



> **MARTIN**
OUTDOOR PROPERTY GROUP



Meyer Ranch

— 12310 Ramsey Rd —

Welcome

Nestled along the quiet stretch of Ramsey Road, this property offers a rare blend of seclusion and accessibility. Situated at approximately 2,000 feet in elevation, this ranch enjoys a peaceful setting above the valley floor, providing stunning views and a sense of privacy that is increasingly hard to find. While the property feels remote, it remains conveniently located within a short drive to daily necessities, quality medical services, and a wide range of outdoor recreation.

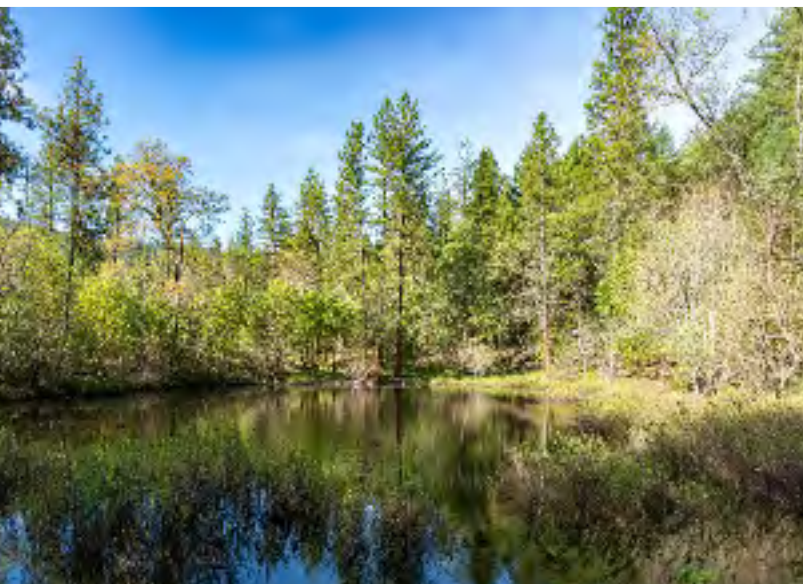
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Spanning approximately 127 acres, the ranch offers a landscape rich with character and opportunity. The topography features a primarily southwest-facing orientation, with rolling timbered ridges, plateaus, and draws that create a canvas that is rich in natural beauty. The upper ranch enjoys open pastures and orchards intermingled with well-maintained forests, striking a remarkable balance.

Water and recreation are defining features of the property. Overlooking the farm below, Price Reservoir spans more than two surface acres, offering a breathtaking focal point for the property. This permitted reservoir not only provides irrigation water for the orchards and gardens but also serves for recreation, including fishing for bass and panfish. The property also features three smaller ponds and two creeks. The property offers direct access to vast public lands, ideal for recreation such as hiking, horseback riding, hunting, and exploration. Located in the Evans Creek game management unit, there are excellent opportunities on the ranch for deer, turkey, and bear, with over-the-counter tags available for all major seasons.





Designed for sustainable living, the property is currently operated as a market farm. Approximately 16.4 acres are in pasture, 2.7 acres are dedicated to orchards, and there is an additional 6,000-square-foot garden area for vegetable production, with room for expansion. Permanent plantings include a wide variety of apples, pears, peaches, nectarines, plums, berries, nuts, and specialty fruits. The property is equipped with a licensed ODA kitchen, a walk-in cooler, root cellar, and more, creating a fully functional foundation for a variety of opportunities from homesteading to farm-to-table.

The timberland represents both immediate and long-term value. A recent timber evaluation estimates over 1.39 million board feet of merchantable timber, with a net value exceeding \$400,000 (buyer to complete due diligence). The forest is composed of ponderosa pine, douglas fir, sugar pine, and cedar, along with a variety of hardwoods like madrone and oak.





The main residence, built in 1973, is a well-maintained and thoughtfully designed home. Offering approximately 2,500 square feet of living space across two levels, the home features an open-concept floor plan, updated kitchen with custom cabinetry and granite counters, and a wood-burning cooking stove in addition to modern electric appliances. The home includes four bedrooms, three full bathrooms, and generous storage areas. Durable and fire-resistant construction materials such as concrete framing, stucco, and brick siding, paired with a metal roof, provide lasting quality in a rural setting. New windows were installed in 2025.





