

**OREGON RIVERFRONT - The Randall Ranch - 2392
Gunnell
2392 Gunnell Road
Grants Pass, OR 97526**

\$1,199,000
27± Acres
Josephine County



OREGON RIVERFRONT - The Randall Ranch - 2392 Gunnell Grants Pass, OR / Josephine County

SUMMARY

Address

2392 Gunnell Road

City, State Zip

Grants Pass, OR 97526

County

Josephine County

Type

Residential Property, Riverfront, Single Family

Latitude / Longitude

42.449683 / -123.493082

Dwelling Square Feet

2175

Bedrooms / Bathrooms

2 / 3

Acreage

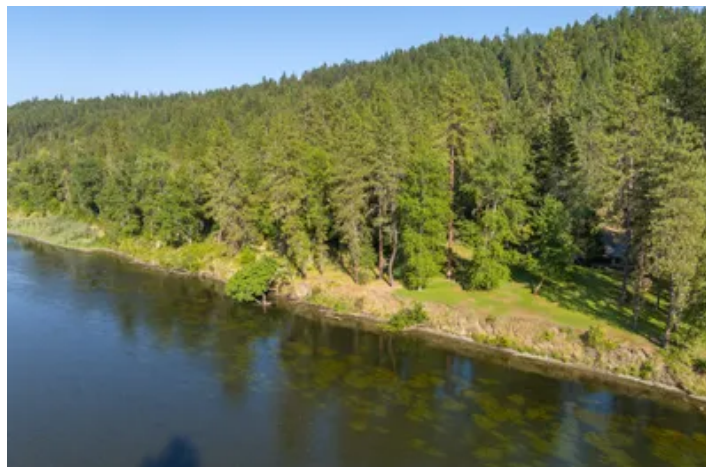
27

Price

\$1,199,000

Property Website

<https://www.landleader.com/property/oregon-riverfront-the-randall-ranch-2392-gunnell-josephine-oregon/60332/>



PROPERTY DESCRIPTION

Riverfront Property For Sale | Rare Opportunity in the Wild and Scenic section!

Along the Wild and Scenic Rogue River, just downstream from popular swimming and fishing hole Matson Park, lies the Randall Ranch! Water has become a premium feature that is desired on rural real estate, and this exciting riverfront property for sale provides a fantastic stretch of river frontage that runs for just over a quarter mile of majestic live water!

The Randall Ranch is located near the enchanting town of Grants Pass, Oregon, a quintessential river town that boasts a relaxed small-town culture, a mild climate with four distinct seasons, recreational abundance, and the renowned Rogue River.

Riverfront Property For Sale | Land and Amenities

Encompassing 27 acres, the property provides a fairly level topography with abundant usable space. The adjacent public lands include 600+ acres of recreational opportunity and room to adventure. The driveway leads to ample space for possible outbuildings and winds to the 2 bedroom 3 bath cabin along the river. The home sets back from the river with a gorgeous view from both the patio and the second story balcony of the emerald lawn that rolls to the river's edge.

Riverfront Property For Sale | Adaptable Zoning

The property's zoning provides quite a few possibilities to a new owner, this could make a fantastic home or family vacation destination; but it also has possible potential for hunting or fishing lodging, fisheries, and even "destination resorts" as allowed by the county code. The zoning combined with its prime location and waterfront allure, this property has loads of potential!

Riverfront Property For Sale | Old World serenity

If you are looking for a quiet rural estate, where the river runs through it, this is the place to be. Come experience the serenity that this property provides, the towering trees, the rising topography to the south, and the rushing Rogue River all come together to make this a one-of-a-kind destination!

About the Southern Oregon Region | It's the Climate!

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.

A Leading Team for Oregon Riverfront Property for Sale

Brought to you by [Martin Outdoor Property Group](#) in partnership with [Land Leader](#). Martin Outdoor Property Group is a leading Southern Oregon real estate team for riverfront property, waterfront homes, ranches, vineyards, and all types of rural property. With a long track record of success marketing riverfront property for sale in Southern Oregon this riverfront property for sale won't last, contact us today to schedule a showing. Want to learn more about MOPG? [Click Here!](#)

Notable and Recently Sold Riverfront Properties Represented by Martin Outdoor Property Group

