

**Historic Katydid Ranch**  
44335 Highway 62  
Prospect, OR 97536

**\$2,785,000**  
95.460± Acres  
Jackson County





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**Prospect, OR / Jackson County**

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**SUMMARY**

**Address**

44335 Highway 62

**City, State Zip**

Prospect, OR 97536

**County**

Jackson County

**Type**

Ranches, Recreational Land, Residential Property, Horse Property, Single Family

**Latitude / Longitude**

42.733646 / -122.533147

**Taxes (Annually)**

4138

**Dwelling Square Feet**

6801

**Bedrooms / Bathrooms**

7 / 6

**Acreage**

95.460

**Price**

\$2,785,000

**Property Website**

<https://www.landleader.com/property/historic-katydid-ranch-jackson-oregon/54355>



## **PROPERTY DESCRIPTION**

***The Historic Katydid Ranch is a private well-established ranch in the beautiful Southern Oregon Cascade Mountains.*** This stunning property provides the opportunity to enjoy a refreshing country lifestyle, two custom homes, and charming small-town culture. With protected forest woodlands, miles of groomed trails, open spring-fed meadows, wildlife, duck ponds, old growth timber, wildflowers, and majestic mountain views. Unspoiled nature is at its best!

Offering secluded tranquility yet close to amenities and everyday necessities. Being roughly 50 minutes east of Medford on the beautiful Rogue-Umpqua Scenic byway, Crater Lake Hwy., approximately 2.3 miles west of the little town of Prospect (cafes, a charter school, historic hotel, market and country bar), 1 mile to the Rogue River (famous for fishing, rafting and waterfalls), 10 minutes to Lost Creek Lake recreation and 24 miles to the breathtaking Crater Lake National Park.

The ranch is rich with natural beauty and versatility. Endless potential all within your dream's reach... vegetable/herb gardening, a barn-yard farm with your own chickens, multi-generational or two-family life style, retreats of any type, horses and trail-riding, hosting vacation rentals, raising your own livestock, glamping & camping, conservation interests, summer camps for kiddos or adults, hosting weddings, disc golf, winter snow fun, fishing in the spring-fed ponds, star-gazing in wide open skies, growing grapes or whatever your dream is made of.

Abundant water sources make this property ideal for the multitude of wildlife that inhabit it.

Elk, deer, wild turkeys, and a great horned owl among others are regular residents of the meadows providing hours of viewing enjoyment and often entertainment as well.

## **PROPERTY FEATURES**

The gently winding driveway of Katydid Road opens up to your own private paradise of two custom homes, a guest home, workshop, studio, barn and outbuildings. Tranquility, nature, and wildlife abound on this 95.46 acre property.

### **Katydid Home:**

Opening through the trees you come across the first meticulously renovated custom Craftsman-style "Katydid" home boasting roughly 3000 sqft of living space. Situated with stunning views of distant mountains and an expansive spring-fed and irrigated meadow. Mature landscaping and fruit trees surround the home and doug-fir framed windows are designed for wildlife viewing.

Katydid is a 3 bed, 2.5 bath, turn of the century Craftsman home and has been renovated with attention to original detail. The artwork of traditional Craftsman clinker-brick and column stairway leads to the covered porch and front door.

Craftsmanship shines throughout from doug-fir wrapped casement double-pane and transom windows to venetian plaster walls and art tile surround fire place. The Katydid Home is heated and cooled by the earth with full floor geothermal renewable energy. Whole-house sound brings favorite tunes throughout the house and exterior porches as well.

A serene and spacious main-level primary bedroom with vaulted ceilings and a luxurious ensuite bathroom will become your private retreat. The spa-like bathroom with gorgeous dual roll-in showers, a jetted two-person jacuzzi, and two walk-in closets with built-ins, creates the ultimate blend of convenience and tranquility. The bedroom windows are designed for both starry night and meadow viewing. French doors framed with transoms lead to a brick patio.

The bedroom adjoins the sun-room through french doors and is situated perfectly to take in an expansive view of meadow wildlife.

The living room and dining area charms with 9-foot ceilings, venetian plaster walls, picture rails and a wood-burning fireplace.

The spacious kitchen is perfect for social gatherings and features an 8 ft. island with gas range top and dual oven. Plentiful custom knotty alder and pine cabinetry with soft-close drawers, granite and wood counter tops, a built-in china and linen cabinet as well as a

breakfast area create a wonderful work space for comfort and ease. Keeping with the home's theme, the windows overlook lawn and park-like woodlands.

