

# 15950 HWY 238

## JACKSONVILLE, OREGON



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- Property Details -

Property Identification					
Township	Range	Section	Tax Lot	Account #	Acres
38S	4W	18	700	10308005	117.53
38S	4W	18	703	10826262	54.42
				Total	171.95

Access:

Access is via a gravel gravel driveway off of Highway 238

Present Land Use:

Rural residence and farming operation

2023 Taxes:

\$6,291.98

Zoning:

EFU (Exclusive Farm Use)

Elevations:

+/-1,240' to +/-1,600' above sea level

Topography:

Level pasture and forested hillside

Soils:

Class I - 30 acres approximately  
Class II - 45 acres approximately  
Class IV - 15 acres approximately

Water Rights:

91.6 acres of irrigation from the Applegate

Water POD:

Two points on the Merryman Ditch  
Western POD - feeds upper pasture  
Eastern POD - floodgate gravity feeds to pump station in lower pasture.

Domestic Water:

Three on-site domestic wells:  
20 GPM well - JACK\_17714  
12 GPM well - JACK\_17709  
5.5 GPM well - JACK\_17711

Sanitation:

Standard septic system





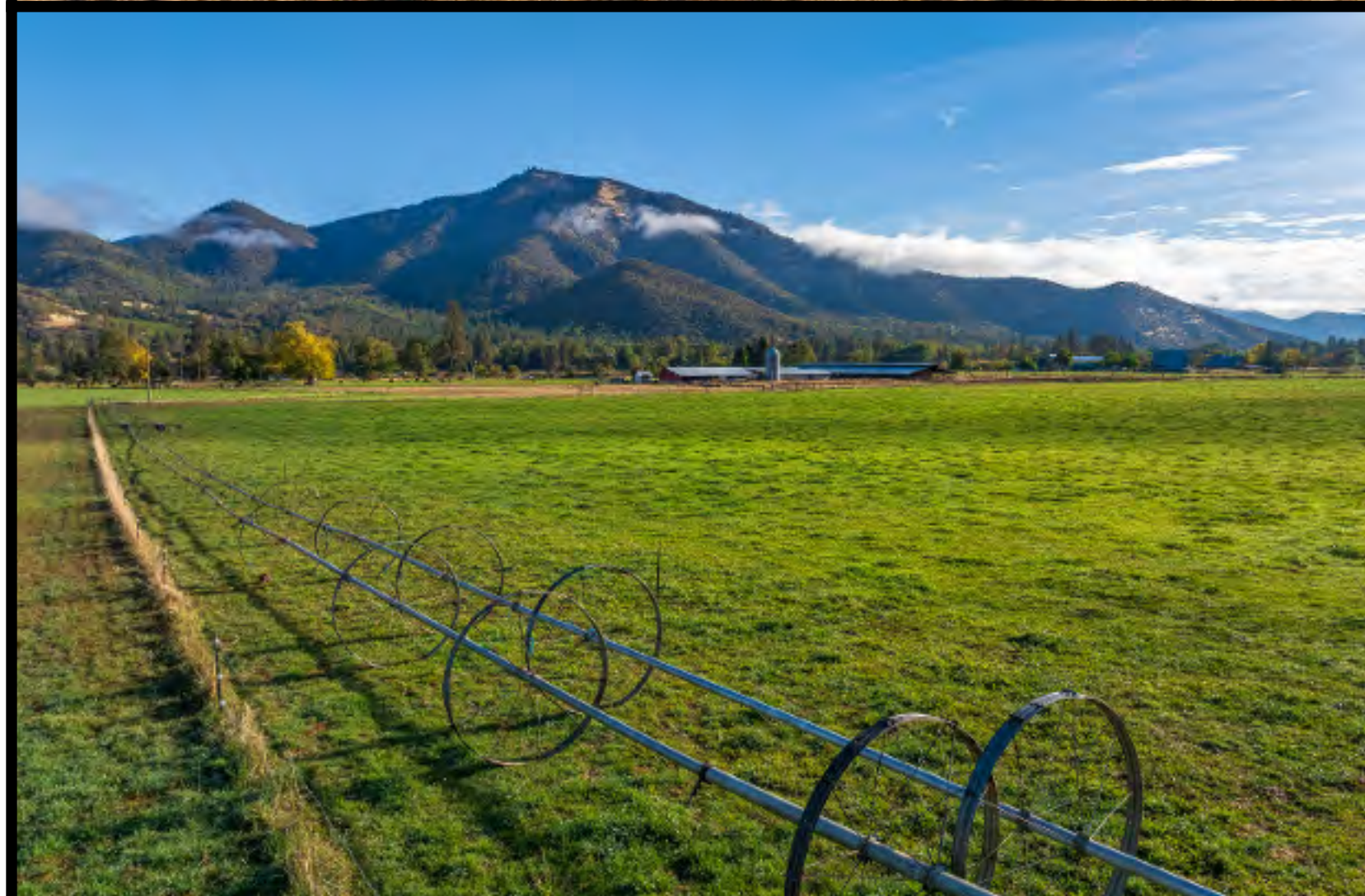
# A UNIQUE FARMING OPPORTUNITY

Tucked away in the rolling hills of Southern Oregon, 15950 Highway 238 is more than a property; it's a legacy farming opportunity! Stretching across 171 acres, this farm is a notable property in the Applegate Valley, providing rich pastures, Class I & II soils, and a way of life that is becoming increasingly rare in today's world. Multiple homes and an additional homesite across two tax lots makes for an advantageous offering for a multi-generational farming operation or a great commercial property with plenty of onsite housing.

As you enter the property, the landscape unfolds before you: vast, emerald-green fields are framed by the contours of forested hillsides. With over 90 acres of irrigated farmland, the property is perfectly suited for large-scale agricultural endeavors. Water here is sourced from the Applegate River and delivered through the Merryman Ditch system. An underground mainline, paired with a network of risers, ensures that the farm benefits from efficient irrigation - wheel lines supply irrigation over multiple fenced pastures.