[Rogue River Lodge](#) \$1,150,000 – Sold 2021, Represented seller

[Riverfront Duplex](#) \$382,000 – Sold 2023, Represented seller

[3732 Little Applegate](#) \$925,000 – Sold 2023, Represented seller

17911 N Applegate \$1,525,000 - Sold 2023, Represented buyer

[Gunnell River Ranch](#) \$2,550,000 - Sold 2023, Represented seller & buyer



[Waldo 92 River Ranch](#) \$320,000 - Sold 2024, Represented seller & buyer

4020 Little Applegate \$1,350,000 - Sold 2024 Represented buyer

Interested in learning more about Waterfront Real Estate? [Click Here!](#)

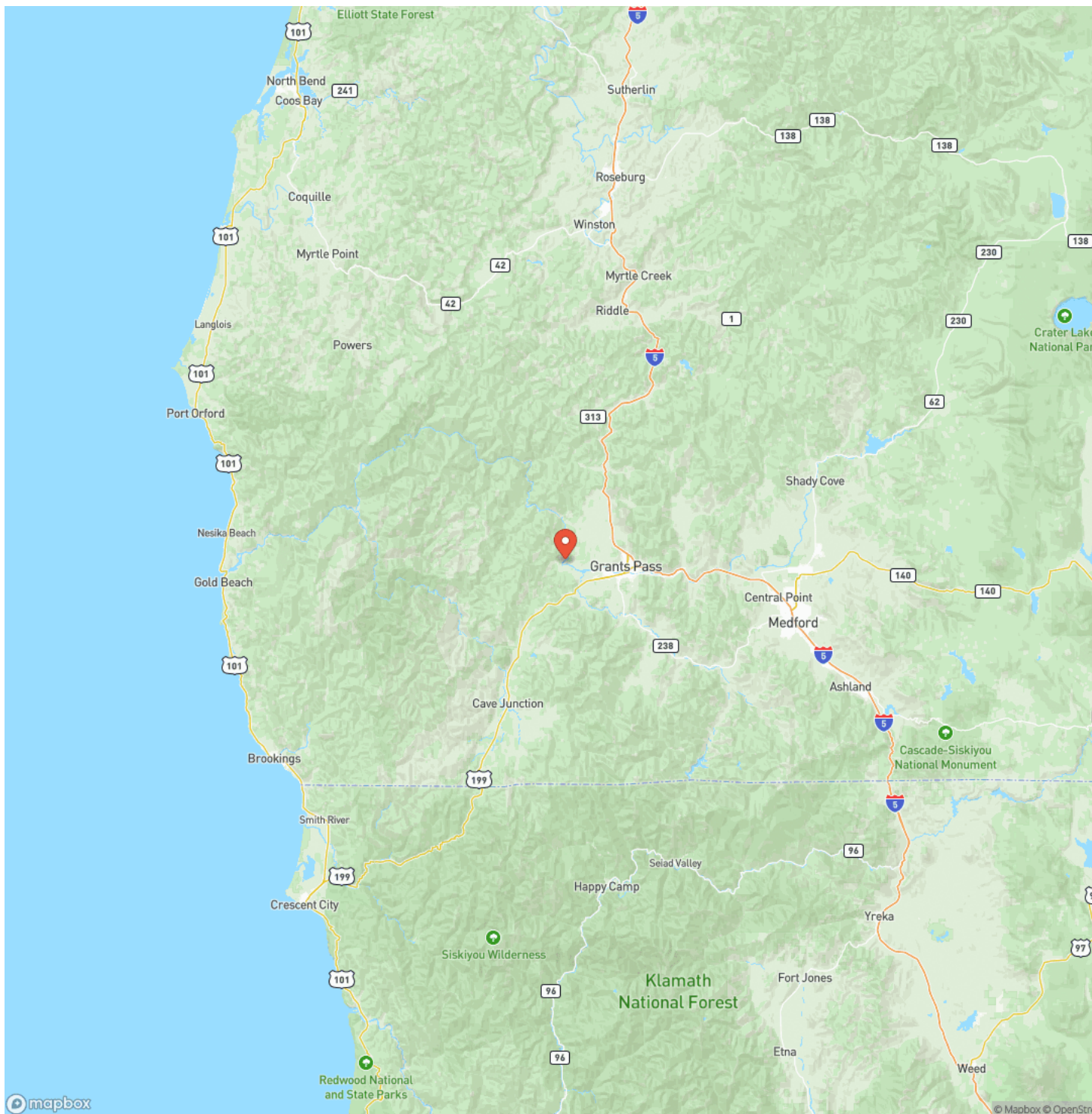
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES

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This image shows a single 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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