Supporting the agricultural and homesteading activities are several valuable outbuildings. The versatile farm building includes a workshop, storage room, insulated plant room, ODA-licensed farm kitchen, root cellar, and walk-in cooler. The machine shed has been well-maintained over the years and provides valuable covered storage for equipment and vehicles. Connected by an additional storage space, is the livestock barn. With its solid structure and multiple spaces, the barn could easily be adapted for livestock, hay storage, a workshop, or other farm-related needs.

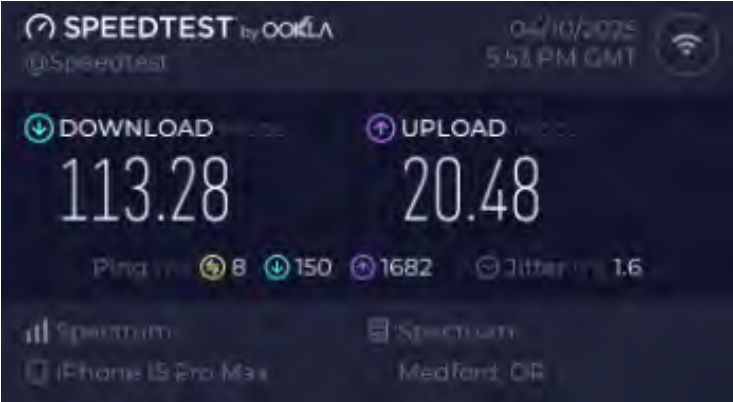


- Property Details -

The property has a physical address of 12310 Ramsey Road, Gold Hill, Oregon 97525. It is made up of 1 tax lot and 1 account number as shown in the table below.

Township	Range	Section	Tax Lot	Account #	Acres	Zoning
35S	3W	12	100	10159675	<u>126.84</u>	WR

Access:	Access is via a gravel driveway off of Ramsey Road (County Maintained Gravel Road)
Present Land Use:	Rural residence, market farm, timber, and recreation
2024 Taxes:	\$2,475.07
Zoning:	WR (Woodland Resource)
Elevations:	2,020’ to 2,240’ above sea level. 2,080 @ Home. (All elevations are approximate)
Topography:	Mild to Moderate topography with multiple areas with (and many) different characteristics
Water Rights:	See <i>Water Rights Section</i>
Domestic Water:	Spring with a 2,000-gallon concrete holding tank (gravity pressurized)
Power:	One 200 Amp service for the home & One 200 amp service for irrigation pump
Sanitation:	A standard septic system services the main home.
Internet:	Spectrum Cable (faster options may be available)



- Land Details -

Total Acreage	126.84 acres
Pasture	Lower Pasture: 11.5 acres Upper Pasture: 2.1 acres North of Road: 2.5 acres <u>Total 16.4 acres</u>
Orchard	Upper: 1.25 acres Main: 0.8 acres Lower: 0.65 acres <u>Total 2.7 acres</u>
Garden	0.15 acres
Forest	104.19
Pond	2.4 acres
Homesite Area	1 Acre
*ALL acreage allocations are estimates based on mapping software and are approximate.	

Reservoir:	Price Reservoir spans more than two surface acres
Ponds:	In addition to the reservoir, the ranch features three ponds, including one located near the homesite that receives water from Price Reservoir and supports irrigation for the lower orchard. Two more seasonal ponds, tucked into the forested areas, add further to the property’s habitat.
Creeks:	The property also enjoys two creeks. Sams Creek, classified as a year-round stream, winds for approximately 1,300 feet along the property's deepest draw near the western boundary (Important to note that Sam’s Creek does typically go dry during the summer months). Mineral Creek, a seasonal waterway running for over 2,000 feet, further enriches the landscape with character.

- Timber -

A recent timber evaluation estimated that approximately 48 acres of the forested land holds a merchantable timber stand, with a total estimated stocking of 1.39 million board feet. The stand includes strong volumes of Douglas fir and pine, species that are highly regarded in regional timber markets. Based on current logging costs and market conditions (as of April 2025), the estimated net value of the merchantable timber is over \$400,000 (buyer to complete due diligence).

