

Grants Pass Ranch For Sale - 2781 Upper River Road
2781 Upper River Road
Grants Pass, OR 97526

\$699,000
31.670± Acres
Josephine County



Grants Pass Ranch For Sale - 2781 Upper River Road Grants Pass, OR / Josephine County

SUMMARY

Address

2781 Upper River Road

City, State Zip

Grants Pass, OR 97526

County

Josephine County

Type

Farms, Ranches, Residential Property

Latitude / Longitude

42.444264 / -123.365603

Dwelling Square Feet

2151

Bedrooms / Bathrooms

3 / 2

Acreage

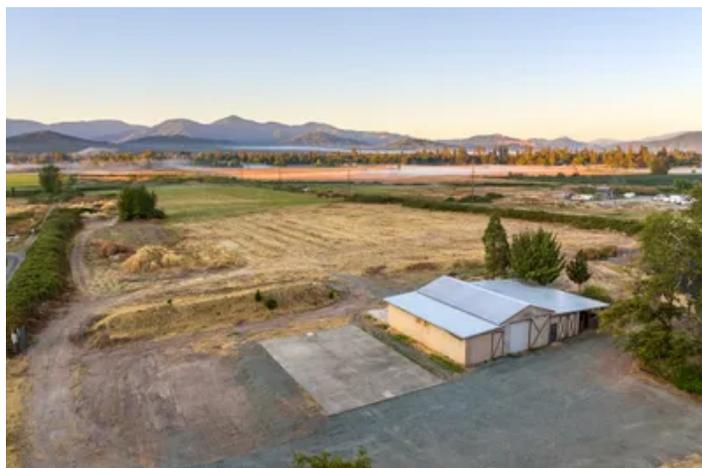
31.670

Price

\$699,000

Property Website

<https://www.landleader.com/property/grants-pass-ranch-for-sale-2781-upper-river-road-josephine-oregon/65522/>



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PROPERTY DESCRIPTION

Irrigated Grants Pass Ranch for Sale

Come live the rural lifestyle! This 30+ acre Grants Pass ranch for sale is a level residential farming opportunity just West of Grants Pass city limits with irrigation rights, a 2,151 SF home, 3,000 SF shop, and high quality soils! With a close proximity to town this farm offers its owners a rural country lifestyle with the ability to create a self-sustaining lifestyle while remaining conveniently located to the amenities of modern life.

Farmhouse - Grants Pass Ranch for Sale

The home has seen recent updates but offers potential for a buyer to take over the canvas and make the home their own. The open living space makes for an inviting interior space which includes two story vaulted ceilings, a kitchen with a view out to the pasture, and a cozy wood stove - the main level is rounded out by two guest bedrooms, a full guest bath and a laundry/mudroom. The master bedroom claims the second floor to itself, with an ensuite bath and a beautiful balcony overlooking the pastures and the surrounding farms.

Level Usable Property - Grants Pass Ranch for Sale

The property spans just over 30 acres and includes irrigation water rights for the entirety of the farmable land. The topography is level and offers all day sun for a multitude of crops or livestock to be raised on the property. To accompany the farm life is a large shop and an adjacent open concrete pad. Once a horse barn, it has been enclosed making it ideal for dry storage and a great workshop for vehicles and tractors as well as ample room for other projects or storage. The concrete slab offers the groundwork for a future hay barn or other farm building for a functional property.

