

**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/>



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

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### **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.

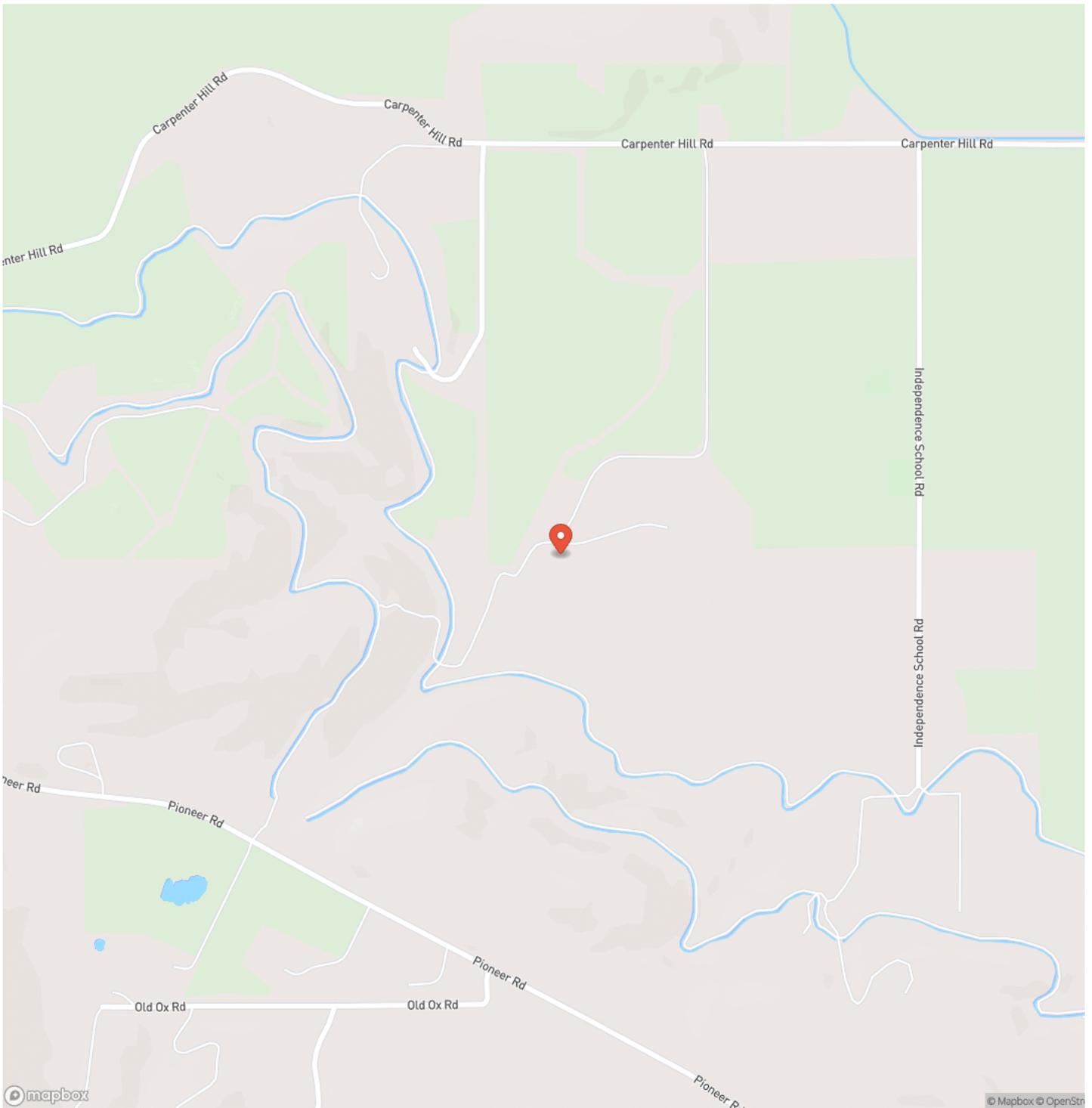
The Rogue Valley is renowned for its scenic estates, orchards, vineyards, and fertile lands. Embracing its status as a wine destination and agricultural hub, the area offers a vibrant local culture and abundant outdoor activities. From vast public lands and hiking trails to camping, horseback riding,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



