

999 Anderson Creek Road
999 Anderson Creek Road
Talent, OR 97540

\$899,000
12.160± Acres
Jackson County



MORE INFO ONLINE:

www.martinoutdoorproperties.com

**999 Anderson Creek Road
Talent, OR / Jackson County**

SUMMARY

Address

999 Anderson Creek Road

City, State Zip

Talent, OR 97540

County

Jackson County

Type

Residential Property, Recreational Land, Single Family

Latitude / Longitude

42.220771 / -122.808347

Dwelling Square Feet

2495

Bedrooms / Bathrooms

3 / 2.5

Acreage

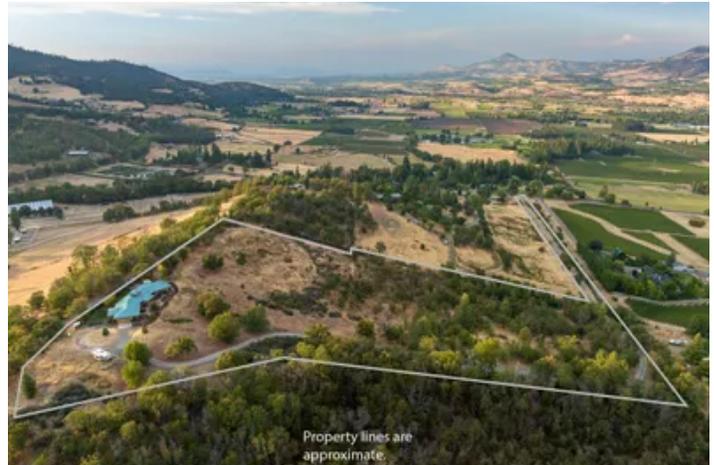
12.160

Price

\$899,000

Property Website

<https://www.landleader.com/property/999-anderson-creek-road-jackson-oregon/64643/>



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PROPERTY DESCRIPTION

The Hilltop Villa overlooking the Wagner Creek Valley
A Southern Oregon Home with a View

This property is more than a house - it's a lifestyle. A blend of luxury, energy efficiency, homesteading opportunities, and convenience.

This hilltop villa, perched above rolling oak savannas, offers panoramic views of Roxy Ann, Grizzly Peak and the Wagner Basin - creating a picturesque and private retreat. Spread across 12 acres, with 10.20 acres of irrigation rights, this property is a canvas for the rural lifestyle and homesteading opportunities. The established landscaping around the home, coupled with gently rolling topography, sets the stage for those seeking the country lifestyle.

Unique and Efficient Design | Southern Oregon Home with a View

Constructed in 2009 with straw bale construction, in-floor radiant heating, and a passive solar design, this home seamlessly combines efficiency, character, and a delightful Mediterranean feel. Boasting a spacious 2,495 square foot floor plan, including three bedrooms, two-and-a-half bathrooms, and inviting entertaining spaces with vaulted ceilings and natural wood beams. The natural lighting within creates a warm and inviting atmosphere, complemented by vibrant and artistic finishes throughout, adding charm and character to every corner.

Modern Open Living | Southern Oregon Home with a View

As you enter the home, you are greeted by an open-air living space with exposed wood beam trusses, vaulted ceilings with a rectangular turret providing great natural lighting, epoxied concrete floors, window seats, and a wood stove.

The living space opens out onto a fully fenced backyard, great for entertaining. Adjacent to the living space is the large dining area and kitchen. The kitchen features wood cabinetry, dual refrigerators, double ovens, and vibrant accents.

The northern wing of the home features three bedrooms and two full bathrooms. The master bedroom is spacious, with great views, a large walk-in closet, and a private en-suite bathroom. The southern wing of the home features a large laundry room, guest bathroom, office, and finished garage with storage room.

Rural Living Ready | Southern Oregon Home with a View

This property has a fenced garden and chicken coop, and benefits from the flexibility to expand on the homesteading lifestyle with both irrigation water and open space, the land is suitable for animals, gardens, and even potential for vineyard or orchard development. The irrigation water is delivered from the Talent Irrigation District and provides the property owner with a great resource.

Premier Location | Southern Oregon Home with a View

Situated in the sought-after Wagner Basin area, just outside the town of Talent and a short commute to the amenities of Ashland and Medford. Ashland boasts a diverse dining scene, offering a range of culinary options from local cafes to upscale restaurants. The city's entertainment includes renowned theaters like the Oregon Shakespeare Festival, providing cultural experiences.