The unique fresh-air Sleeping Porch is a throw-back to early days when sleeping out of doors was thought to cure most ailments. Today, its a special space for a tranquil good night's sleep or morning breakfast.

Upstairs, a lovely second and third bedroom are reminiscent of early charm with built in dresser, cabinetry and closets. The unique step-down bathroom features the original clawfoot champagne-length tub, warm tiled floors and pedestal sink.

A traditional mudroom with hooks and closet house outer-wear, shoes, hats, and boots for rainy days, and a large flex-room serves as laundry, pantry, and exercise room.

#### **Meadow Home:**

The second home the "Meadow House" is a 2406 sq.ft., 2 bed, 2 bath, plus a versatile loft. The fully renovated Craftsman home sits between meadow and woodlands offering a perfect combination of sun and shade for the beautiful wrap-around porch.

Upon entering the home, a grand hallway carries you to floor to ceiling windows overlooking meadow grasslands and stunning views of distant mountain peaks. Hardwood oak floors and wainscoting walls are beautifully appointed throughout this home as well as plenty of natural light. The home features central heating and cooling as well as whole house sound for your own playlists and television alike. Chilly nights can be cozied up near the living room wood-burning fire place, which was custom built with heat insert, and is designed with basalt lava rocks originating from the Mt. Mazama eruption of over 7000 years ago.

Windows (with in glass blinds) continue wrapping the side of the home with a wrap around porch comfortable for all seasonal seating whether breakfast, lunch, or evening with a view of the amazing sunset.

The Meadow House kitchen and adjacent dining room area are spacious and can be intimate or inviting for a large family gathering. High-end appliances and granite counter tops along with a full range of appliances make meal prep a delight of its own.

The secondary bedroom on the main floor is situated next to the custom tiled bathroom with step-in shower.

The stairway leads to the expansive primary bedroom with sitting area and ensuite tiled bathroom, step-in tiled shower and pedestal sink. Bathroom windows look out to the tree-tops of a beautiful Pacific madrone.

An enclosed balcony off the bedroom provides more views as it leads to the "eagle's nest" versatile loft, just right for a little getaway with a good book or an extra special napping nook.

A nice-to-have pleasure in a rural setting is a great mud-room and laundry which the Meadow House fully enjoys. A full-house generator, with an instant-on feature, is on hand should there be a power outage.

#### **Guest Housem / Rustic Bunk House:**

One of the property gems is the historic Bunk House once used for Ranch hands. Today, it's rustic exterior remains while it's interiors have been renovated with creature comforts including bamboo flooring, instant hot water, a claw foot slipper tub/overhead shower. It retains its historical charm with original raked-pine walls and ceiling as well as a custom sugar-pine kitchen counter top. Original windows the length of the south side still feature antique wavy glass. The Bunk House features a large bedroom with kitchenette and full bathroom plus a bonus recreation room including a pool table, karaoke, dartboard, and original shuffle board flooring. Currently used as a family guest house and a popular vacation rental.

#### **OTHER STRUCTURES**

##### **Shop:**

The roughly 1400 sq.ft. high ceiling Work Shop has limitless possibilities for future extensive woodworking, art gallery, full gym, etc. This Shop was built to last with thick Doug fir planks. At the interior end is a roughly 600 sq.ft. commercially refrigerated "cool room." with two refrigerator doors, and built in shelving for storage.

**Studio:**

Up the stairs and above the "cool room" is a beautiful 600 sqft room with surrounding windows viewing the tree tops and providing an abundance of natural light. Designed as an Art Studio, this spacious room is truly versatile for many uses. The ductless mini-split for heating and cooling keeps the Studio comfortable year-round.

**Barn:**

The vintage Post and Beam barn has two roomy stalls, tack/grain room, hay storage, and heated waterers. Two four & five rail metal fenced paddocks plus an extended fenced upper meadow for horses or livestock. Across from the barn is an open liberty round pen with decomposed granite footing ideal for working horses. The Barn has been home to goats, sheep, and other small livestock.

**Carriage "House":**

Sitting across from the Meadow House is the historic Carriage House which is easily a garage for cars and to house lawn mowers, 4 wheelers, & more.

**Dry Cabin:**

Tucked in the nearby woodlands is the quaint single-room dry cabin hoping to someday be a magical getaway for someone's imagination.

**Well House:**

The property enjoys a 30 gallon rate plus deep well which provides refreshing delicious water throughout all the properties including the barn. The heated Well house features a filtration system as well.

