

15950 Hwy 238
15950 Hwy 238
Jacksonville, OR 97530

\$2,650,000
171.950± Acres
Jackson County



15950 Hwy 238
Jacksonville, OR / Jackson County

SUMMARY

Address

15950 Hwy 238

City, State Zip

Jacksonville, OR 97530

County

Jackson County

Type

Farms, Residential Property

Latitude / Longitude

42.266699 / -123.218669

Dwelling Square Feet

2298

Bedrooms / Bathrooms

4 / 3

Acreage

171.950

Price

\$2,650,000

Property Website

<https://www.landleader.com/property/15950-hwy-238-jackson-oregon/66902/>



PROPERTY DESCRIPTION

Tucked away in the rolling hills of Southern Oregon, 15950 Highway 238 is more than a property; it's a legacy farming opportunity! Stretching across 171 acres, this farm is a notable property in the Applegate Valley, providing rich pastures, Class I & II soils, and a way of life that is becoming increasingly rare in today's world. Multiple homes and an additional homesite across two tax lots makes for an advantageous offering for a multi-generational farming operation or a great commercial property with plenty of onsite housing.

As you enter the property, the landscape unfolds before you: vast, emerald-green fields are framed by the contours of forested hillsides. With over 90 acres of irrigated farmland, the property is perfectly suited for large-scale agricultural endeavors. Water here is sourced from the Applegate River and delivered through the Merryman Ditch system. An underground mainline, paired with a network of risers, ensures that the farm benefits from efficient irrigation - wheel lines supply irrigation over multiple fenced pastures.

These fields have produced bountiful hay harvests and supported a thriving cattle operation. Central to this success is the 30,000 SF of cattle infrastructure which includes a large CAFO, a rarity in Oregon's evolving agricultural landscape. The operation is designed for efficiency, allowing livestock to be raised at scale. The farm's infrastructure also includes a spacious workshop and dry storage area, ensuring room for tools, equipment, and supplies.

At an elevation of approximately 1,250' the existing homes are provided a vantage looking down upon the farm and into the distance of the Applegate Valley. These long reaching views will make you want to call this farm home. The main residence measures just shy of 2,300 SF with four bedrooms, 3 baths, and an attached garage. The interior includes two living spaces separated by a vaulted entry with windows overlooking the pastures below. The home will make a great canvas for a remodel and update for a new owner,

A 644 SF guest home adds to the functionality of the property - providing the opportunity for extended family to live side by side or for the housing of farm help. Two dwellings currently provide comfortable living spaces, but the land holds additional potential. Build your dream home on the lower pasture, where a previous home was located with a well and existing septic system in place. This housing arrangement makes this a truly unique farming and lifestyle property.

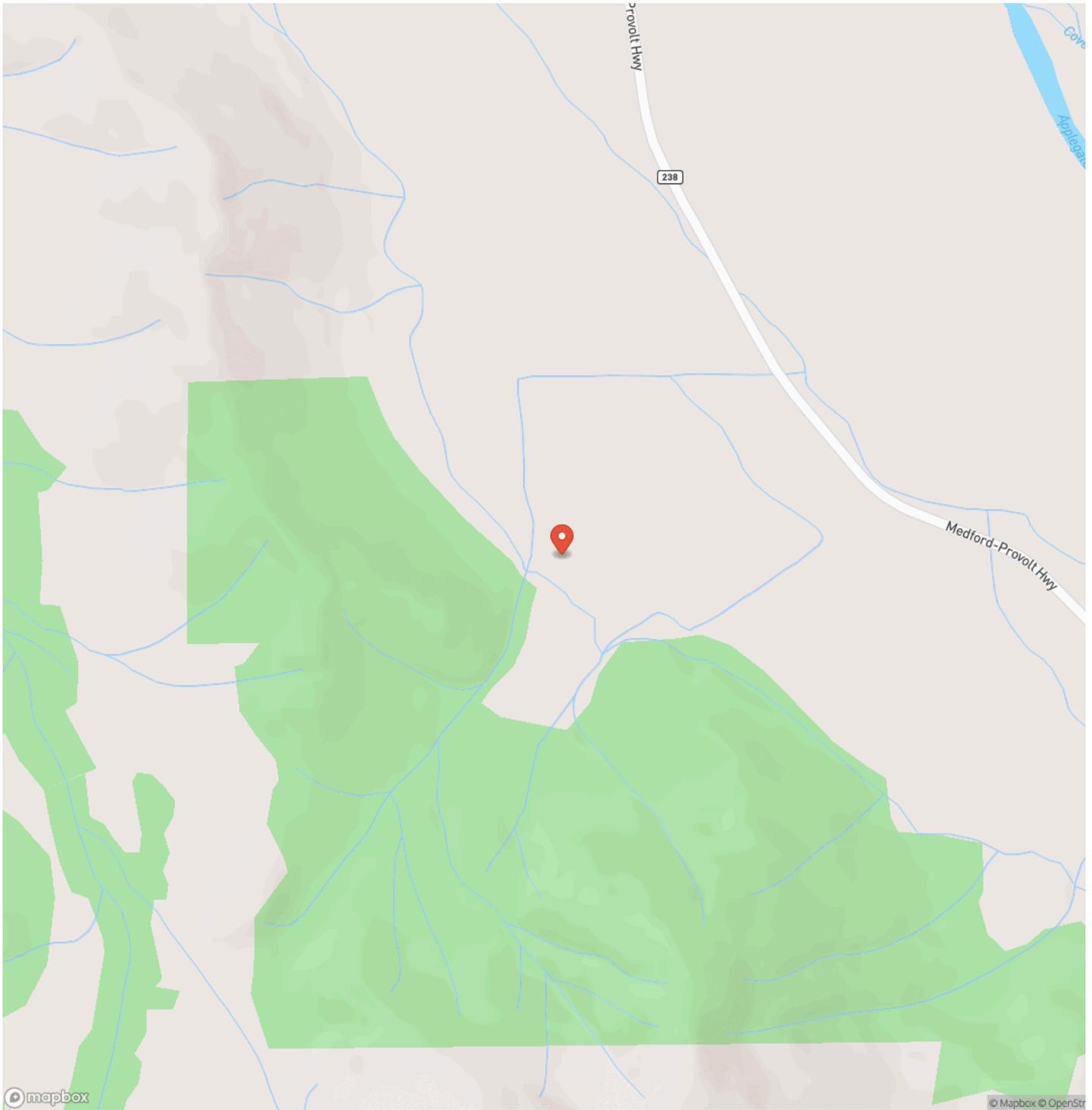
The Applegate Valley itself is a place of enchantment, where every season brings a new kind of beauty. It's geographic location offers a temperate climate, excellent air movement, and nothing quite beats a valley where the river runs. The small community is tight-knit and includes many family farms, vineyards, wineries, and even hospitality and dining accommodations like the Lindsay Lodge and The Station in the heart of Applegate.