Letter from Forester ~

Monica Rey ,

On Apr 14, I made an attempt to get a better feel as to the volume on Rey property.

I split the property into the units based on an aerial photo provided by owner. The property was last heavily logged in about 1957.

Unit 1 consisting of 5 acres was totally tallied based on Mason Bruce 32' diameter volume table.

Unit 2 of 6 acres was estimated from 15 prism plots (40 BAF) with 29 trees measured. The strip was run parallel to the county road.

Unit 3 of 37 acres was estimated from 35 prism plots (40 BAF) with 130 trees measured. Three strips were utilized. One parallel to count road,

second westerly across widest part of unit and the third southerly until it crossed Mineral Cr.

While an attempt was made to get volume, it is not a full cruise, and should not be construed as such. Volume also needs to be reduced for breakage and hidden defect.

Bruno Meyer, retired forester

- Timber -

Estimated Volume By Stand, from Bruno Meyer						
Stand	Acres	Ponderosa	Sugar Pine	Doug Fir	Incense	
1	5	18	4	9	0.5	31.5
2	6	58	28	3	16	105
3	37	470	205	580	2	1257
		546	237	592	18.5	1393.5
* Volume is in thousands of board feet						

Estimated Value of Timber from Don Hamann, as of April 2025			
Estimate Pond Values (price per thousand)			
Doug Fir	\$850.00		
Pine	\$500.00		
Estimated Logging Cost (cost per thousand)			
Logging & Haul	\$350		
Net Value (per thousand)			
Doug Fir	\$500.00		
Pine	\$150.00		
Net Estimate			
Species	Volume (mbf)	Net Value per	Total Net Estimate
Doug Fir	592	\$500.00	\$296,000.00
Pine	783	\$150.00	\$117,450.00
		Total	\$413,450.00

Disclosure:

All estimates of timber volume and value are provided for general informational purposes only. Prospective buyers are advised to conduct their own independent investigations and verification of timber resources, including volume, species composition, market conditions, and potential harvest values. No warranty or guarantee is expressed or implied regarding the actual quantity, quality, or value of timber on the property.

- Water Rights -

Water Right (Certificate #28320):

Permits for the storage of 6-acre feet of water intended for irrigation (Price Reservoir).

Purpose of Use	Irrigation
Storage Authorization	Under Reservoir Permit No. R-1285
Priority Date	December 5, 1951
Authorized Storage Volume	6.0 acre-feet per year
Location of Reservoir	SE¼ NE¼, NE¼ SE¼, Section 12, Township 35 South, Range 3 West, Willamette Meridian

Water Right (Certificate #28321):

Provides irrigation water for 12 acres during the irrigation season (April 1 through October 31).

Priority Date	December 5, 1951
Authorized Flow Rate	0.15 cubic foot per second (~67 gallons per minute)
Point of Diversion	SE¼ NE¼ and NE¼ SE¼, Section 12, Township 35 South, Range 3 West, Willamette Meridian
Irrigation Area	7.6 acres in SE¼ NE¼ & 4.4 acres in NE¼ SE¼ (Total: 12.0 acres)
Total Use/Water Duty	No more than 4 acre-feet per acre irrigated per irrigation season (direct flow and storage combined)

Disclosure:

In recent years, drought conditions have impacted the availability of irrigation water on the property. While the ranch holds irrigation rights covering approximately 12 acres, the available water supply has not been sufficient to fully irrigate 12 acres throughout the whole irrigation season. The current water supply has adequately supported the orchards, gardens, and related operations, with some capacity for expansion. Prospective buyers are encouraged to conduct their own due diligence regarding water availability and usage.

- The Farm -

Historically operated as a small-scale farm operation, the owners have produced farm products for over 30 years. The orchard has been the primary focus of production, with a variety of produce sold primarily at the Grants Pass and Medford growers' markets.

In addition to fresh produce, the ranch features a licensed Oregon Department of Agriculture (ODA) kitchen, allowing for on-site production of value-added goods. Each year, the farm has pressed between 350 and 1,400 gallons of fresh apple juice/apple cider, crafted artisan chocolate truffles, and, at times, jams. Cattle have also been raised on-site, providing an additional stream of farm income through direct beef sales.

