

# Inter Mountain Ranch

50,000 Hwy 62  
Prospect, Oregon



LANDLEADER



***Ranch***  
GROUP

541.696.LAND | [Z5Ranch.com](http://Z5Ranch.com) | [Team@Z5Ranch.com](mailto:Team@Z5Ranch.com)





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Listed By: Garrett Zoller | Principal Broker | OR License #200411174











# INTER MOUNTAIN RANCH

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Secured behind a locked gate, with end-of-road privacy, is an unparalleled opportunity to own a piece of paradise at Inter Mountain Ranch, a breathtaking property bordered on two sides by the pristine wilderness of Crater Lake National Park and Siskiyou National Forest. This expansive estate boasts miles of untouched landscapes, teeming with an abundance of wildlife, including Roosevelt Elk, Trophy Blacktail Deer, Wild Turkey, and Black Bear.

The location and privacy of the land allows for unparalleled recreational opportunities both on and off of your own property.

A custom home built with attention to detail of the land and surroundings awaits your occupancy. Views of the meadow and wildlife create a unique environment to rest and relax in.

OFFERED AT - \$1,800,000

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## PROPERTY HIGHLIGHTS

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### *Unrivaled Recreational Opportunities*

Experience year-round adventures right outside your doorstep. From exhilarating snowshoeing and snowmobiling in the winter to exceptional fishing and hunting, the recreational possibilities are endless. Just a short drive away, the iconic Crater Lake National Park offers further exploration and natural wonders.

### *Exquisite Timber Frame Home and Natural Splendor*

The centerpiece of Inter Mountain Ranch is a custom-built 2,144 square foot timber frame home, thoughtfully designed to capture the essence of its surroundings. From its commanding position, the home overlooks a lush 20+ acre meadow, through which the generous waters of Mill Creek flow. This tranquil creek meanders down to the ranch's crown jewel: a crystal-clear 4.5-acre private reservoir. This pristine body of water is a haven for trout, waterfowl, and a diverse array of wildlife, creating a vibrant ecosystem.

As you explore the property's old-growth timber, you'll also discover Ginko Creek gracefully crossing the Southeast corner, adding another layer of natural beauty. The breathtaking location and panoramic views are truly second to none, offering a rare chance to own a private sanctuary where endless recreational opportunities await. Inter Mountain Ranch is more than just a property; it's an invitation to embrace a life of natural beauty, tranquility, and adventure.

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A vertical decorative image on the right side of the page showing green foliage and a stream. The foliage is at the top, and the stream is at the bottom.

## PROPERTY HIGHLIGHTS

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### *Acreage*

40 Acres bordered on two sides by wilderness promotes a remote and private feeling; your own mountain get-a-way.

### *Water Resources*

The snow melt waters of Mill Creek flow through the land, supplying a 4.5 acre private reservoir.

### *Location*

Located in the crown Jewel of Southern Oregon, near the famous Crater Lake National Park.

