



VISTA RIDGE RANCH

7091 BUTTE FALLS HWY, EAGLE POINT, OREGON



Welcome to Vista Ridge Ranch

Breathtaking Setting & Views

Panoramic views of Mount McLoughlin and the surrounding mountains, plus a commanding outlook over your own private valley—offering an unmatched sense of place and beauty.

Exceptional Privacy

The home is tucked into a peaceful setting with no immediate neighbors in sight, providing seclusion not only at the residence but throughout the entire 51.44-acre parcel.

Turnkey Home with a Bright & Inviting Design

The residence is well maintained and thoughtfully laid out. Natural light fills the space, and the design features maximize views and outdoor access.

Outdoor Recreation & Adjoining Public Lands

With expansive space for hiking, horseback riding, hunting, and other outdoor pursuits—plus direct access to adjoining public lands, this is an ideal basecamp for outdoor recreation and great hunting.

Homestead & Equestrian Potential

A newly constructed 36' x 40' horse barn is just the beginning of the property's potential as a horse setup or homestead ranch. There's ample room for gardens, animals, and more.



Disclosures: All information herein is provided in good faith and is believed to be accurate. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein; all information contained herein is subject to change, errors, and omission and is subject to your independent verification. LandLeader NW LLC assumes no liability for inaccuracy contained herein.



PROPERTY DETAILS

The property has a physical address of 7091 Butte Falls Highway, Eagle Point, Oregon 97524. It is made up of 2 tax lots and 2 account numbers as shown below.

| Property Identification | | | | | | |
|-------------------------|-------|---------|---------|--------------|--------------|--------|
| Township | Range | Section | Tax Lot | Account # | Acres | Zoning |
| 34S | 1E | 29 | 10602 | 10547566 | 51.44 | EFU |
| 34S | 1E | 32 | 204 | 10597918 | <u>1.67*</u> | EFU |
| | | | | Total | 53.11 | |

- Access:** Access is via a dirt/gravel road off of paved Butte Falls Highway
- Present Land Use:** Rural residence and recreational property
- 2024 Taxes:** \$2,160.60
- Zoning:** EFU (Exclusive Farm Use)
- Elevations:** +/-2,080' to +/-2,200' above sea level
- Topography:** Level to moderately sloping
- Water Rights:** None at this time

Private Well & Water System

- Well ID 28680
 - Completed in 2008 to a depth of 280 feet
 - 2008 air test yield of 60 gallons per minute (1-hour test)
- Water Storage
 - 2,000-gallon concrete storage tank
 - 10' x 12' pump house built next to the tank
- Reverse osmosis (RO) filter mounted under kitchen sink
 - Plumbed to a dedicated faucet and the refrigerator ice maker

Septic System Overview

- Sand filter system approved for one single-family home
 - 1,500-gallon, two-compartment septic tank with dosing tank
 - Drainfield: 340 lineal feet
- Installed by Dan Matlock Backhoe & Dozer Service
 - Permit #: SEP2007-00345
 - Completion certified July 27, 2009



7091 BUTTE FALLS HWY

Introduction

53.11 acres of privacy, panoramic views, and outdoor opportunity. The 1,984 SF home is light-filled and easy to maintain, featuring an open floor plan with a large kitchen, all solid surface flooring including birch, slate, and tile, a wood stove insert, and windows that frame Mount McLoughlin and the surrounding landscape. The spacious master bedroom offers vaulted ceilings, stunning views, and a large private bath. The home has 3 bedrooms and 2.5 baths across two levels, with central heating and cooling via dual heat pumps. A newly built 36' x 40' horse barn includes 12' x 12' stalls and a 16' center aisle, whether you're looking to homestead, raise animals, or just enjoy a slower pace, the possibilities here are great. The land offers open pasture, oaks, and direct access to public lands for hiking, riding, and hunting. Just 22 miles to the Medford airport, and close to the Rogue River and area lakes. A great opportunity for rural living and recreation in Southern Oregon.

Residence

Built in 2006, the home is a well-maintained two-story residence designed for both comfort and function. A covered front porch (8' x 38') welcomes you into the home and offers a shaded space to take in the views. The rear of the home features a 10' x 36' concrete patio—perfect for outdoor dining, relaxing, or stargazing. Inside, the main level is anchored by a bright and open living, dining, and kitchen area with seamless flow and abundant natural light. The kitchen includes ample cabinet space, an island, gas cook top, double oven, pantry and direct sightlines to the living space, making it ideal for everyday living and entertaining. Solid surface flooring throughout the main level, featuring birch hardwood, natural slate, and tile, adds a refined and durable finish.

