



NAIL SPRING RANCH

Bonanza, OR



I N T R O D U C T I O N



Nail Spring Ranch is a legacy family estate in Southern Oregon's Langell Valley, encompassing 1,417± contiguous acres across nine legal parcels. The property features a 5,568± sq ft main home, a 12-bedroom guest house, FAA-registered 2,500' private airstrip, aircraft hangar with pilot apartment, fitness and classroom space, natural ponds, and trails. This rare offering blends scale, privacy, aviation access, and luxurious residential infrastructure in a landscape surrounded by public lands.



BUILT FOR LEGACY AND LIFESTYLE

At the heart of Nail Spring Ranch is a custom-built, architecturally significant main residence spanning 5,568± square feet. Designed to harmonize with its alpine-meadow surroundings, the home blends form and function—vaulted ceilings, panoramic windows, expansive decks, and natural materials frame a living experience that is elegant, warm, and deeply connected to the land.

Nearby, a purpose-built 12-bedroom, 12.5-bath guest house offers comfort and scale for extended family, personal guests, or potential future retreat use. With private suites, a full commercial-grade kitchen, central great room, and dining space, it's perfect for hosting large gatherings, multigenerational living, or philanthropic endeavors. Importantly, the structure is positioned as a guest house, not a resort or commercial facility, preserving its status as a private-use residence.





MAIN RESIDENCE

WELCOME HOME

At the heart of Nail Spring Ranch stands a custom-built, architecturally significant main residence comprising approximately 5,568 square feet. Thoughtfully designed to reflect its alpine-meadow surroundings, the home integrates natural materials and expansive windows that frame sweeping views and invite the outdoors in. Every detail supports a lifestyle of quiet elegance, privacy, and deep connection to the land.

TYPE	AMOUNT
Main Home	4,608± SF
Bedrooms	3
Bathrooms	4
Garage	960± SF
Fireplaces	1
Total SF	5,568± SF











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LUXURY GUEST LODGE

PRIVATE-USE RESIDENCE

Nearby, a purpose-built 12-bedroom, 12.5-bath guest house offers exceptional accommodations for extended family, private guests, or future retreat-style use. With individually appointed bedroom suites, a central gathering room, a commercial-grade kitchen, and dual laundry facilities, the structure supports both intimate and large-scale hosting with ease.

TYPE	AMOUNT
Square Feet	10,000± SF
Bedrooms	12
Bathrooms	12 Full, 2 Half
Commercial Grade Kitchen	1
Central Great Room	1
Dining Space	1









GUEST LODGE - FLOOR PLAN





FAA - REGISTERED PRIVATE AIRSTRIP & AVIATION INFRASTRUCTURE

PRIVATE AVIATION ACCESS

Nail Spring Ranch offers rare private aviation access with a 2,500-ft FAA-registered runway, allowing direct fly-in to and from West Coast destinations.

An insulated hangar includes a pilot's apartment, fitness center, and flexible space for recreation or operations. The marked airstrip is maintained and subject to monthly FAA and county limitations, ensuring compliance while preserving exclusive private use.