Crop	Details
Apples	15 varieties, 74 trees
Pears	5 varieties, 10 trees
Peaches	12 varieties, 31 trees
Other Tree Fruit	Nectarines, Plums (5 varieties), Figs (3 varieties), Cherries, Persimmons, Quince, Walnuts, Filberts, Almonds, Chestnuts
Berry Crops	Raspberries (10), Currants (2), Gooseberries (2), Blueberries (45), Blackberries (3)
Grapes	11 vines across 6 varieties (primarily seedless table grapes)
Other	Asparagus Patch (for seasonal vegetable production)

Garden

Approximately 6,000 square feet of established garden for vegetables or other annual crops, plus ample room for expansion.

Specialized Farm Improvements

- ❑ Insulated garden room for overwintering plants
- ❑ Walk-in cooler for fresh produce storage
- ❑ Root cellar for long-term produce storage
- ❑ Licensed ODA kitchen for commercial food production

- Main Home Details -

Gross Area:	2,552 Square feet (per county)
Year Built:	1973
Levels:	Main level with daylight basement
Bedrooms:	Four bedrooms
Bathrooms:	Three full bathrooms
Roofing:	Metal
Framing:	Concrete, CMU and Stick Frame
Siding:	Stucco and brick
Flooring:	Carpet and vinyl
Heating:	Upstairs - Oil Burning Stove (Monitor Brand) Downstairs - Wood-burning furnace
Cooling:	None
Additional Notes:	New windows in 2025. The hot water has both electric and wood burning system, located in the daylight basement. The finished basement is on a slab foundation. Upstairs in the kitchen there is a wood burning cooking stove in addition to the electric cook top.

- Farm Building Details -

Gross Area:	Approximately 2,000 SF - Determined by onsite measurement
Frame:	Stick-built
Flooring:	Wood, concrete and gravel
Exterior Walls:	Metal, wood & concrete
Roofing:	Metal
Notes:	ODA Kitchen, Root Cellar, Walk-In Cooler, Shop, Storage Room, Insulated Plant Room, Carport

- Machine Shed Details -

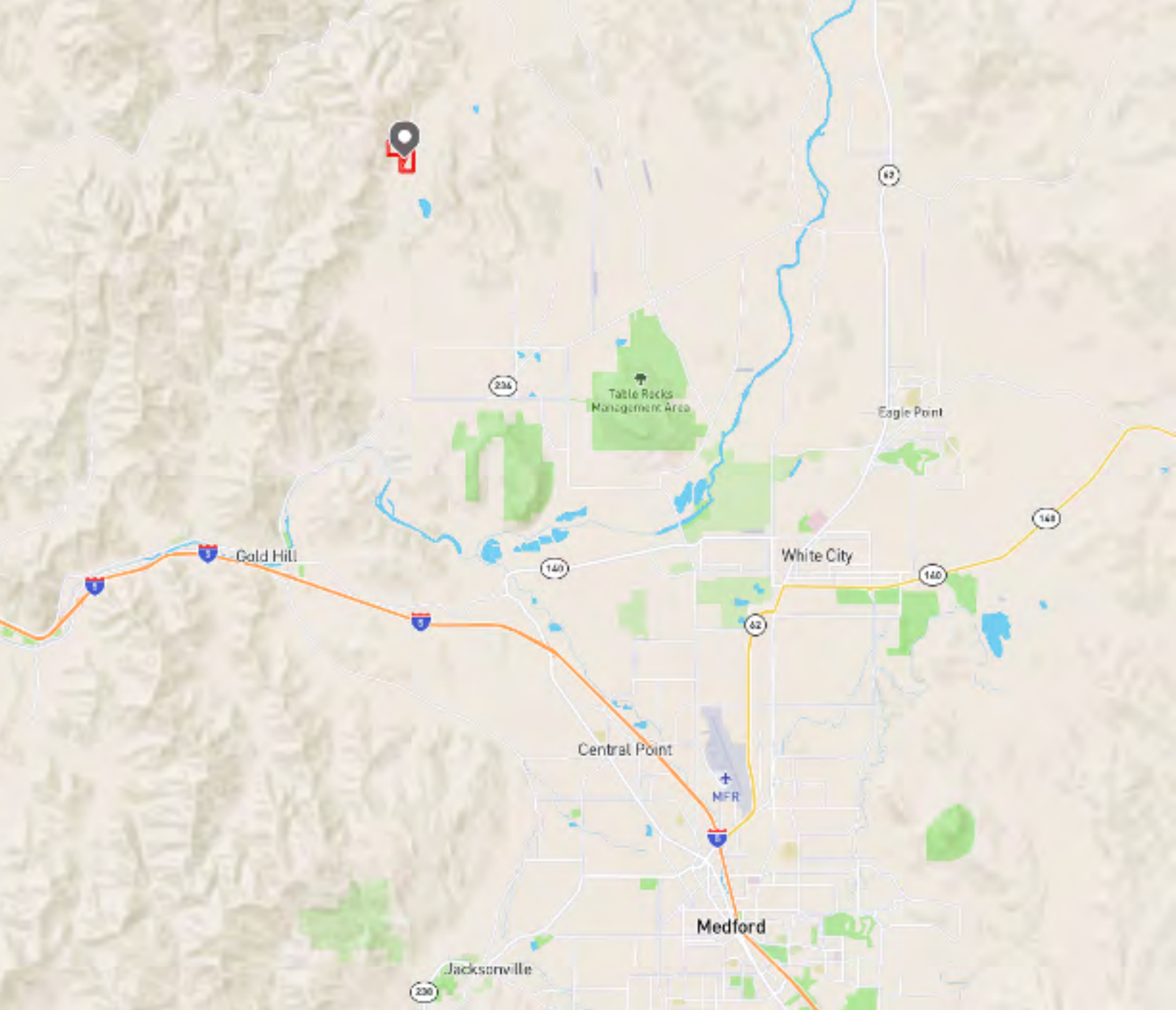
Gross Area:	Approx 22' x 48' (1,056 SF) - Determined by onsite measurement
Frame:	Stick-built
Flooring:	Gravel
Exterior Walls:	Wood with open bays
Roofing:	Metal