The main level includes a welcoming foyer, a dedicated office or flex room, a convenient half bath for guests, and a spacious laundry/utility room with storage and direct access to the attached 576-square-foot carport. This setup offers practical daily living with easy flow from inside to out. Upstairs, the master bedroom serves as a private retreat with vaulted ceilings, large windows capturing sweeping views, and generous space. The attached en-suite bath includes a walk-in shower. A large walk-in closet completes the suite. Two guest bedrooms are located just down the hall, both offering natural light and easy access to a full guest bathroom with tub/shower combo. A bonus room adds storage or additional closet space.



7091 BUTTE FALLS HWY

Outbuildings

A recently constructed horse barn features metal siding and roof, decomposed granite base, and a 16-foot-wide center aisle, great for horses, livestock, or as storage/shop space. A 12' x 20' outbuilding is divided into two 12' x 10' spaces: one used as a pump house, the other as a wood shed. An enclosed chicken coop rounds out the setup, providing a great start for a homestead.

Usable Land with Diverse Habitat

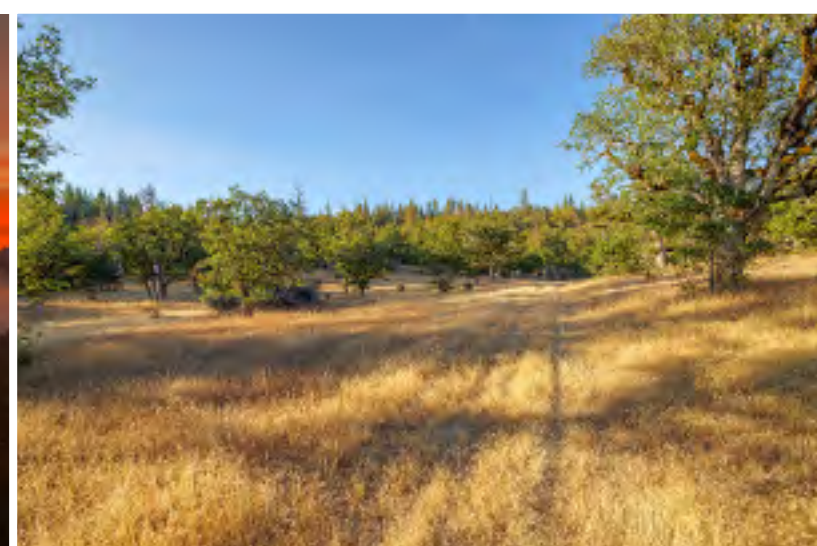
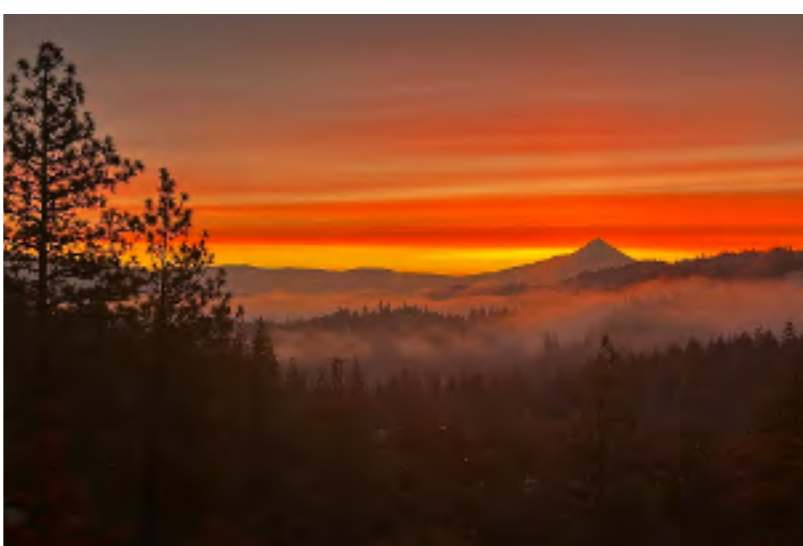
The land is a scenic mix of gently sloping terrain and open areas, with elevations between approximately 2,080 and 2,200 feet. Scattered oaks, patches of timber, and open pasture provide both aesthetic appeal and utility. Zoned EFU (Exclusive Farm Use), the property offers long-term flexibility for a range of rural uses, from grazing and gardening to additional farm structures and more.

Public Land Access & Hunting Potential

Outdoor access is a highlight here. The property directly borders public lands, allowing for miles of uninterrupted hiking, riding, and exploring. Located in Oregon's Rogue Hunting Unit (Unit 30), the area is home to strong populations of Columbian blacktail deer, Roosevelt elk, and black bear. General season tags for deer, elk, bear, and cougar are available, along with late-season archery hunts and limited controlled draw opportunities.

