

Rogue River Waterfront Property: Gunnell River Ranch
355 Gunnell Road
Grants Pass, OR 97526

\$2,999,000
94± Acres
Josephine County



Rogue River Waterfront Property: Gunnell River Ranch Grants Pass, OR / Josephine County

SUMMARY

Address

355 Gunnell Road

City, State Zip

Grants Pass, OR 97526

County

Josephine County

Type

Ranches, Farms, Residential Property, Riverfront

Latitude / Longitude

42.445101 / -123.470394

Taxes (Annually)

4922

Dwelling Square Feet

4447

Bedrooms / Bathrooms

4 / 3.5

Acreage

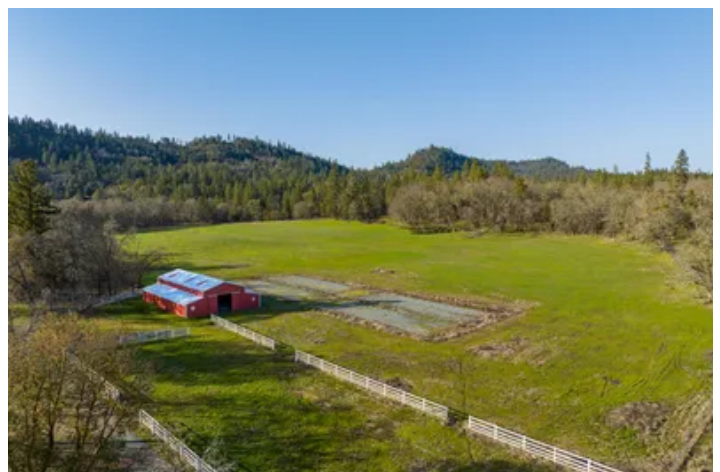
94

Price

\$2,999,000

Property Website

<https://www.landleader.com/property/rogue-river-waterfront-property-gunnell-river-ranch-josephine-oregon/38447/>



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Grants Pass, OR / Josephine County

PROPERTY DESCRIPTION

Water is the new gold standard in real estate, and this exciting offering is rich with water resources. Gunnell River Ranch is located near the enchanting town of Grants Pass, Oregon, an area that boasts a relaxed small-town culture, a mild climate with four distinct seasons, recreational abundance, and the renowned Rogue River. It is incredibly rare to find a Rogue River waterfront property for sale with such a large acreage, water rights, and stunning natural beauty.

Nestled in the scenic landscape of Oregon's Rogue River, Gunnell River Ranch offers an unparalleled opportunity to own a turn-key ranch that is ready for immediate use. This sprawling estate features a beautiful main home, a delightful guest cottage, and a spacious workshop. This Rogue River frontage land for sale also features a modern irrigation system with center pivot and a large cattle barn.

The sprawling 94-acres offers recreational opportunity, natural beauty, and productive agriculture. Historically operated as a cattle and hay ranch, the land includes Class II & III soils and holds potential for a multitude of agricultural uses. The upper and lower pastures are wonderful compliments to each other and provide the opportunity to sustain animals year-round. The land of this Rogue River waterfront property is also home to a variety of wildlife, including waterfowl, upland birds, and western big game.

Rogue Riverfront Property for Sale - The Main Home

The home is perfectly perched on a private knoll overlooking the irrigated pasture below. Quiet and secluded, the home is surrounded by a blend of mature evergreen and hardwood trees. The stonework, landscaping, and lawn surrounding the home and guest cottage refine the property. Following the paved driveway to the home you are met with a cascading water feature and spectacular lodge-style entry.

The magnificent arched wood door and the natural stone foyer gives you a sense of the elegance and charm of this ranch. As you move into the main living area you're met with a spacious, open concept floor plan. The vaulted wood ceiling and large exposed beams provide an alluring natural beauty inside, while the expansive windows immediately draw your gaze outside to the impressive views.

There is something uniquely special about watching the cattle graze or spotting eagles nesting from the comfort of your own home. Just outside the incredible wall of windows is an intricately stamped concrete patio area with powder-coated metal railings. The three-level patio has extraordinary views yet still feels completely private.

Back inside, the heart of the living area is the towering stone fireplace with solid wood mantle and cozy hearth. The warm and welcoming space features two corner windows with built-in seating and even more great views. Separating the living room from the dining and kitchen area is an abundance of functional half-wall bookshelves and a wet bar.

The kitchen has space for multiple cooks and features solid granite counters, cherry wood cabinets, granite composite sinks, and plenty of storage. The appliance package includes a six-burner gas cooktop with downdraft, built-in convection oven, trash compactor, wine cooler, dishwasher, and warming drawer. The U-shaped design with a raised eating bar is terrific for intimate family gatherings or large scale entertaining.

The bedroom wing includes the master suite and two guest bedrooms, and is truly remarkable. The extra-wide hallway has bench seating and large picture windows that seemingly bring nature within your grasp. The master suite is substantial with vaulted ceilings, a sitting area, and a walk-in closet. The five-piece master bathroom includes a large soaking tub, walk-in tile shower with a glass door, tile floors, and beautiful dual vanity. The two guest rooms in this wing provide ample space for family, guests, or even an office, and feature a "Jack and Jill" guest bath.

