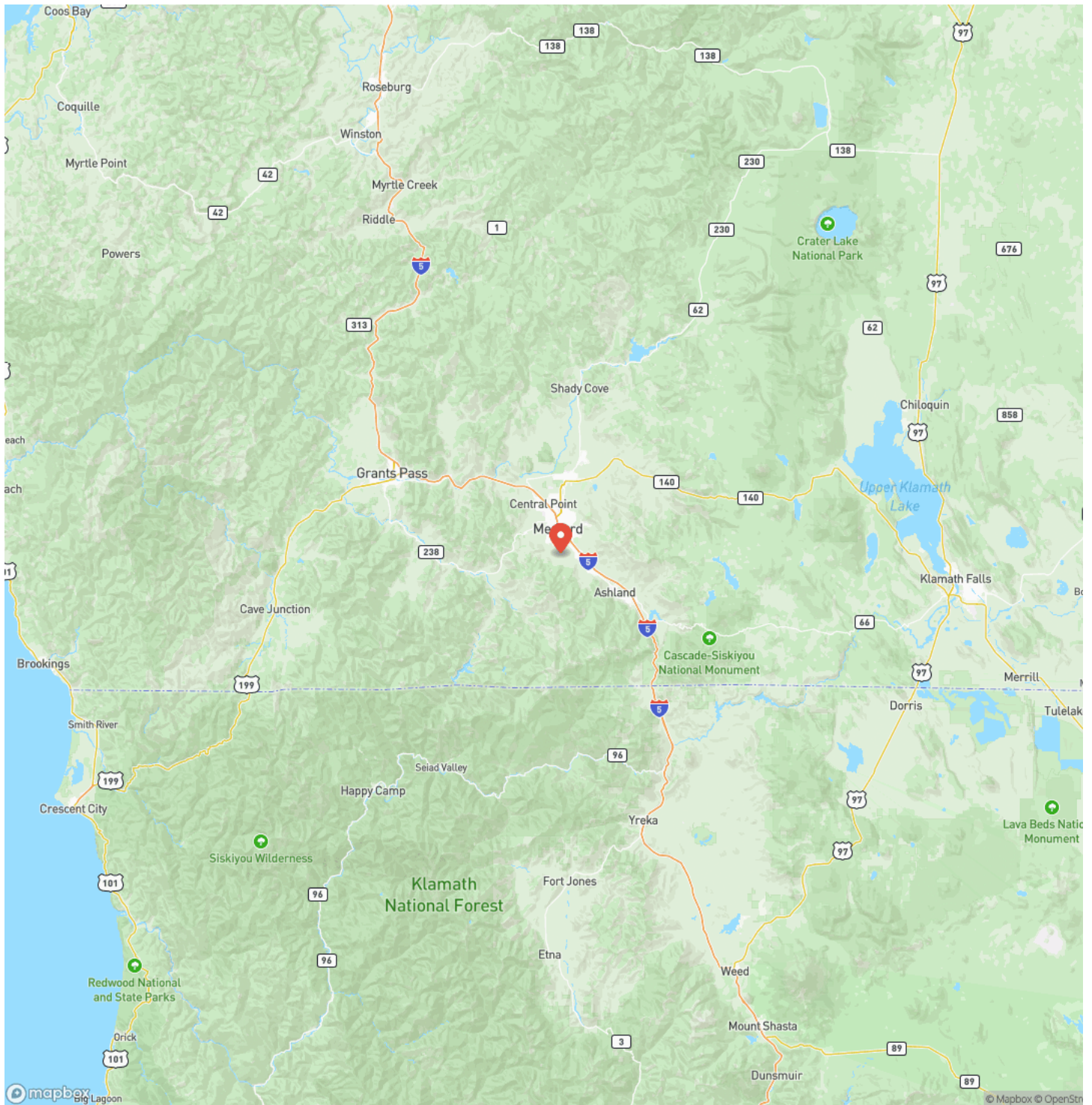


## Locator Map



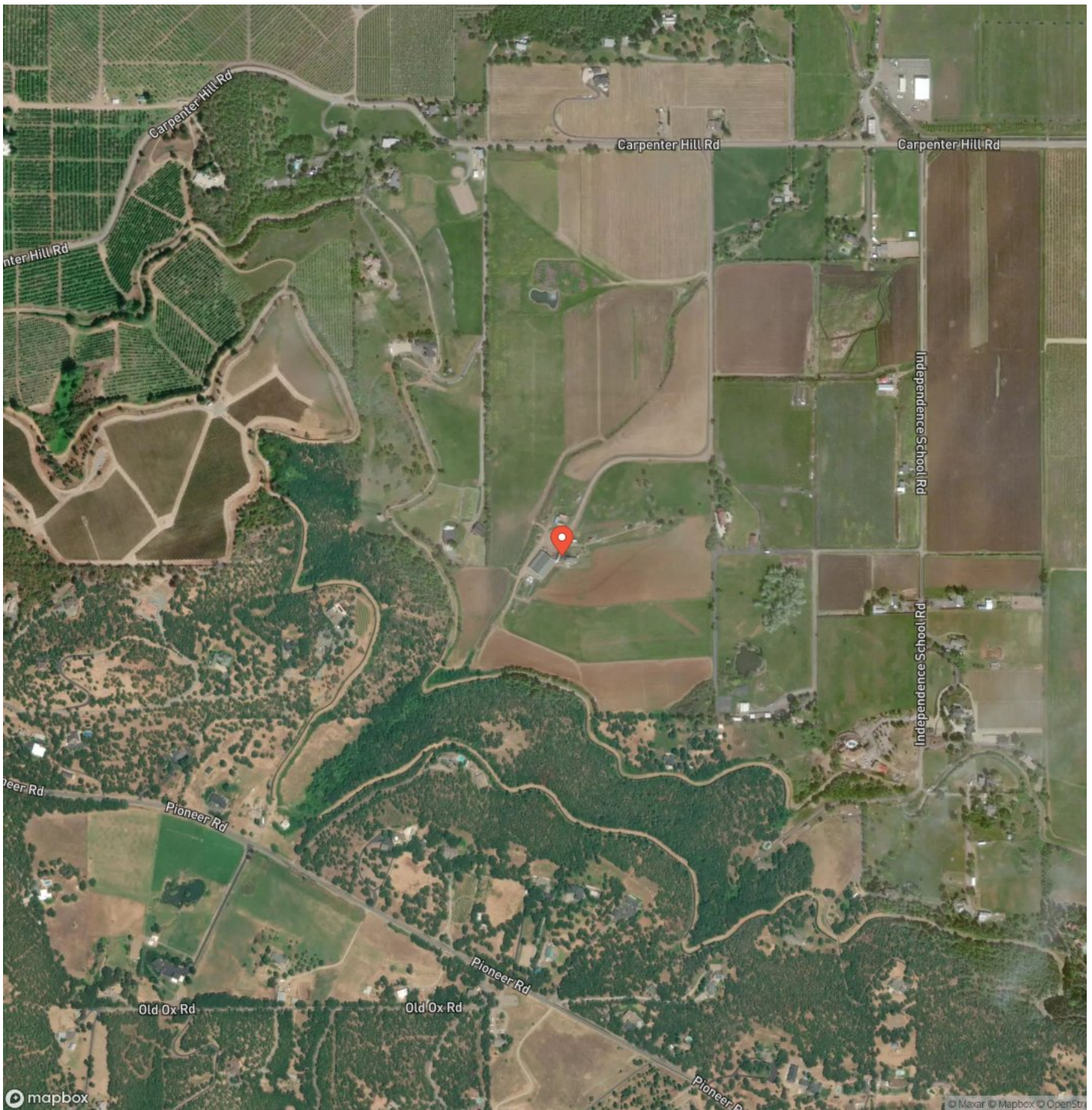


## Locator Map





## Satellite Map







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