- Livestock Barn Details -

Gross Area:	2,268 SF - Per county records
Frame:	Stick-built
Flooring:	Concrete and dirt
Exterior Walls:	Wood
Roofing:	Metal
Additional Notes:	Previously used as a cattle barn but could be utilized for many other purposes.

- Other Improvements -

Feed Barn	Cistern
Modest Corrals	Internal Roads
Woodshed	Irrigation Pump Station
Cattle Fencing	Elaborate Flower Gardens
Garden Fencing	Extra Parking



- LOCATION -

Southern Oregon is strategically located midway between Portland and San Francisco on Interstate 5, with convenient connections to the Oregon coast via Highway 199 and to eastern Oregon via Highways 62 and 140. This good transportation network helps link the most populated cities in the region of Medford, Ashland, Jacksonville, and Grants Pass.

Nestled along the quiet stretch of Ramsey Road, this property offers a rare blend of seclusion and accessibility. Situated at approximately 2,000 feet in elevation, this ranch enjoys a peaceful setting above the valley floor, providing stunning views and a sense of privacy that is increasingly hard to find. The surrounding Ramsey Canyon is known for its rich topography, offering a landscape filled with natural character and beauty.

While the property feels remote, it remains conveniently located within a short drive to daily necessities, quality medical services, and a wide range of outdoor recreation. Residents can easily access the Rogue River just 7 miles away, hike Lower Table Rock Trail within 9 miles, and reach local amenities at Rainey’s Corner and in Gold Hill within 10 miles. For regional and national travel, the Medford International Airport is only 18.5 miles from the property, and the city of Medford, with its full suite of shopping, dining, and services, is just 21 miles away.

- CLIMATE -

From a climate perspective, Southern Oregon offers the most diverse growing conditions in Oregon and arguably in the United States. According to Dr. Greg Jones, a local expert climatologist, the maritime air masses that originate over the Pacific are cooled by the ocean currents offshore and moderate the climate of the region. The Rogue Valley has the higher elevations and, along with their general north-south tending valleys, proximity to the ocean, and intervening topographical barriers, creates a climate transect of wetter and cooler conditions in the western parts of the region to the warmer and drier eastern areas.