For outdoor enthusiasts, Ashland is surrounded by picturesque landscapes, offering opportunities for hiking, biking, and fishing, making it an ideal destination for an active lifestyle.

Medford provides access to all the necessities, including great medical resources, the Rogue Valley International Airport, a wide array of shopping opportunities, and great dining.

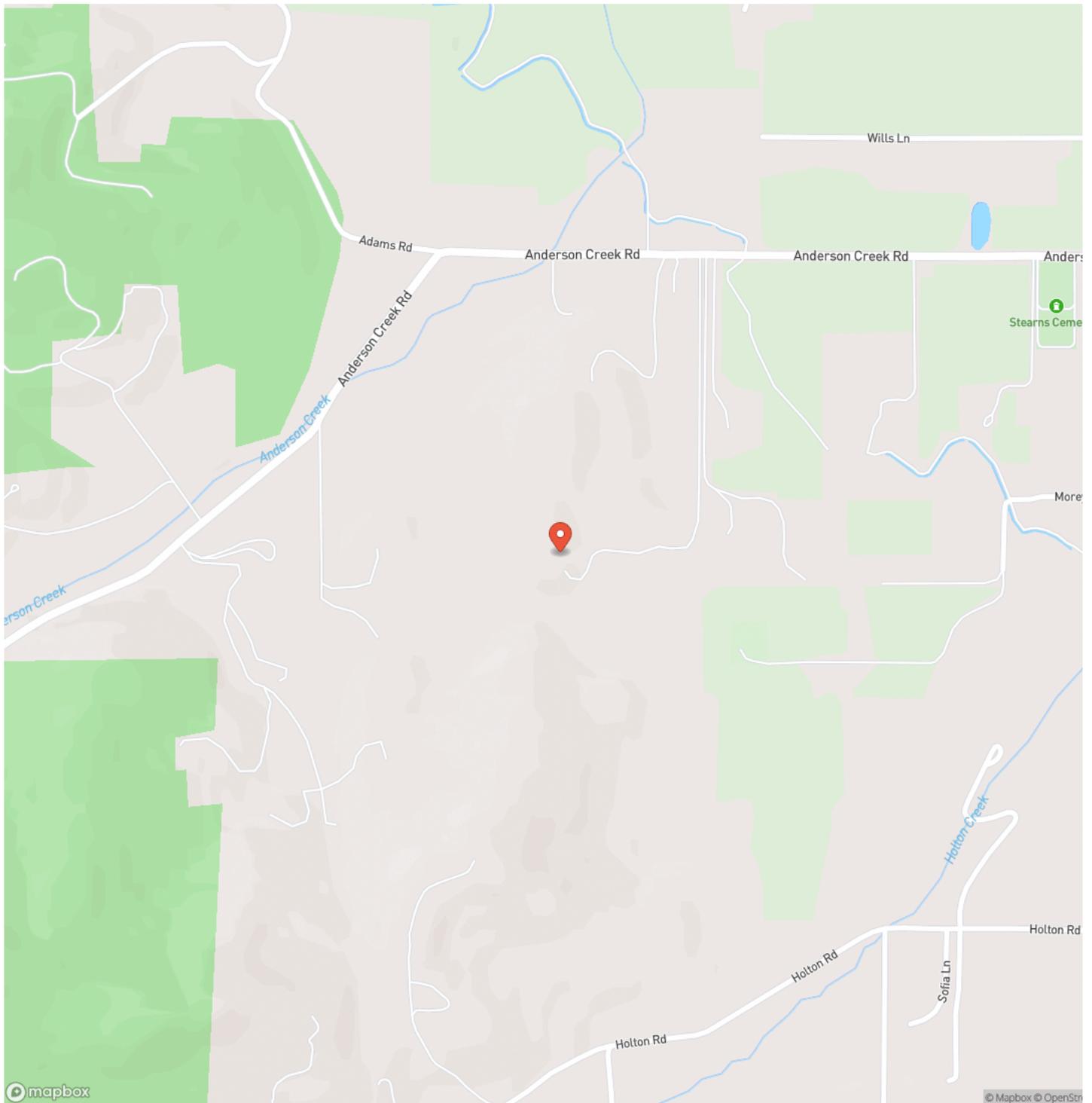
Southern Oregon is a region known for its incredible natural beauty, distinct four seasons with a mild winter, lovely small-town culture, and a location that provides easy access to the West Coast metropolitan areas.