A Rare Southern Oregon Retreat

This property combines natural beauty, privacy, and functionality—all in a location that feels remote yet remains close to the conveniences of the Rogue Valley. Whether you're pursuing recreation, homesteading, or simply a quiet place to call home, this Southern Oregon retreat offers lasting value and opportunity.



HOME DETAILS

General Information

- Built in 2006
- 1,984 square feet
- 2-story
- 3 bedrooms, 2.5 bathrooms
- Concrete perimeter foundation with crawl space
- T1-11 siding and composition roof (30-year rated, original to construction)
- Dual electric heat pumps (one for each level)
- Low-maintenance, efficient layout

Interior Features

- Open floor plan
- All solid surface flooring: birch, slate, and tile (no carpet)
- Wood stove insert in living room
- Light-filled spaces with large windows throughout
- Spacious master suite with vaulted ceiling, mountain views, and private bath

Heating & Cooling

- Two electric heat pumps (upstairs and downstairs)
- Wood stove insert for supplemental heat (Regency Model Z2510L)

Exterior & Outdoor Features

- 576 SF carport added in 2012 (30-year comp roof)



OUT-BUILDINGS

Horse Barn

- Built in 2022
 - 36 feet deep by 40 feet wide
 - (3) 12' x 12' stalls with wood-lined walls
 - 16-foot-wide center aisle
 - Metal roof and vertical metal siding
 - Decomposed granite base
- Ideal for horses, livestock, or equipment storage

Pump House & Wood Shed Structure

- One building, 12' x 20' total, split into two 12' x 10' spaces
 - Pump house side contains the well pressure tank and water system controls
- Wood shed side provides covered storage for firewood or tools

Chicken Coop

- Enclosed coop suitable for a small flock



HUNTING

Rogue Unit (Unit 30) Overview

- Located on southwest Oregon’s Cascades/Siskiyou slopes—roughly two-thirds public land.
- Great habitat for Columbian blacktail deer and Roosevelt elk. Terrain includes conifer forests, oak woodlands, and brushy meadows. Also, a significant population of black bear.

General Season (OTC) Tags – Unit 30

- Black-tailed Deer (Any Legal Weapon): Oct 4 – Nov 7, with 1 buck allowed under the Western Oregon General Deer Tag.
- Black-tailed Deer (Archery): Aug 30 – Sep 28, with 1 buck allowed under the statewide General Archery Deer Tag.
- Late Season Archery Deer: Nov 16 – Dec 8, with 1 buck allowed under the General Archery Deer Tag in Unit 30.
- Elk (Archery): Aug 30 – Sep 28, with 1 bull elk (or 1 elk outside USFS land) allowed under the General Archery Elk Tag.
- Elk (Rifle): Nov 8 – Nov 14, with 1 bull elk allowed under the Western Oregon General Elk Tag.
- Black Bear: Aug 1 – Dec 31, valid statewide with the General Fall Bear Tag.Cougar: Jan 1 – Dec 31, valid with the General Cougar Tag and mandatory check/reporting.