- ATTRACTIONS -

The Rogue River

7 miles

Gold Hill

10 miles

Medford Int' Airport

18.5 miles

Medford

21 miles

Mt Ashland Ski Area

56 miles

Crater Lake Nat Park

63 miles

Oregon Coast

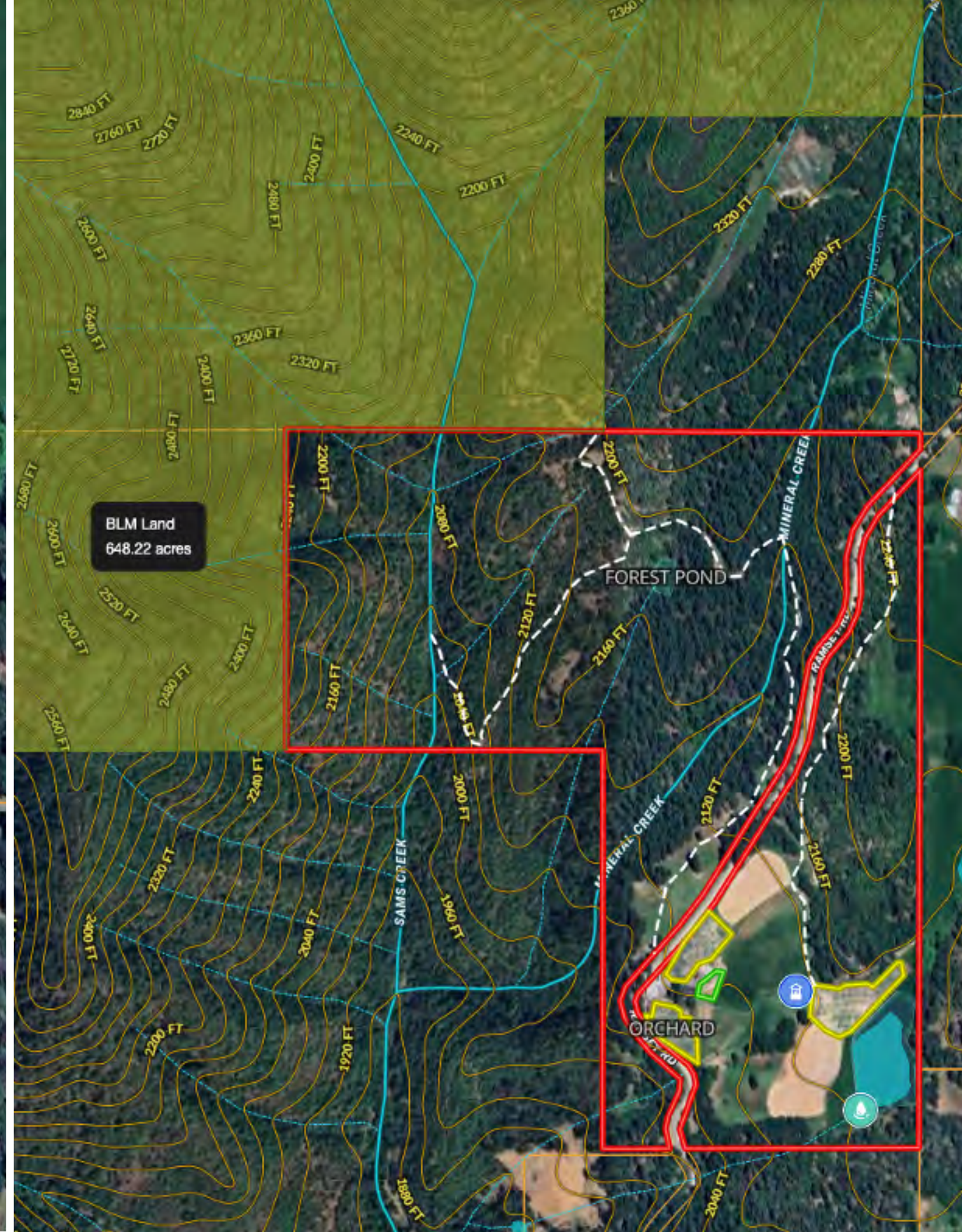
124 miles

Portland

271 miles

San Francisco

385 miles





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