

**Hartley Irrigated Farm**  
654 Hartley Road  
Phoenix, OR 97535

**\$199,000**  
9.830± Acres  
Jackson County



**Hartley Irrigated Farm**  
**Phoenix, OR / Jackson County**

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**SUMMARY**

**Address**

654 Hartley Road

**City, State Zip**

Phoenix, OR 97535

**County**

Jackson County

**Type**

Undeveloped Land, Lot

**Latitude / Longitude**

42.25757 / -122.808345

**Acreage**

9.830

**Price**

\$199,000

**Property Website**

<https://www.landleader.com/property/hartley-irrigated-farm-jackson-oregon/36654/>



## **PROPERTY DESCRIPTION**

Welcome to the Hartley Irrigated Farm, a prime agricultural property in Phoenix, Oregon. Situated on +/- 9.83 acres with 9 acres of water rights, this property's shape, level topography, and quality soils allow for efficient farming. The property is mostly Class I soils, with around 6 acres being silty clay loams. This property offers someone a great opportunity for high quality niche agricultural commodities. The location is just minutes from all the conveniences of Medford and has easy access to Interstate 5 as well as the Rogue Valley International Airport. Southern Oregon is known for its stunning natural beauty, abundant water, a developing wine industry and niche agriculture, all with a rich small-town culture. The climate is highly sought after with four distinct seasons including a mild winter and a long growing season. Properties of this size, combined with the soils and water rights, are rarely available within the region.

Brought to you by [LandLeader](#) in partnership with [Martin Outdoor Property Group](#), a leading Southern Oregon Real Estate team for land, homes with acreage, vineyards, and waterfront property.