These fields have produced bountiful hay harvests and supported a thriving cattle operation. Central to this success is the 30,000 SF of cattle infrastructure which includes a large CAFO, a rarity in Oregon's evolving agricultural landscape. The operation is designed for efficiency, allowing livestock to be raised at scale. The farm's infrastructure also includes a spacious workshop and dry storage area, ensuring room for tools, equipment, and supplies.

At an elevation of approximately 1,250' the existing homes are provided a vantage looking down upon the farm and into the distance of the Applegate Valley. These long reaching views will make you want to call this farm home. The main residence measures just shy of 2,300 SF with four bedrooms, 3 baths, and an attached garage. The interior includes two living spaces separated by a vaulted entry with windows overlooking the pastures below. The home will make a great canvas for a remodel and update for a new owner.







A 644 SF guest home adds to the functionality of the property - providing the opportunity for extended family to live side by side or for the housing of farm help. Two dwellings currently provide comfortable living spaces, but the land holds additional potential. Build your dream home on the lower pasture, where a previous home was located with a well and existing septic system in place. This housing arrangement makes this a truly unique farming and lifestyle property.

The Applegate Valley itself is a place of enchantment, where every season brings a new kind of beauty. It's geographic location offers a temperate climate, excellent air movement, and nothing quite beats a valley where the river runs. The small community is tight-knit and includes many family farms, vineyards, wineries, and even hospitality and dining accommodations like the Lindsay Lodge and The Station in the heart of Applegate.

For those seeking a lifestyle that combines the fulfillment of hard work with a beautiful and inviting place to call home - 15950 Highway 238 offers an unparalleled opportunity. Whether you dream of continuing its legacy of cattle and hay production or envision new agricultural ventures, this property has the resources, infrastructure, and spirit to bring those dreams to life.