**Outdoor features:**

This property has many well-maintained trails for hiking, horseback riding, or mountain biking. These trails are so well maintained they are drivable for 4 wheelers, golf carts and vehicles as well.

Two large (roughly 5 acre each) beautiful spring-fed ponds provide additional viewing of birds, geese, cranes, ducks, and frogs as well as the Oregon Pond Turtle. A path leads to the nearby Turtle Pond a short walk from the houses. A 10 minute gentle hike takes you to the Tree Nursery, which was planted by Boise Cascade for their re-planting project. Just adjacent to the Tree Nursery is the Duck & Lily Pond. The two ponds are connected by a spring-fed creek.

A short jaunt up the Creek Path trail opens to the Turtle Pond and a lovely new glamping style A-frame cabin which features a large cantilevered deck. The pond-side wall opens like an awning to view the pond, night stars, and gorgeous sunset.

Roughly 17 areas of protected wildlife habitat area surround the dwellings of this property. Beyond that are acres of forest land home to elk, deer, fox, bob-cats, and other abundant wildlife.

Well established and maintained trails lead from the homes to sites for star-gazing and five dry campsites with picnic tables providing wonderful outdoor enjoyment and camping opportunities.

This property truly just goes on and on with what it has to offer both currently and in the future.

**OWNER ADDITIONS**

Below is some brief history, wildlife, nature and cultural facts of the property shared and gathered over the many years from the current owners. This property truly is a homefront for many generations to come.

**Property History:**

The story of Katydid Ranch goes back to the early 1930's when it's owner named "Katy" Grieve used it as the "half-way" overnight lodging for horse & buggy guests traveling to Crater Lake from the Rogue Valley. Leaving the Rogue Valley at the crack of dawn, they could arrive





at "Katy's" by nightfall, in time for a meal and sound mountain sleep. The Carriage House served to rest and refuel the horses. Hitching up at dawn the next morning, they could make it to Crater Lake and the Crater Lake Lodge by nightfall.

Katy Grieve eventually sold the property to Elk Lumber and in the 1960's Boise Cascade purchased it using it as a Retreat for their Executives. In the 1980's Boise constructed and planted a five-acre DG nursery with seedlings that were harvested, processed in the Shop, stored in the Cool Room and trucked out to replant logged hillsides. In the late 90's the operation was closed down. Katydid forest and woodlands now enjoys the mature Tree Nursery and some of the now grown specimen hybrid trees that had been planted during that time span.

Barbara and Dan Long purchased the property in 2006 and began a long restoration process honoring its history. Dan, an artist, with a background in construction and carpentry, rebuilt the homes from ground up in the original craftsman style with some additions and many creature comforts.

The main house, for example, enjoys a geothermal heating system (a 7-acre underground loop) which heats and cools the house from the earth. Windows have been designed for mountain views and wildlife viewing. Both homes were stripped to the studs, lifted on steel beams for new foundations and rebuilt. A whole-house generator serves as back-up in case of power outage. Water on the property is abundant thanks to natural springs, ponds, and small creeks that run throughout, and of course Oregon rain. The Katydid Ranch is one of Oregon's green havens.

### **Wildlife:**

Animals include, but are not limited to, Black Tail deer, Roosevelt elk, Bobcat, Fox, Coyote, Ring-tailed cat, Raccoon, Jack rabbits, Skunk. We have only spotted the shy Black Bear on a rare occasion.

The ponds and surrounding area are home to Canada geese, quail, wild turkeys, partridge, various owls including great-horned owls, hawks, cranes and eagles. Our pond bird watcher guest spotted Common Mergansers, Mallards, Wood Ducks, Ring Necked Ducks, Buffleheads, Canada Geese...and a Loon, as well as the Oregon Pond turtle and a long list of other birds. The bull frogs orchestrate the evening near the ponds.

### **Trees:**

Katydid trees include old growth Douglas Fir, Ponderosa, Sugar, and Jeffrey Pine, various Cedar tree varieties, Incense Cedar, the majestic Pacific Madrone, Alder, Big Leaf Maple, Black and White Oak, Dog wood, Vine Maple and a few Coastal Sequoia. Hybrid Trees were planted by Boise forest biologists and can be spotted in the Tree Nursery and surrounding area. You may also spot the prolific wild hazelnuts. As Forest Stewards, we have been committed to maintaining a well balanced and diverse forest ecosystem. Much of the Forest and Woodlands have been thinned and cleaned providing a parklike setting.

The flora and fauna of the Katydid forest is abundant and diverse. This land is home to many native grasses, ferns, berries, wild flowers, as well as many other edible and medicinal plants and numerous varieties of mushrooms. Blueberries, Wild Hazelnuts and Blackberries are abundant.

