

13042 Hwy 62
13042 Hwy 62
Eagle Point, OR 97524

\$499,000
158.200± Acres
Jackson County



13042 Hwy 62
Eagle Point, OR / Jackson County

SUMMARY

Address

13042 Hwy 62

City, State Zip

Eagle Point, OR 97524

County

Jackson County

Type

Farms, Residential Property, Horse Property

Latitude / Longitude

42.499013 / -122.809248

Dwelling Square Feet

1394

Bedrooms / Bathrooms

3 / 1

Acreage

158.200

Price

\$499,000

Property Website

<https://www.landleader.com/property/13042-hwy-62-jackson-oregon/44721/>



MORE INFO ONLINE:

www.martinoutdoorproperties.com

PROPERTY DESCRIPTION

13042 Hwy 62 presents an intriguing opportunity to own a productive ranch that is close to conveniences, and provides ample utility for raising cattle and other livestock. The ranch includes a farmhouse and a total of 158.20 acres that comprises 15 irrigated acres, 11.2 acres of dryland (and homesite) and 132 acres of limited use pasture that is under a conservation easement. The conservation easement encourages cattle grazing but limits other types of farming or recreational activities (call for more details). The conservation easement protects existing vernal pools (a wetland ecosystem) that encompass 132 acres of the property.

With great views of the surrounding area and Mount McLoughlin, the quintessential farmhouse is on the west side of the property and was built in 1911. The 1,394 SF home has three bedrooms and two baths in a split floor plan including a large laundry/mudroom, and spacious kitchen. Ready for your vision and personal touches, the home provides a great opportunity for a buyer to get started in the rural lifestyle with great scale.

Irrigation is provided by the Eagle Point Irrigation District for 15 acres on the west side of the property that in addition to livestock grazing allows for many different types of farming including hay and grain crops, row crops, vineyard or orchard and much more. EFU zoning combined with irrigation rights will allow for a variety of uses and crops making the land outside the conservation easement highly versatile and conducive to rural living in conjunction with the farmhouse. The entirety of the property is fenced and cross fenced, with level topography, and has easy access from Hwy 62 and Reese Creek Rd.

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, the climate is known as one of the most enjoyable in North America.

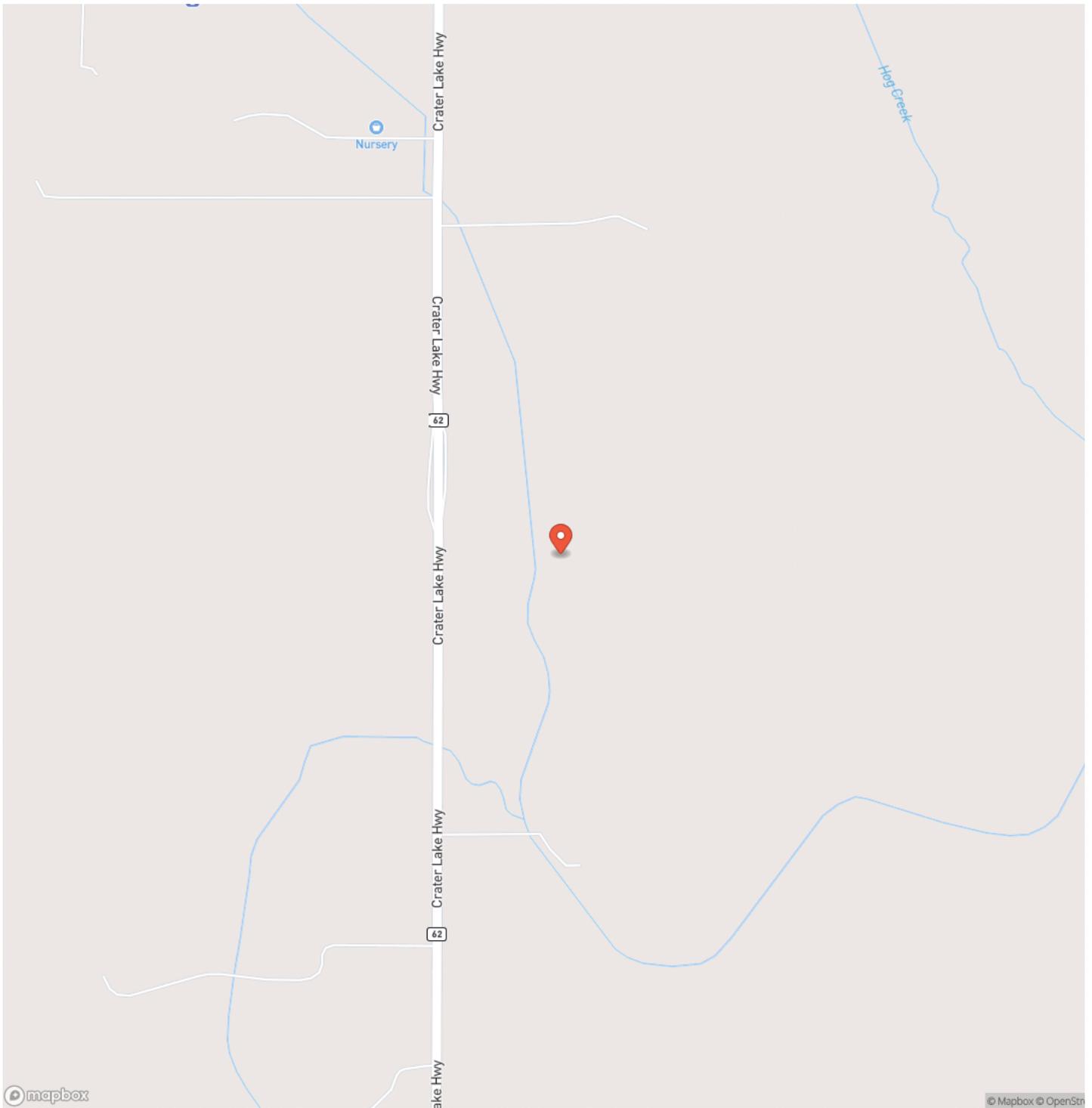
Centrally located between the Bay Area and the Pacific Northwest Metropolitan areas of Portland and Seattle, this offering provides a buyer an opportunity to enjoy luxury, a refreshing rural lifestyle, and a charming small-town culture.