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First American Title™

10507908

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a



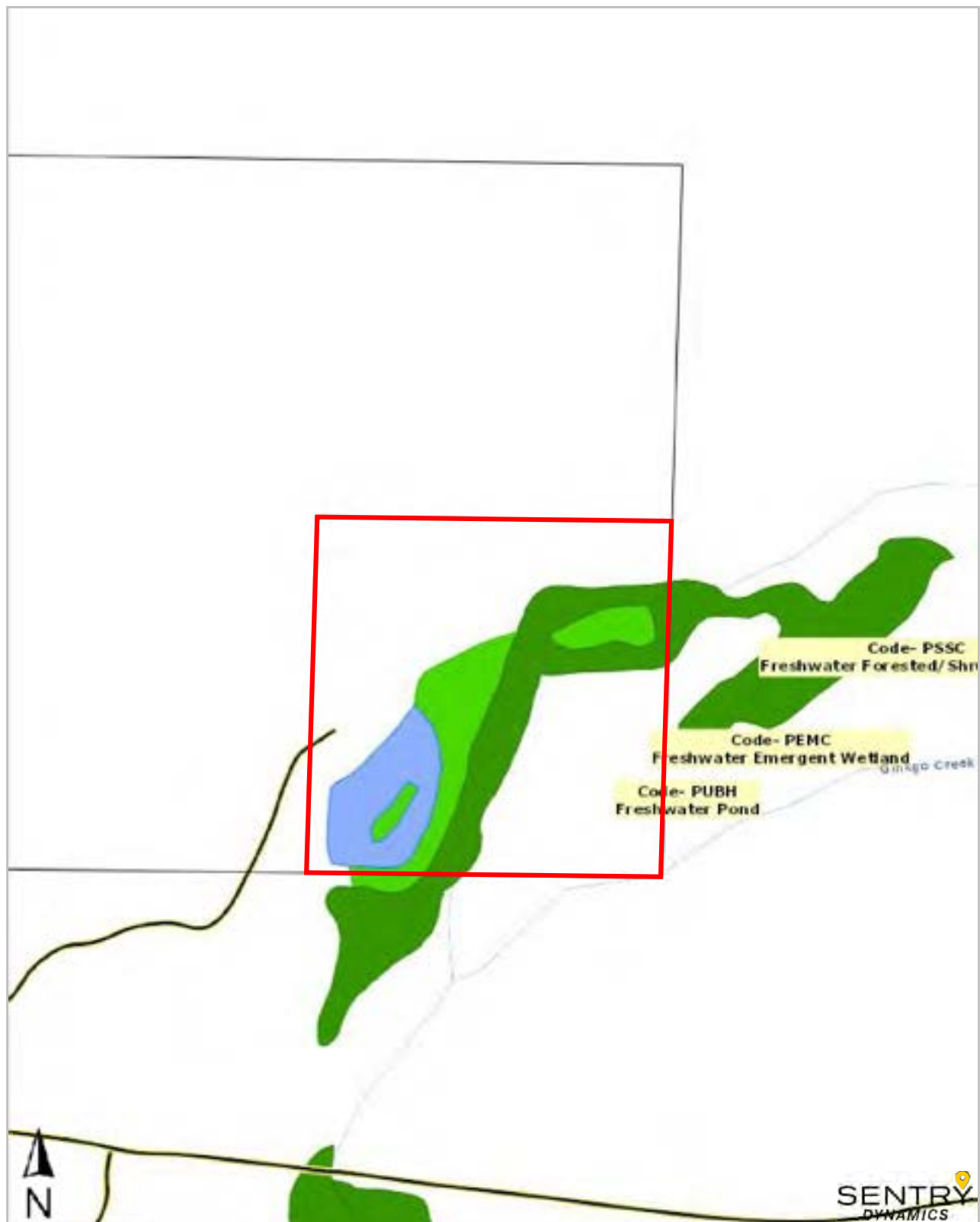


First American Title™

10507908

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10507908



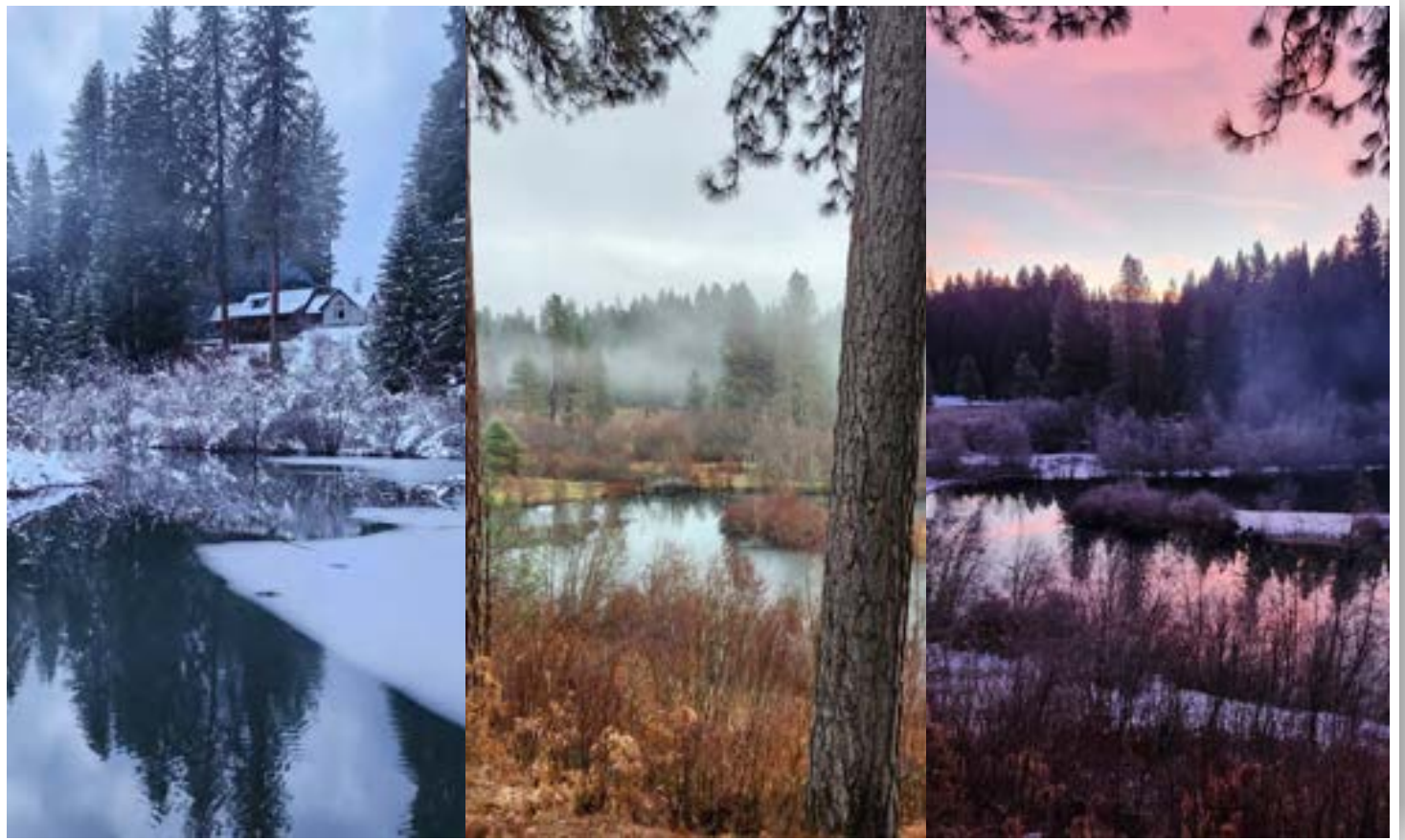
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*Inter Mountain Ranch*











**First American Title™**

**Jackson County Property Profile Information**

Parcel #: 10507908

Tax Acct#: 313E000000500

Owner: **Martucci, Richard W**

CoOwner:

Site: **50000 Hwy 62**

**OR 97536**

Mail: 228 Full Cir

Davis CA 95618 - 5411

Land Use: 601 Forest - Improved (typical of class)

Std Land Use: 7009 - Timberland, Forest, Trees (Agricultura

Legal:

Twn/Rng/Sec: 31S / 03E / 00

**ASSESSMENT & TAX INFORMATION**

Market Total: **\$661,198.00**

Market Land: **\$172,458.00**

Market Impr: **\$488,740.00**

Assessment Year: **2024**

Assessed Total: **\$242,113.00**

Exemption:

2024 Taxes: **\$2,158.25**

Levy Code: 5901

Levy Rate: 8.1617

**SALE & LOAN INFORMATION**

Sale Date: 01/11/2005

Document #: 1765

Deed Type: Warranty Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co: LAWYERS TITLE INS

**PROPERTY CHARACTERISTICS**

Year Built: 1985

Bedrooms: **1**

Bathrooms: 1.5

Total SF: 1,504 SqFt

Basement SF: 640 SqFt

Lot Size: 40.00 Acres (1,742,400 SqFt)

Garage SF: 1,056 SqFt

Heat Source:

Fireplace:

Lot:

Block:

Plat/Subdiv:

Zoning: County-FR

School Dist: 59 Prospect

Primary School: Prospect Charter School

Middle School: Prospect Charter School

High School: Prospect Charter School

Census: 2067 - 002600

Watershed: Headwaters Rogue River

Recreation:



Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

IMPROVEMENT: 51867		PARCEL ID: 10507908
Improvement Use: 164	Improvement Desc: RESIDENCE Two story with basement	Year Built: 1985
% Complete:	Condition:	Eff Year Built: 1970
Total SqFt: 1,504	Bedrooms: 1	Roof Type:
Finished SqFt: 1,504	Bathrooms: 1.5	Roof Mat:
Unfinished SqFt:		Garage SqFt:
1st Floor SqFt: 1,144	Basement Fin SqFt: 640	Carport SqFt:
2nd Floor SqFt:	Basement Unfin SqFt:	Patio:
3rd Floor SqFt:	Attic Fin SqFt: 360	Fireplace:
4th Floor SqFt:	Attic Unfin SqFt:	Heat Type:



24

46g0461335pw

**After recording return to:**

Lawyers Title Insurance Corporation  
1555 E. McAndrews Road, Suite 100  
Medford OR 97504

Until a change is requested, all tax statements

shall be sent to Grantee at the following address:

~~PO Box 365~~ *P.O. Box 318*  
~~Cazadero CA 94521~~ *Prospect, OR 97536*

Jackson County Official Records 2005-001765

R-WD

Cnt=1 Stn=10 CUTTING

01/11/2005 02:10:00 PM

\$10.00 \$5.00 \$11.00

Total: \$26.00



01083282200500017650020023

I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon  
certify that the instrument identified herein was recorded in the Clerk  
records  
Kathleen S. Beckett - County Clerk

## STATUTORY WARRANTY DEED

Bernard S. Moore, Successor Trustee, under the Bennett Living Trust dated July 3, 2000, and any amendments thereto

, Grantor, conveys and warrants to  
Richard W. Martucci

, Grantee, the following described real property free of encumbrances except as specifically set forth herein:  
See Exhibit "A" attached hereto and made a part hereof

This property is free of encumbrances, **EXCEPT:**

See Exhibit "A" attached hereto and made a part hereof

The true consideration for this conveyance is \$

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

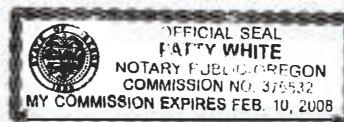
Dated this 11 day of January, 2005

*RT - Marie Moore*

STATE OF OREGON, COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 11th day of January, 05, by  
Bernard S. Moore for The Bennett Living Trust