Welcome to Grants Pass - "It's the Climate" - Grants Pass Ranch for Sale

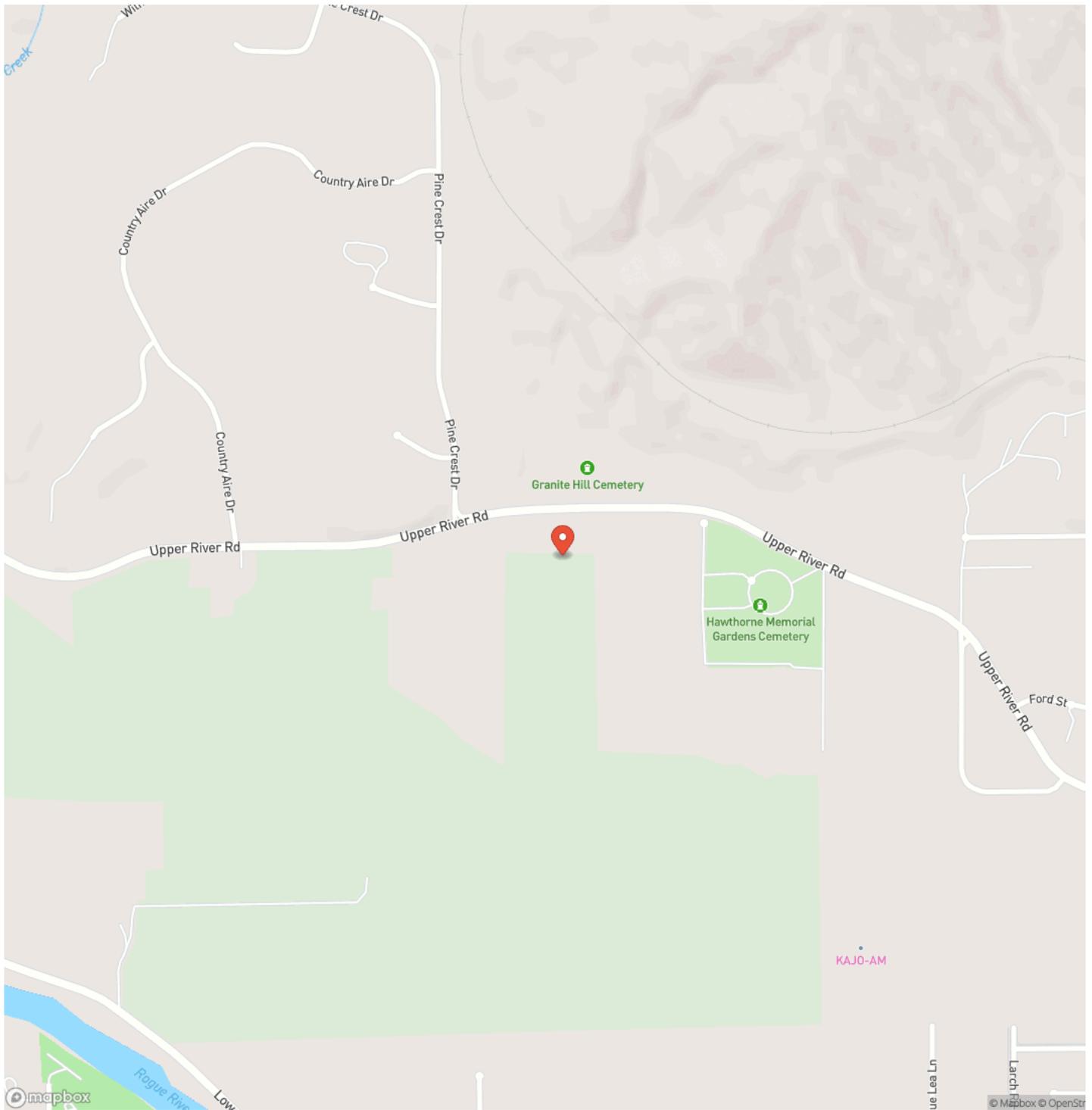
The Southern Oregon region is known for an intense natural beauty that includes world renowned attractions such as the Rogue River, Crater Lake National Park, Mount McLoughlin, and many more recreational opportunities. With a distinct four seasons, but mild winter, this climate is known as one of the most enjoyable in North America.

Centrally located between the Bay Area and the Pacific Northwest Metropolitan areas of Portland and Seattle, this offering provides a buyer an opportunity to enjoy the serenity of a refreshing rural lifestyle, and a charming small-town culture. Grants Pass also benefits greatly from Redwood Highway, a beautiful bi-way that winds SW through the Illinois Valley and the canyons of the Smith River on your way to the Pacific Ocean, just 100 miles travel.

