

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

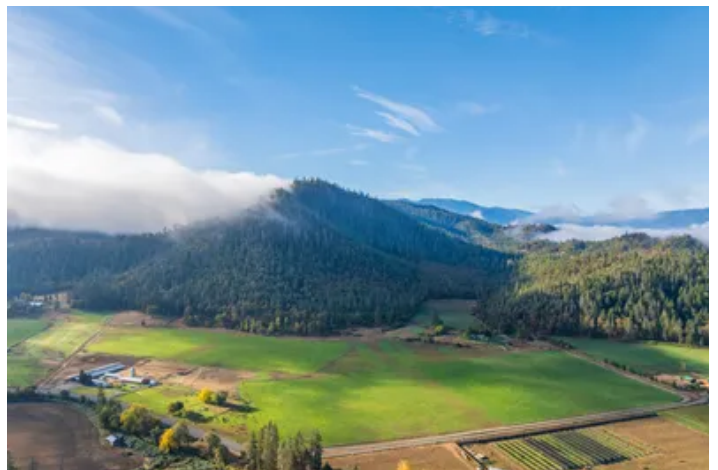
171.950

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.

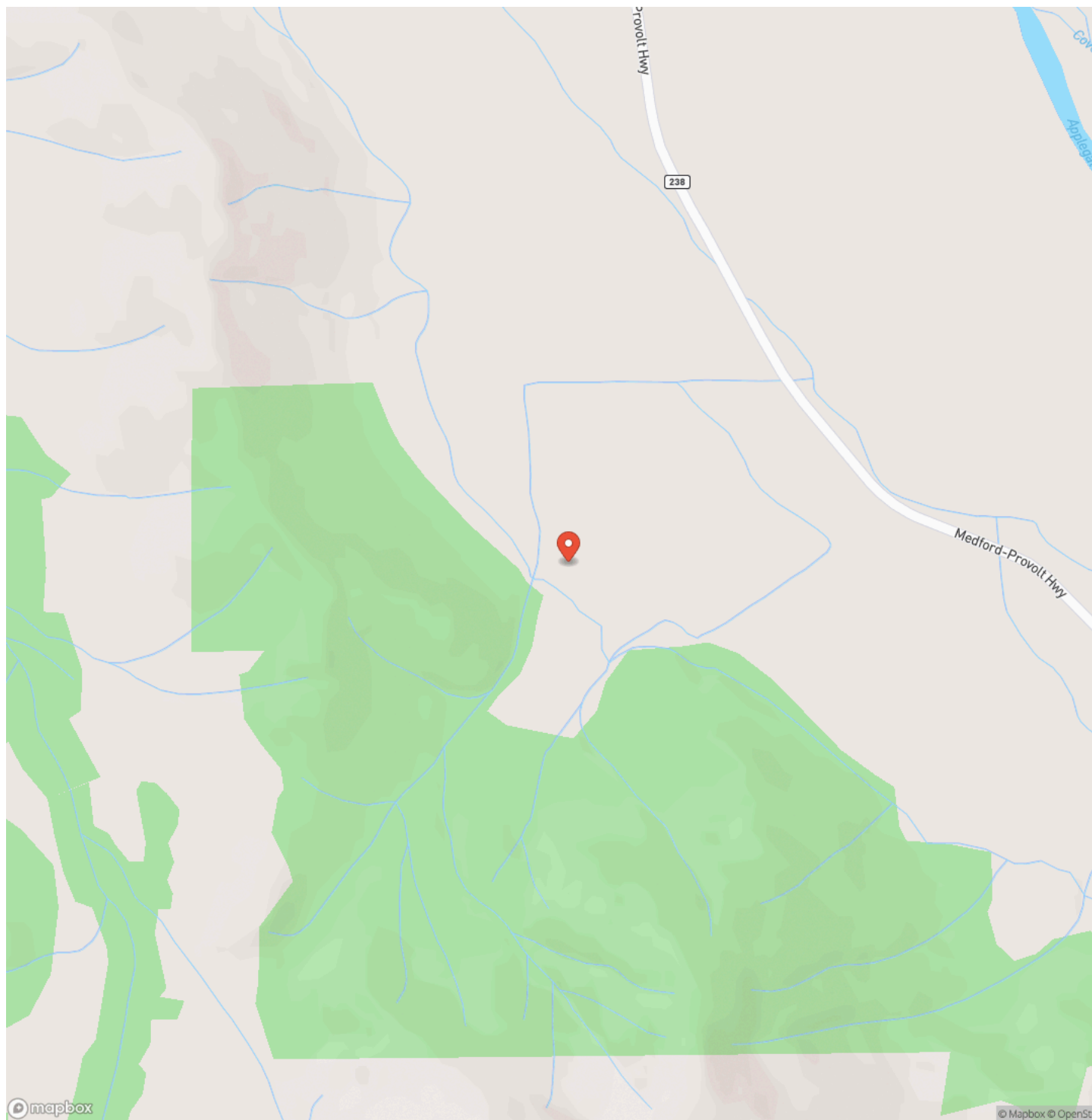
The Applegate Valley itself is a place of enchantment, where every season brings a new kind of beauty. It's geographic location offers a temperate climate, excellent air movement, and nothing quite beats a valley where the river runs. The small community is tight-knit and includes many family farms, 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.