Separating the main living area from the bedrooms is an additional powder room as well as the laundry room. There is an additional guest suite that is independent of the bedroom wing, has a full bathroom, is ideal for giving your loved ones plenty of privacy, and rounds out the first level.

Downstairs is the home's second living space. This area could be an office, game room, media room, schoolroom, or even a 5th bedroom. Attached to this area is an additional storage room that is perfect for wine or other climate-sensitive items.

MORE INFO ONLINE:

The home is heated and cooled by two central systems, a whole house fan, and a freestanding wood stove, with the main heat pump system being dual fuel. The woodstove radiates heat for hours thanks to the soapstone construction. The entire home has been updated in recent years and the quality of design is showcased in high-end finishes, including wood windows from Anderson with aluminum exterior cladding, solid wood doors, and the intricate wood accents that are found throughout the home.

Rogue Riverfront Property for Sale - Guest Cottage

The guest home is a charming 595 square foot country cottage with a private patio overlooking the scenic Rogue River waterfront property. The home has been tastefully updated with tile floors, beautiful cabinetry, gas cooktop, and vinyl windows. The floor plan includes one bedroom, one bathroom, a full kitchen, and secondary entrance from the carport which has the laundry area. Coffee and a sunrise from this front porch will make for a completely different start to your day! The house is a legal dwelling and can be rented, used for guests, or for a caretaker. Cabins for sale on the Rogue River are highly sought after, especially ones with waterfront views.

Rogue Riverfront Property for Sale - Main Barn and Irrigation Water

The main barn is enclosed and measures over 4,000 square feet; it is in good condition and provides ample storage for hay and room for feeding livestock. The large shop is 3,200 square feet, and has three-phase power and 400 amp service. The large bay doors allow for parking RV's, toys, and other large equipment. Other structures include a tractor carport with equipment room, a well house, and more.

The irrigation water is provided by the Rogue River via adjudicated water rights that date back to 1909, 1919, and 1975. The irrigation source (Rogue River) is strong and provides for up to 70 acres between the upper and lower pastures. The lower pasture is irrigated by a Valley Model 8000 automated pivot system. The irrigation pump is a 30HP Cornell centrifugal pump and the entire system was upgraded in 2016.

About the Southern Oregon Region

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 luxury, 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.

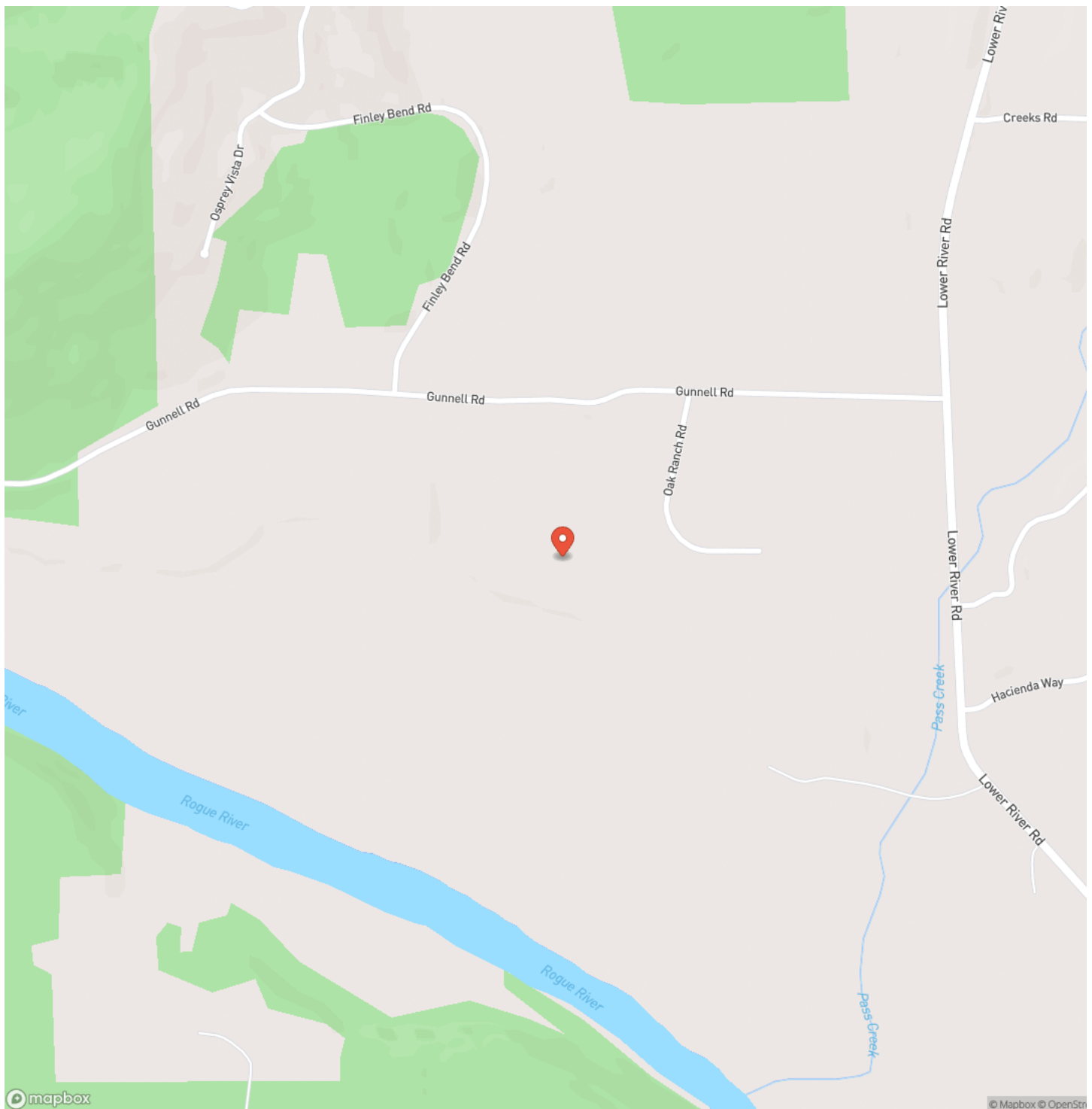
A Leading Team for Oregon Riverfront Homes for Sale