# MAIN HOME FEATURES

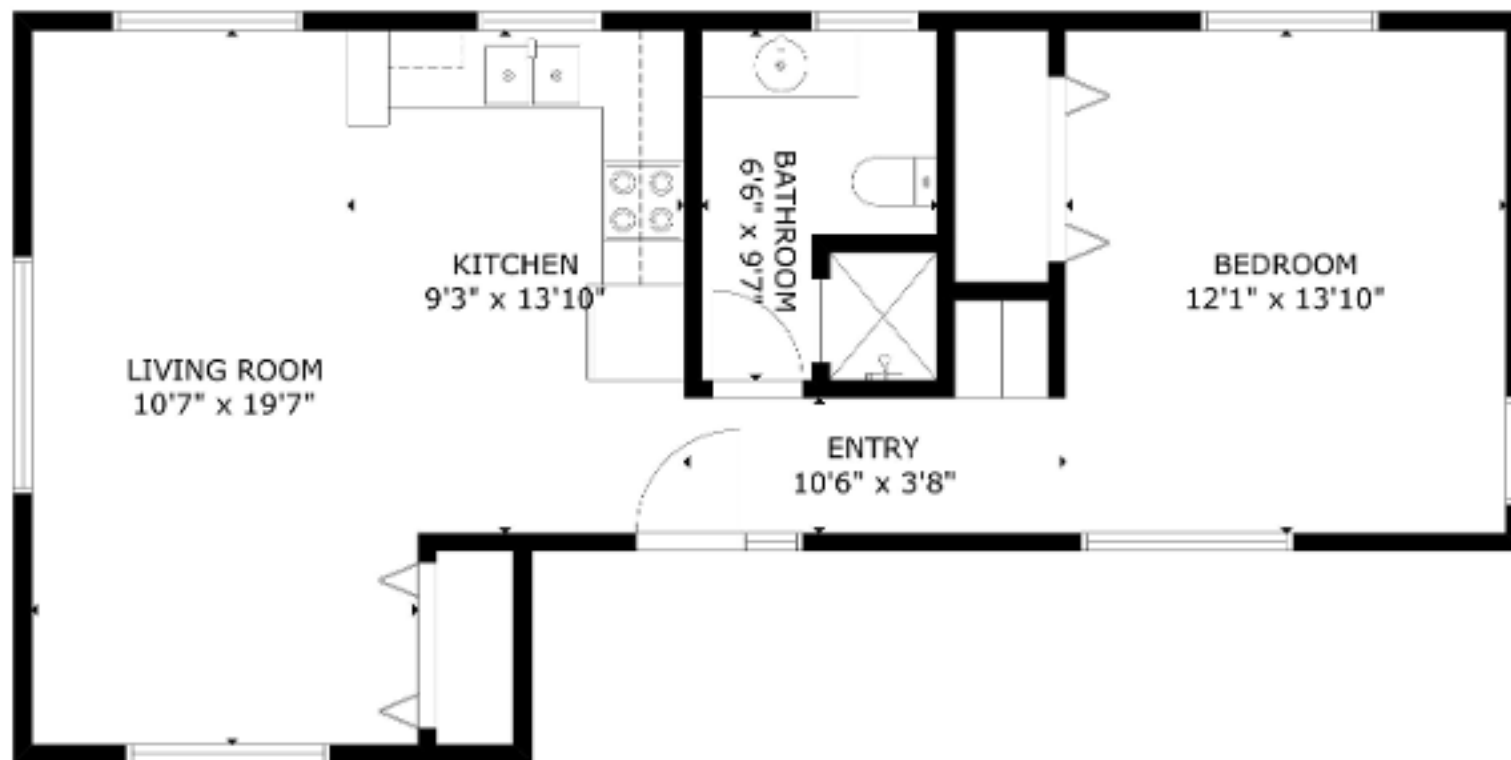
Gross Area:	2,298 SF
Number of Stories:	Two story
Year of Construction:	1979 (county records)
Bedrooms:	Four bedrooms
Bathrooms:	Three full bathrooms
Foundation:	Concrete perimeter
Flooring:	Carpet & Laminate
Exterior Walls:	Board & Batten
Roofing:	Composition
Heat:	Heat pump
Woodstove(s):	Freestanding & a Fireplace
Garage:	576 SF Attached 2-car garage





# FARM HOME FEATURES

Gross Area:	644 SF
Number of Stories:	Single story
Year of Construction:	1980 (county records)
Bedrooms:	One bedroom
Bathrooms:	One full bathroom
Flooring:	Carpet & Vinyl
Exterior Walls:	Board & Batten
Roofing:	Composition
Heat:	Ductless Heat pump
Parking:	Covered carport



GROSS INTERNAL AREA  
TOTAL 642 SQ. FT.  
FLOOR 1: 642 SQ. FT.  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