For those seeking a lifestyle that combines the fulfillment of hard work with a beautiful and inviting place to call home - 15950 Highway 238 offers an unparalleled opportunity. Whether you dream of continuing its legacy of cattle and hay production or envision new agricultural ventures, this property has the resources, infrastructure, and spirit to bring those dreams to life.

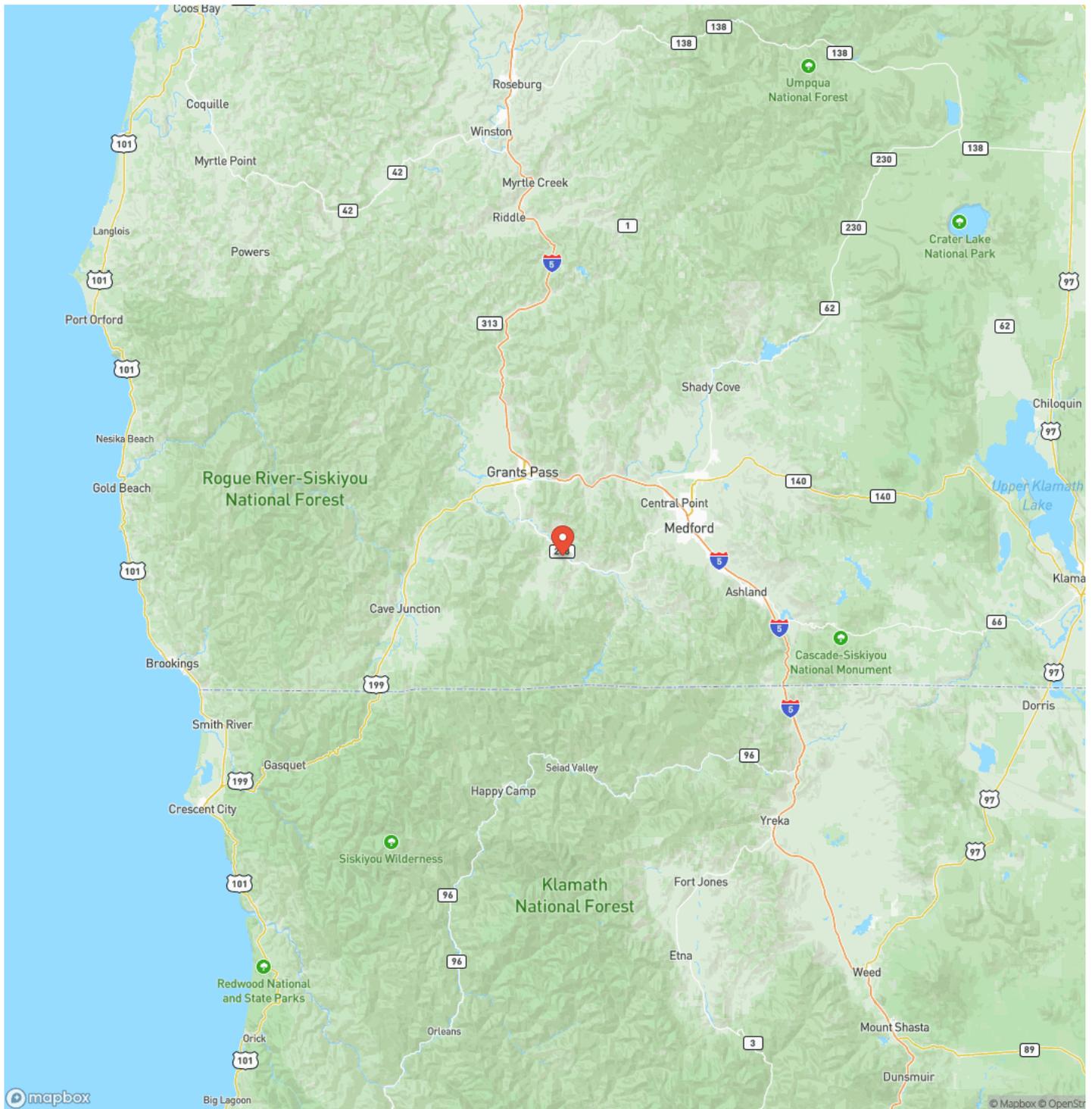
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Locator Map



Locator Map



Satellite Map



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