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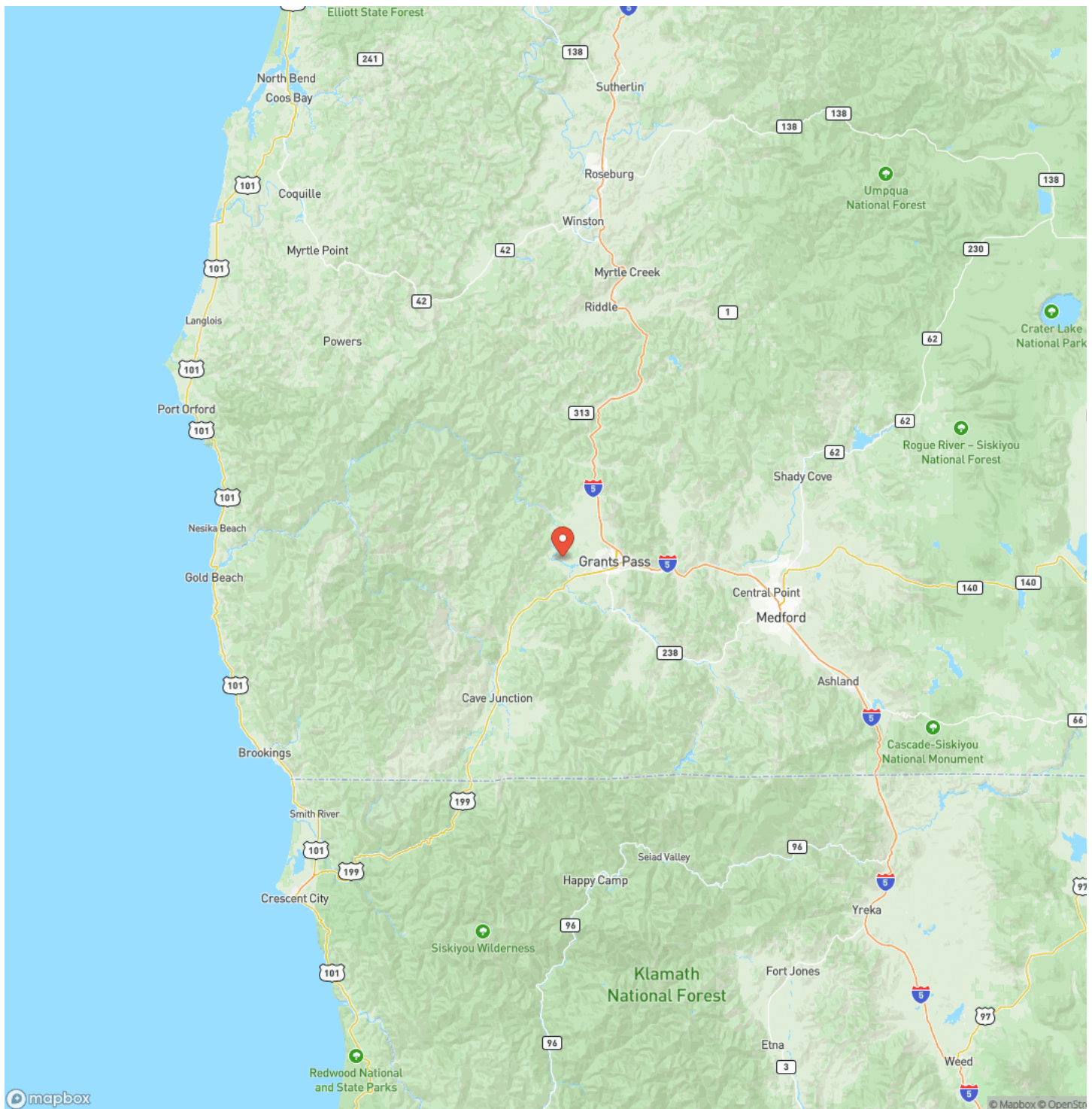
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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