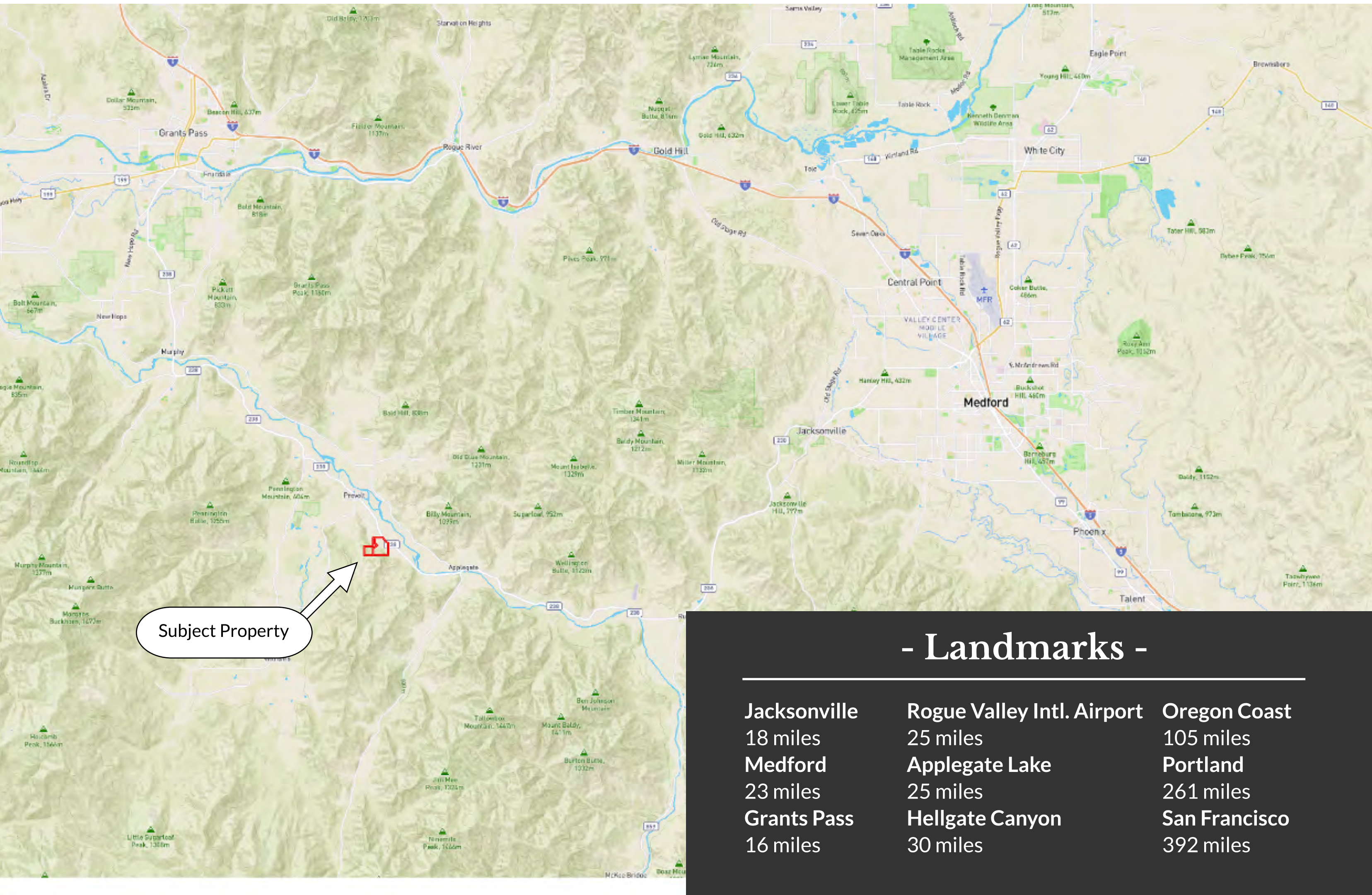


## FARMING INFRASTRUCTURE

<b>Gross Area:</b>	+/- 30,000 SF across multiple buildings
<b>Year of Construction:</b>	Construction dates unknown - original homestead was built in 1900
<b>Flooring:</b>	The CAFO is poured concrete, the additional barns are open ground
<b>Exterior Walls:</b>	CAFO is open air and barns are wood sided
<b>Roofing:</b>	Metal







Subject Property

- Landmarks -

Jacksonville	Rogue Valley Intl. Airport	Oregon Coast
18 miles	25 miles	105 miles
Medford	Applegate Lake	Portland
23 miles	25 miles	261 miles
Grants Pass	Hellgate Canyon	San Francisco
16 miles	30 miles	392 miles









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**Chris Martin | Ashley Lacer | Alex Larson**

Licensed Oregon Real Estate Brokers

541.660.5111

[Team@MartinOutdoorProperties.com](mailto:Team@MartinOutdoorProperties.com)