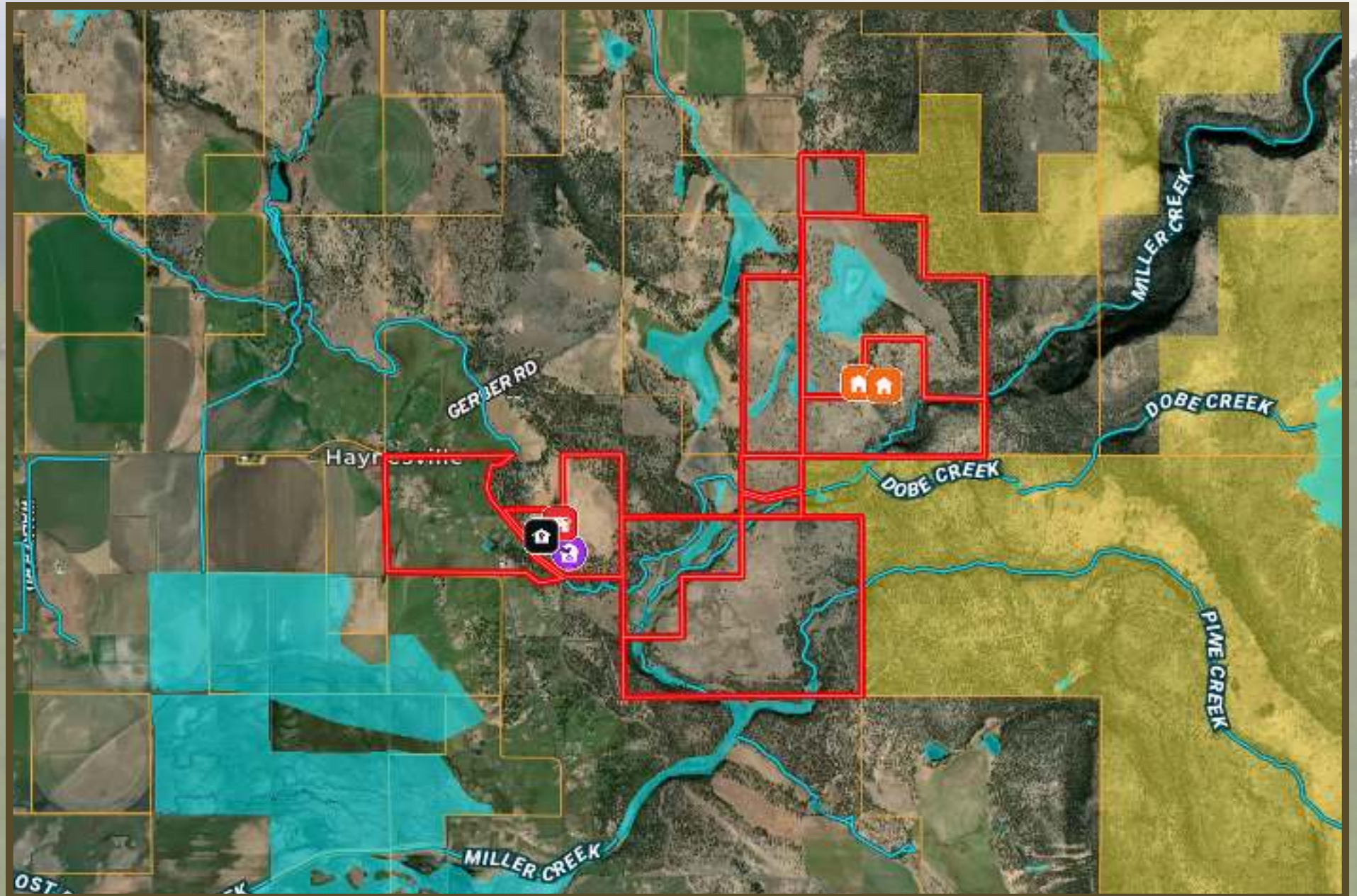








A E R I A L M A P

















WILDLIFE & GRAZING

From sagebrush flats to rocky outcrops and wild juniper ravines, Nail Spring Ranch offers a dynamic and diverse topography. Miles of internal trails and roads invite exploration by ATV, horseback, or hiking.

Several natural ponds provide seasonal water features and serve as wildlife attractors. The property's perimeter borders thousands of acres of Bureau of Land Management (BLM) land, creating a vast, protected wilderness buffer with unmatched access to backcountry recreation, hunting, and solitude.

Whether you're a hunter, horseback rider, rancher, or conservationist, this ranch offers unspoiled natural beauty and rare freedom without compromising comfort.

IRRIGATION

Nail Spring Ranch features approximately 197 irrigated acres served by district water rights from Gerber Reservoir through 9 dedicated headgates, strategically positioned at the most upstream portion of the irrigation canal system. This upstream location is considered highly advantageous, as it typically ensures stronger flow rates, earlier water access, and greater reliability throughout the irrigation season.

The North Canal runs directly through the property, enhancing water distribution and supporting consistent delivery to the irrigated fields. This direct canal access simplifies water management and reduces dependence on extended lateral systems, making the Nail Spring Ranch exceptionally well-positioned for grazing and farming operations.





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