*Patty White*  
Notary Public for Oregon  
My commission expires 2-10-8





**EXHIBIT A**

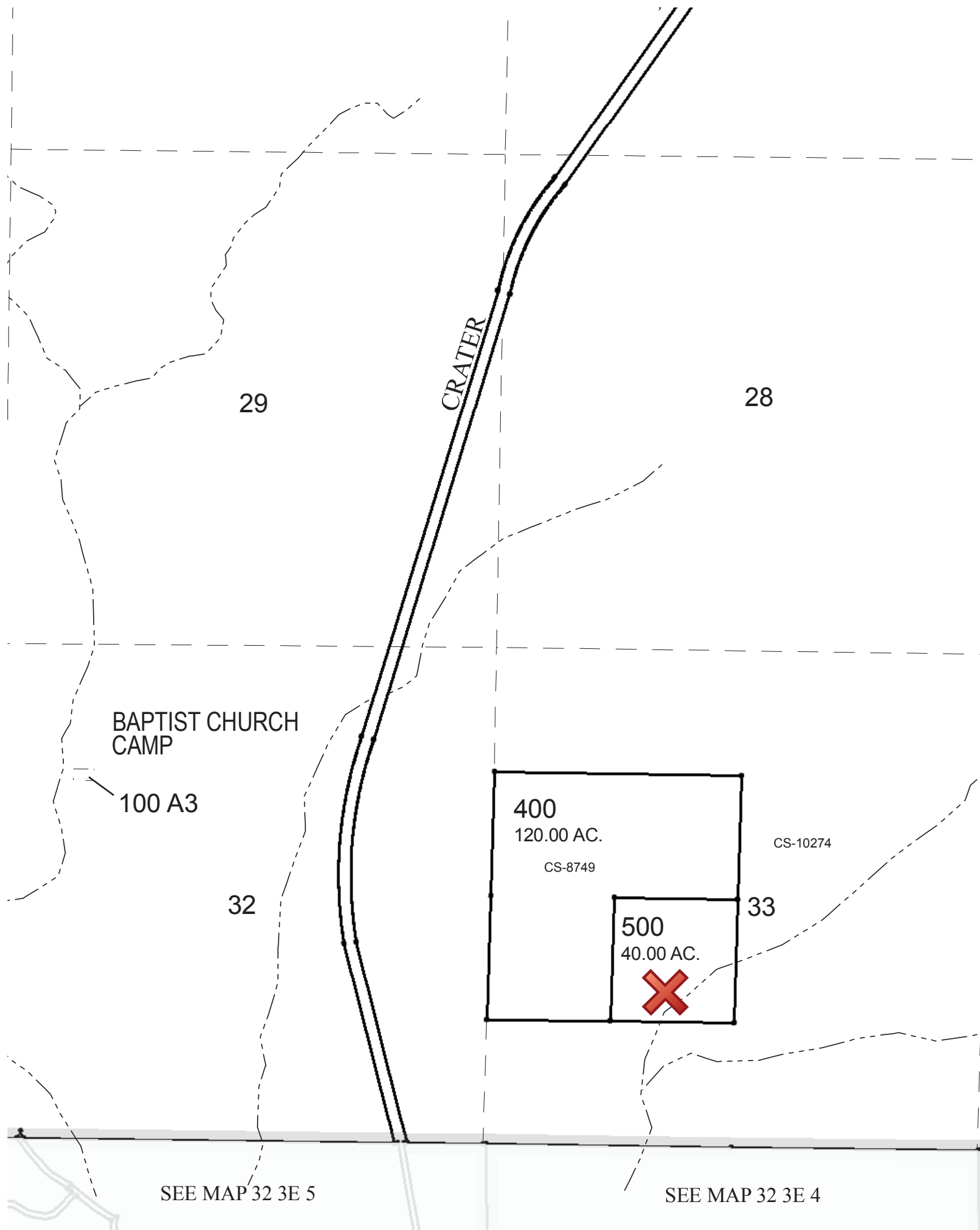
The Northeast Quarter of the Southwest Quarter of Section 33 in Township 31 South, Range 3 East of the Willamette Meridian in Jackson County, Oregon.

(Code 59-01, Account #1-050790-8, Map #313E, Tax Lot #500)

Subject To:

1. The assessment and tax rolls disclose that the subject property has been specially assessed as Forest Land. If the property has become or becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land use assessment.
2. Rights of the public, riparian owners and governmental bodies as to the use of the waters of Mill Creek and the natural flow thereof on and across that portion of the subject property lying below the high water line of said waterway.
3. An easement and right of way 66.0 feet in width, including, but not limited to, the right, privilege and authority to locate, construct, relocate, maintain, patrol and repair a roadway and electric and telephone transmission lines, and rights in connection therewith, granted to the United States of America, acting by and through the Forest Service, U.S.D.A., by instruments recorded January 14, 1947, in Volume 277 page 374 and recorded December 10, 1964, in Volume 578 page 385 of the Deed Records of Jackson County, Oregon.
4. Restrictive Covenant, subject to the terms and provisions thereof, made pursuant to the provisions of the Jackson County Land Development Ordinance, recorded July 6, 1982 as No. 82-09618, of the Official Records of Jackson County.
5. **Right(s) of way** for the transmission and distribution of electricity, and for other purposes, granted to PacifiCorp, an Oregon corporation, or its predecessor in interest, by instrument(s) recorded November 26, 1985 as No. 85-20303 of the Official Records of Jackson County, Oregon.
6. Lack of a right of access between the land and any public road or highway.







## A large, faint, light gray watermark of the number '75' inside a circle, centered on the page. The watermark is composed of a thin circular outline and the digits '7' and '5' in a stylized, bold font. The '7' is formed by two strokes, and the '5' is formed by three strokes. The watermark is positioned in the center of the page, overlapping the horizontal lines.



***Your Rural Real Estate Experts***



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