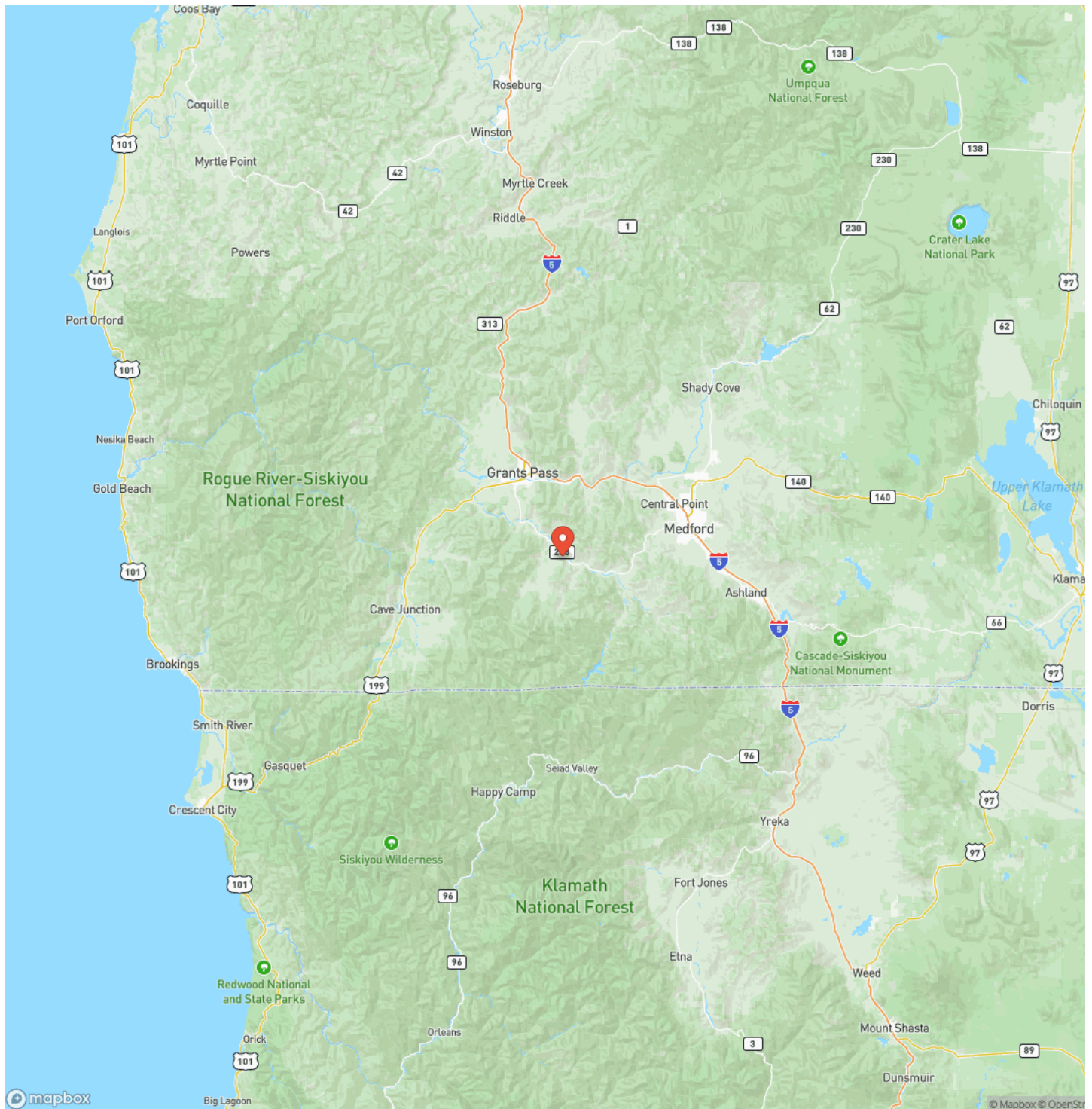
15950 Hwy 238
Jacksonville, OR / Jackson County



Locator Map



Locator Map



Satellite Map



15950 Hwy 238
Jacksonville, 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

[illegible]

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. There are no margins, text, or other markings on the paper.

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, but 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 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.

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