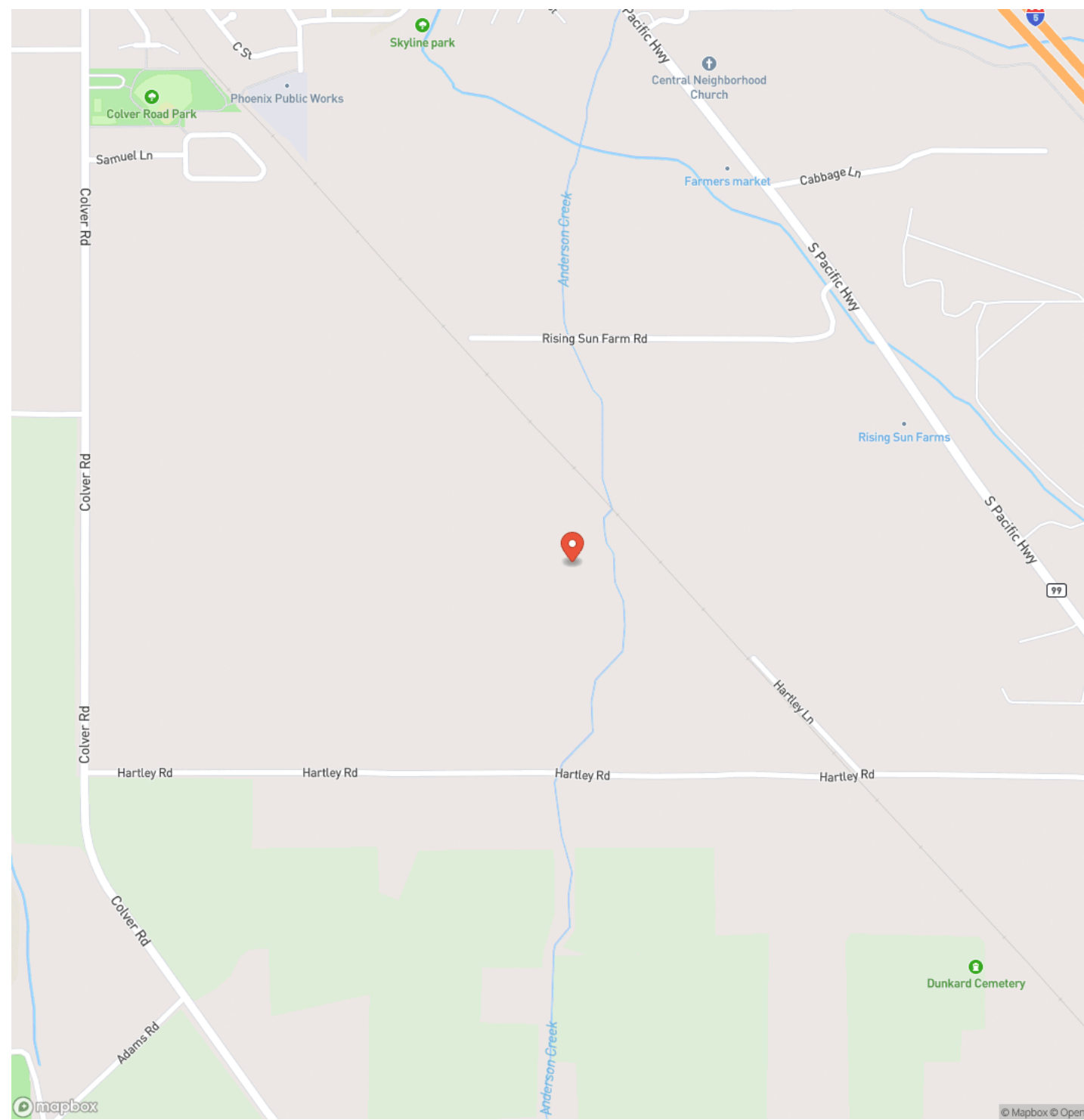


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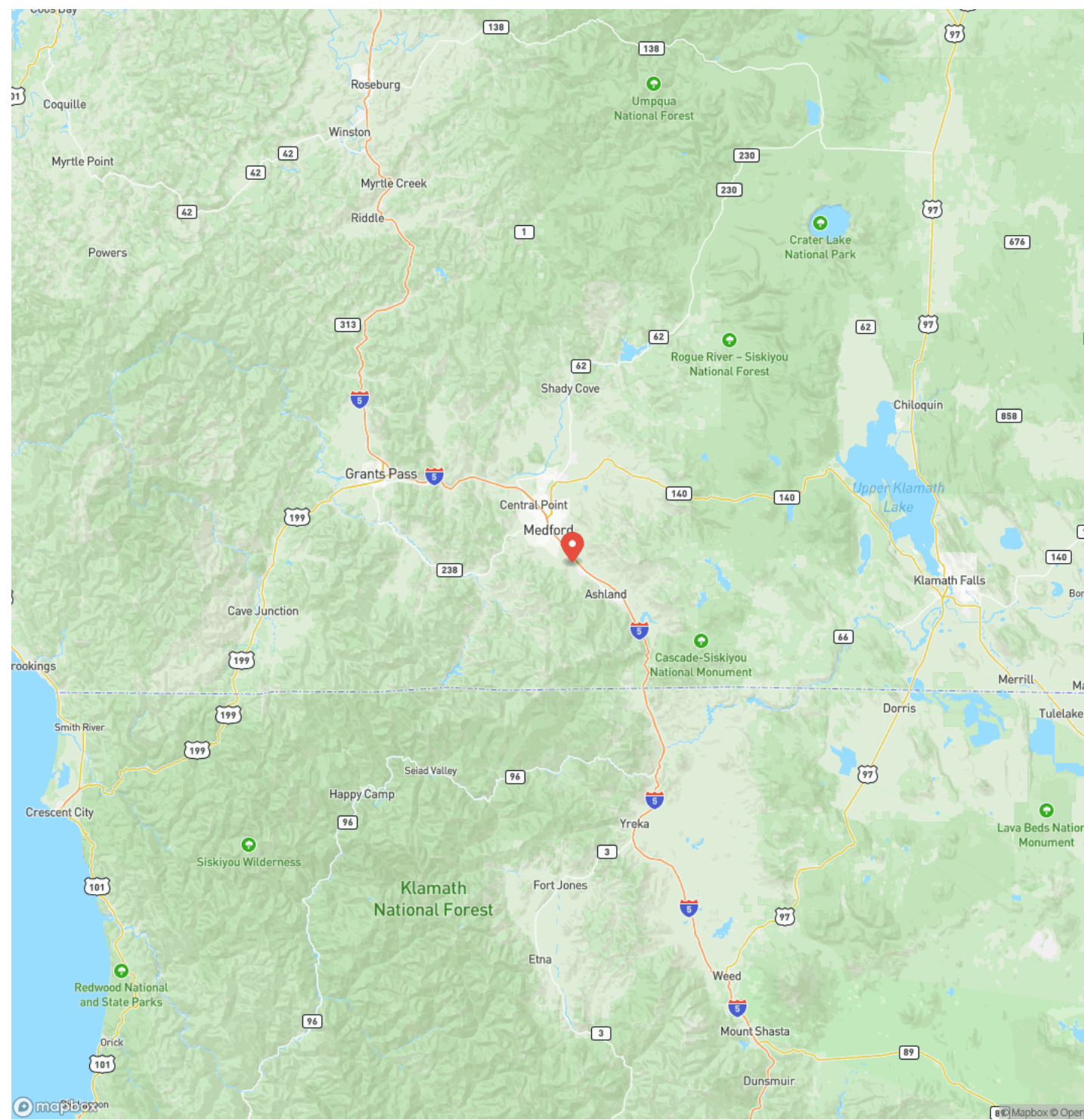


# Locator Map





# Locator Map





## Satellite Map





**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

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(541) 660-5111

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**Address**

3811 Crater Lake Hwy, Suite B

**City / State / Zip**

Medford, OR 97504

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**NOTES**

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## NOTES

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.



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