13042 Hwy 62 represents a rare opportunity for a buyer to get into a property of this scale.

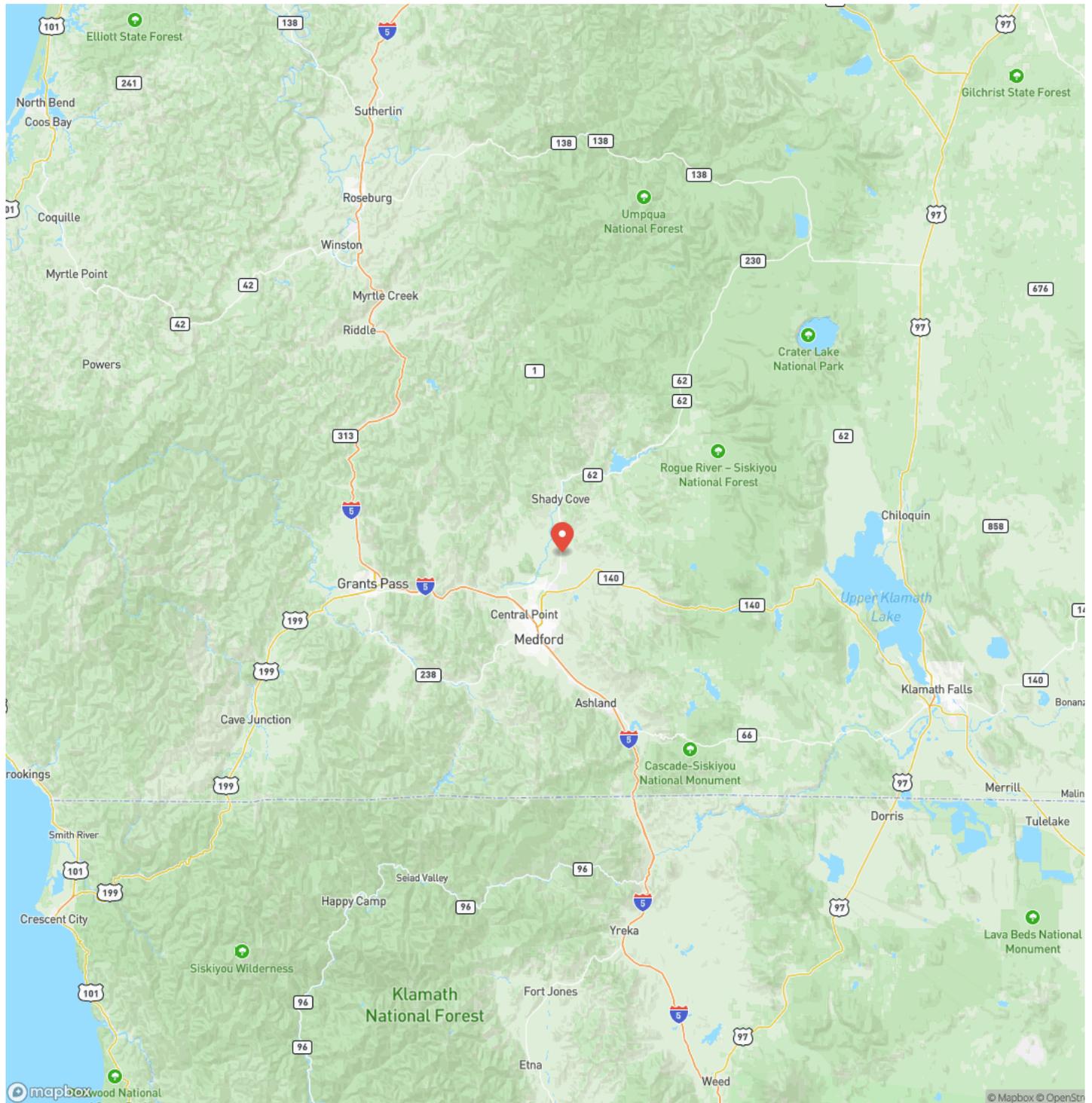




Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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