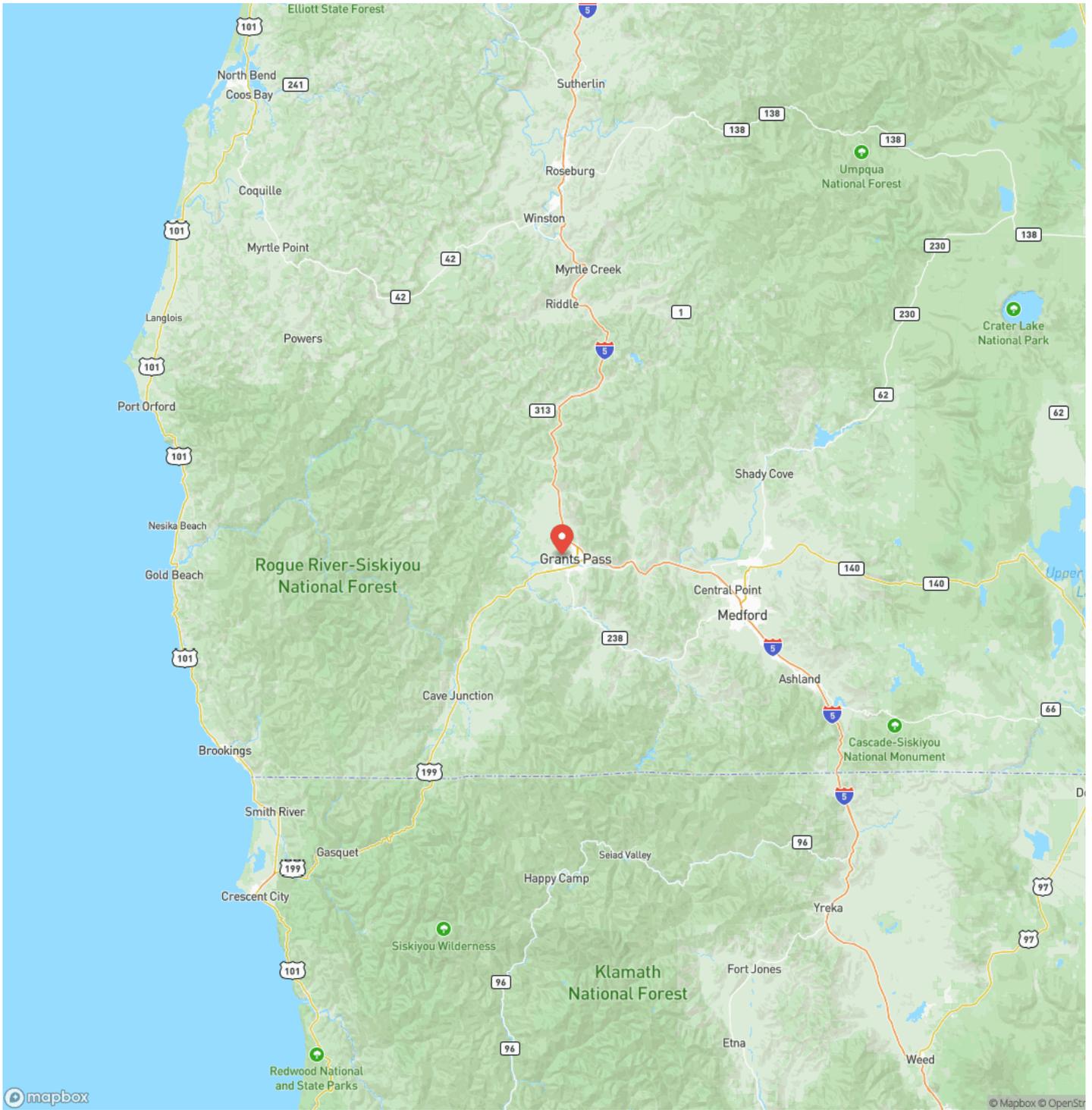
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Locator Map



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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