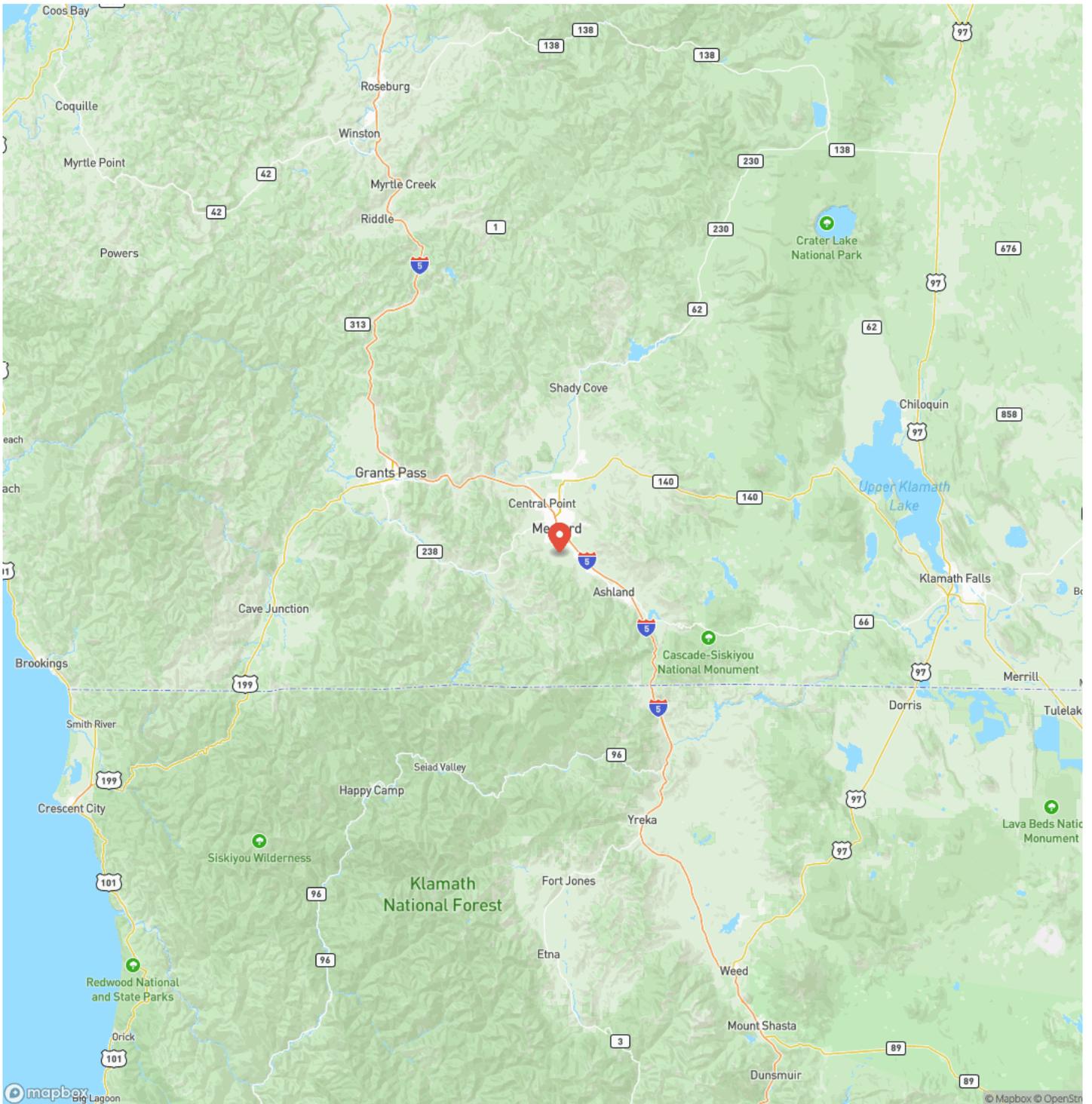
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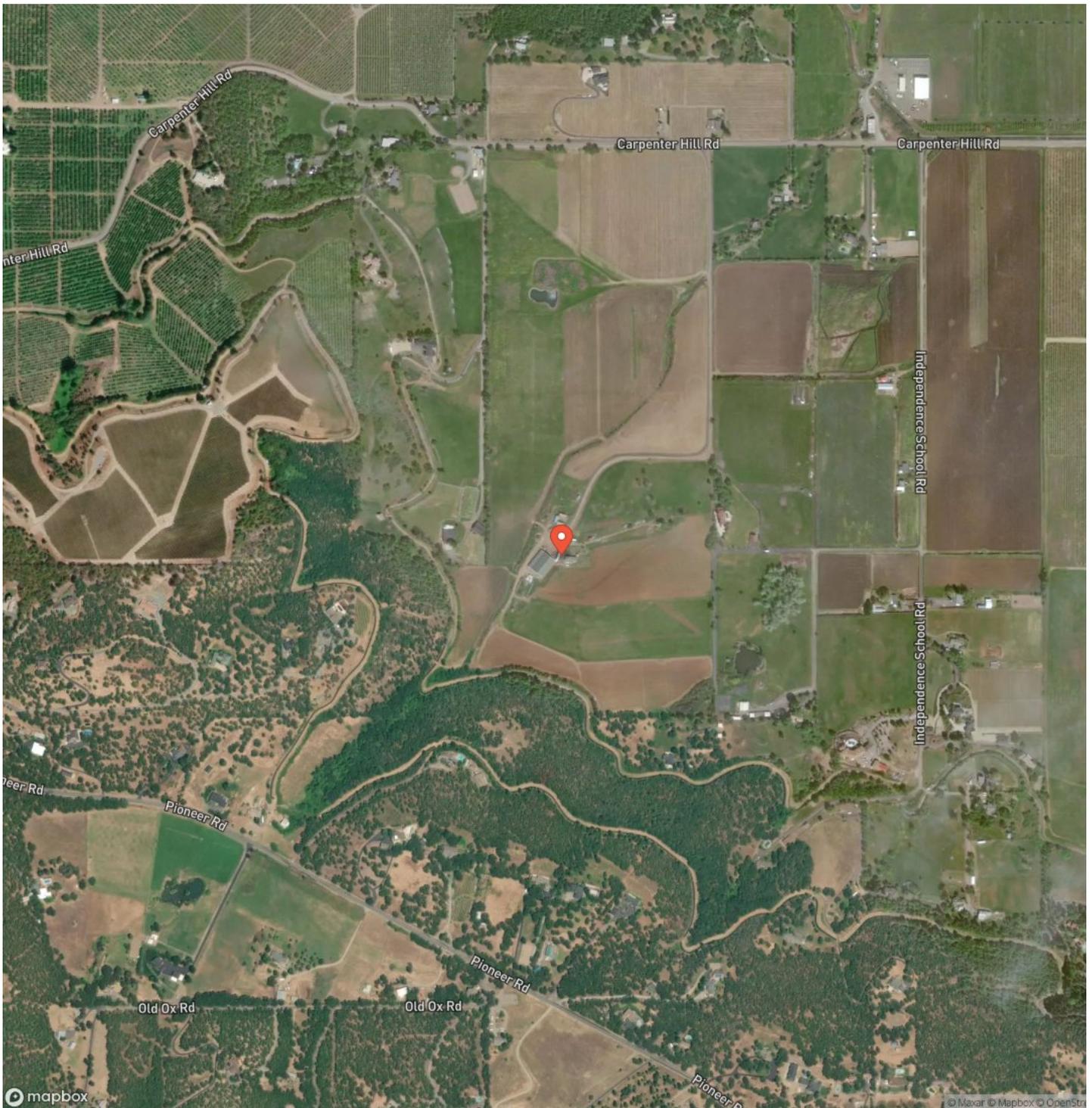
## Locator Map



# Locator Map



## Satellite Map







## **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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