LOCATION

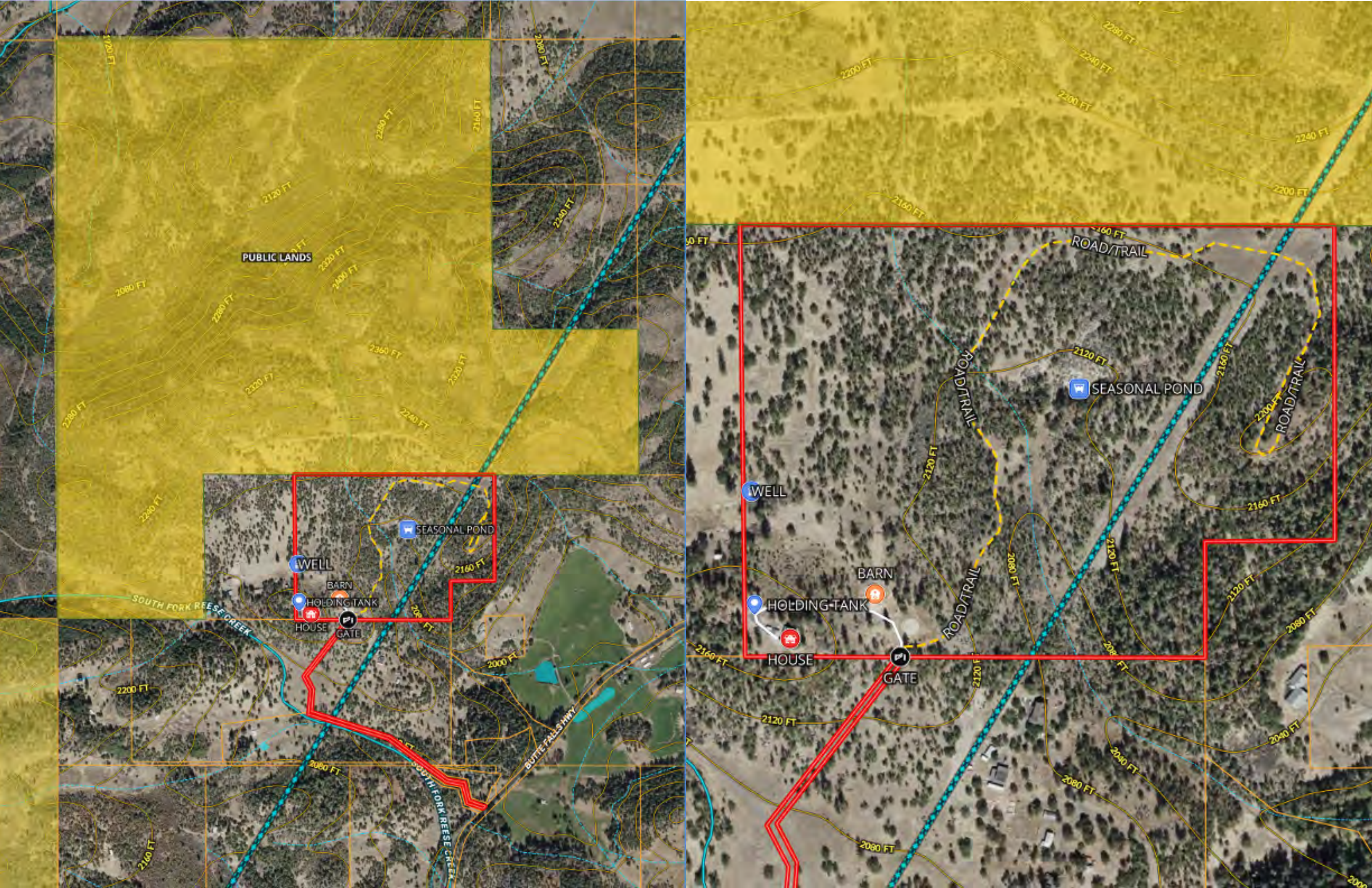
| Destination | Approx. Drive (miles) |
|-------------------------------|-----------------------|
| McGregor Park (Rogue River) | ~10 |
| Eagle Point city center | ~11 |
| Lost Creek Lake | ~12 |
| Willow Lake | ~19 |
| Medford Airport (MFR) | ~22 |
| Providence Hospital (Medford) | ~23 |
| Medford city center | ~24 |
| Ashland city | ~35 |
| Lake of the Woods | ~45 |
| Mt. Ashland Ski Resort | ~56 |
| Crater Lake Rim Village | ~60 |
| Brookings (Oregon Coast) | ~140 |
| Bend city | ~150 |
| Portland city | ~270 |
| San Francisco, CA | ~385 |

Eagle Point, Oregon, is a small rural community located in the upper Rogue Valley of Southern Oregon. Known as the “Gateway to the Lakes,” it sits just minutes from destinations like Lost Creek Lake, Willow Lake, and the Rogue River, making it a favorite for outdoor recreation. The town itself offers essential services, schools, and a charming historic downtown that reflects its agricultural roots. Its setting at the edge of the Cascades offers a peaceful, country lifestyle while remaining within easy reach of Medford and the Rogue Valley International Airport. The area attracts those seeking privacy, open space, and a strong sense of community.

The greater **Rogue Valley** stretches from Ashland to Grants Pass and encompasses a mix of rolling farmland, oak savannas, and pine-covered foothills. The region is home to vibrant towns like Medford and Ashland, a renowned food and wine scene, and some of the best year-round recreation in the Pacific Northwest. The Rogue River flows through the heart of the valley, offering world-class fishing, rafting, and scenic beauty. With access to Crater Lake, Mt. Ashland Ski Area, the Britt Music Festival, and a growing regional airport, the Rogue Valley offers a rare blend of natural beauty, cultural richness, and small-town charm—making it one of Oregon’s most desirable places to live.

The climate in Eagle Point and the greater Rogue Valley is classified as Mediterranean, characterized by warm, dry summers and cool, wet winters—ideal for agriculture, outdoor recreation, and year-round living.







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