### **Native American / Early Residents:**

Historically, in the 1800's, the first residents were the Rogue River Takelma and Latgawa native Americans. They were known to have a stationary settlement and trading post at the Katydid Ranch location. Artifacts continue to be discovered at this location.

Their tribes lived in the upper Rogue River area extending beyond Prospect and Union Creek up to Crater Lake.

Latgawa lived in the Rogue Valley of interior southwest Oregon. In their own language "Latgawa" means "those living in the "uplands," though they were also known as the Walumskni by the neighboring Klamath tribes. Specifically, Ha-ne-sakh. The Latgawa were one of two peoples who spoke the Takelma language. They were hunters, gatherers, weavers and fished the Rogue River.

***PLEASE CLICK THE LINK BELOW TO VIEW OUR DIGITAL PROPERTY BROCHURE***

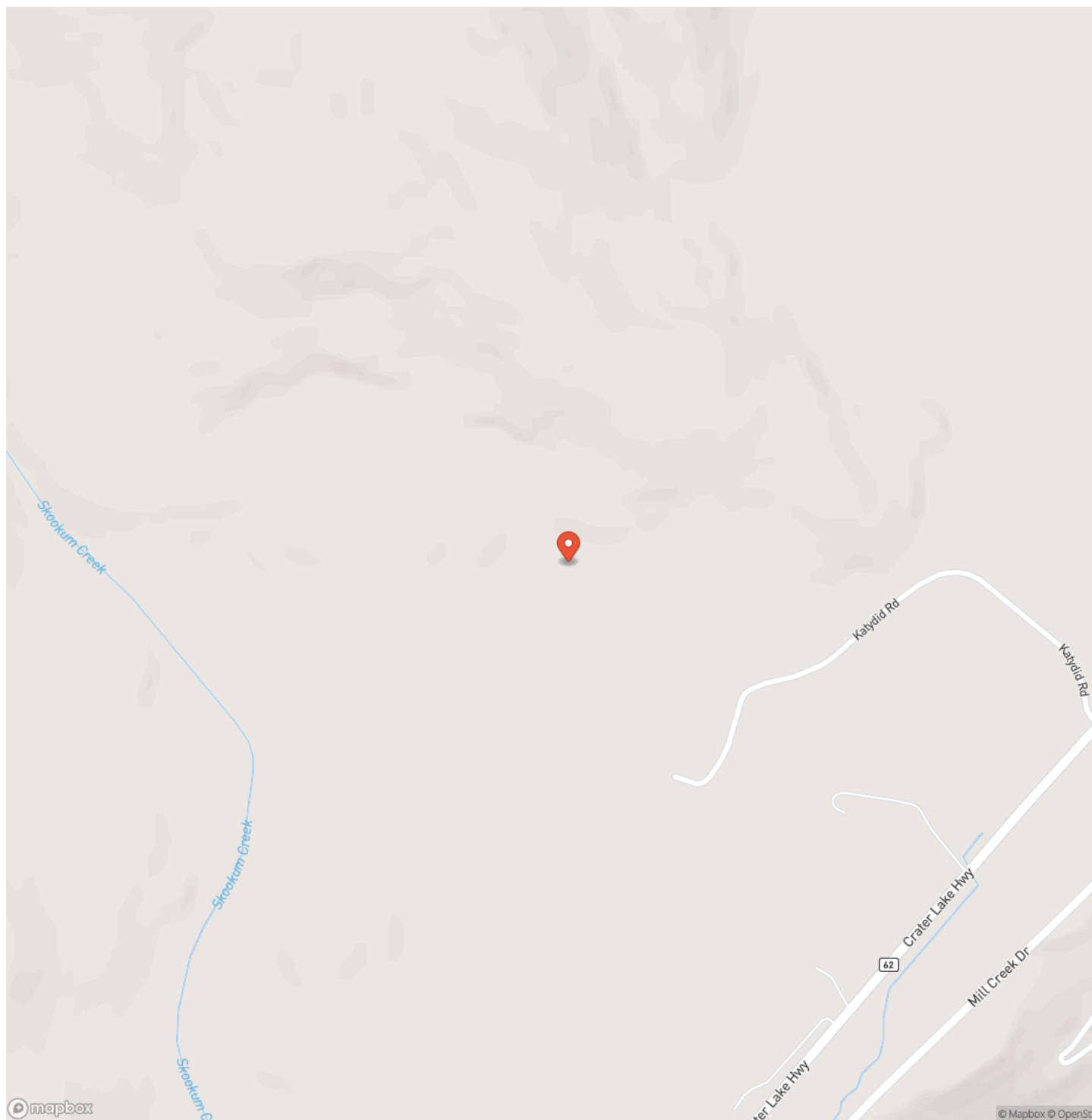
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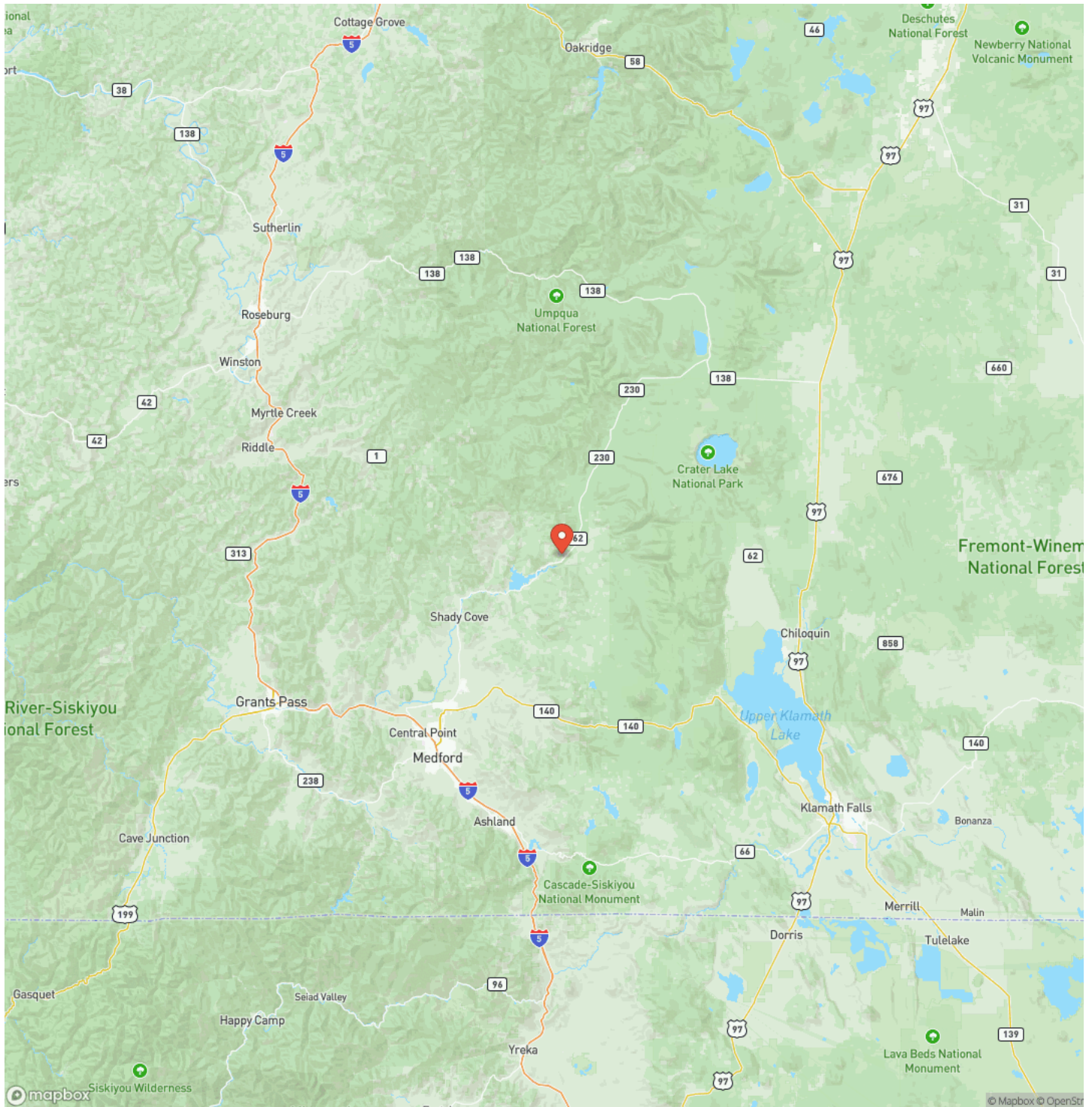


## Locator Map





## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Garrett Zoller

## Mobile

(541) 944-8821

## Email

garrett@landleader.com

## Address

3811 Crater Lake Hwy

## City / State / Zip

Medford, OR 97504

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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## **DISCLAIMERS**

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