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

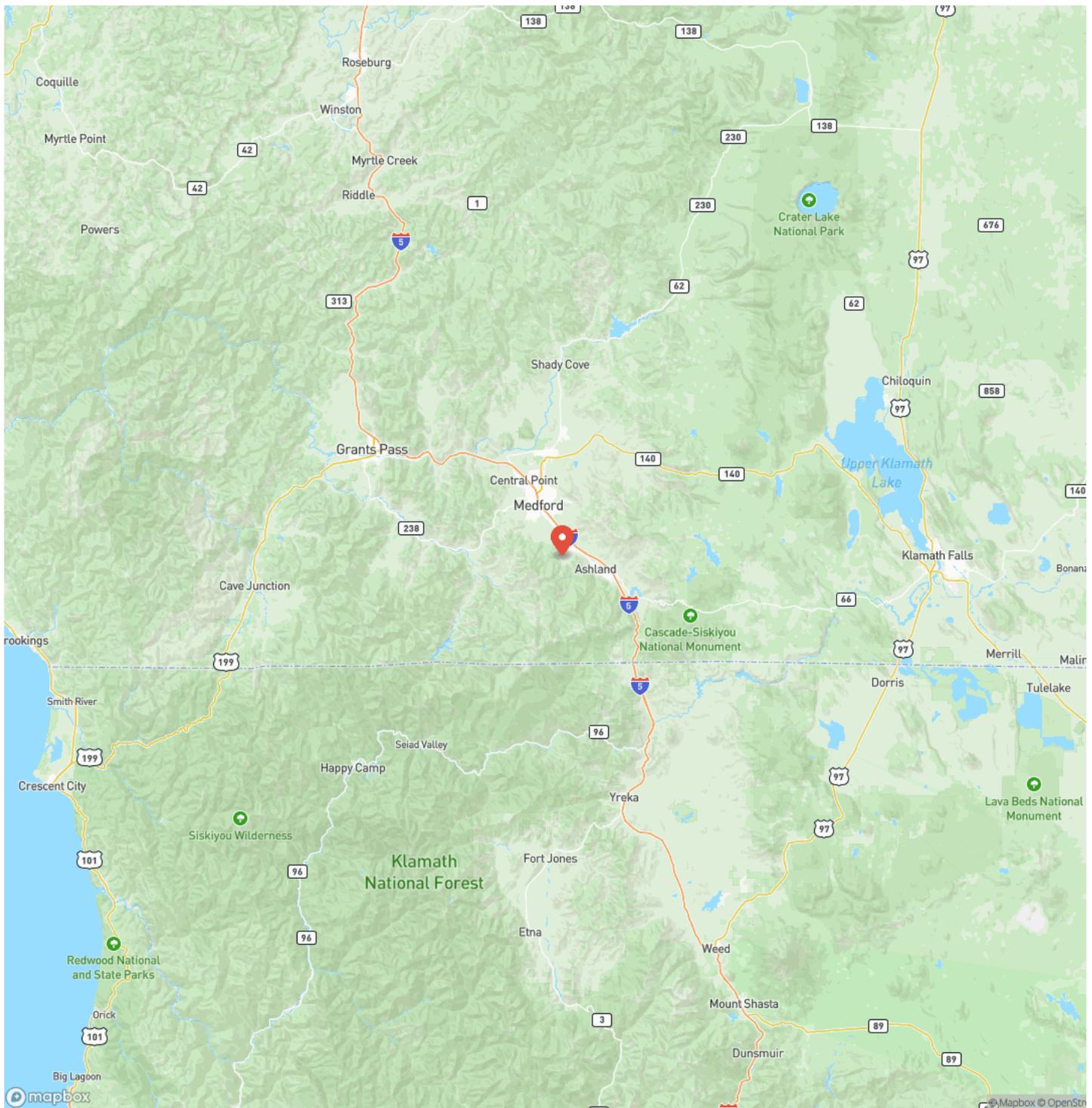




Locator Map



Locator Map



Satellite Map



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