

Madrone Ridge Ranch & Development
2155 Ashland Mine Road
Ashland, OR 97520

\$9,850,000
1,952.400± Acres
Jackson County



Madrone Ridge Ranch & Development Ashland, OR / Jackson County

SUMMARY

Address

2155 Ashland Mine Road

City, State Zip

Ashland, OR 97520

County

Jackson County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land, Timberland, Horse Property

Latitude / Longitude

42.202883 / -122.751549

Acreage

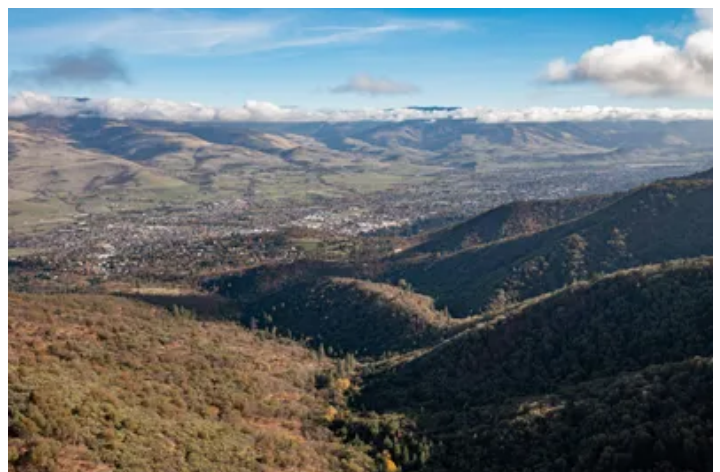
1,952.400

Price

\$9,850,000

Property Website

<https://www.landleader.com/property/madrone-ridge-ranch-development-jackson-oregon/31724/>



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PROPERTY DESCRIPTION

Welcome to Madrone Ridge, a unique and intriguing opportunity in Ashland, Oregon. Here, the Cascade Mountain Range and the Siskiyou Mountains form the beautiful Rogue Valley. Rising from the Ashland City limits to the western skyline is the 1,952 acres that make up this Madrone Ridge Ranch and Development Opportunity.

Location - Centrally located on the I-5 corridor between the San Francisco Bay Area and the Pacific Northwest metropolitan areas of Portland and Seattle, Southwestern Oregon is renowned as one of the most desirable places to call home for those seeking adventure, a mild Mediterranean climate, convenience, and refreshing culture. Ashland is one of the top destination towns in Oregon and offers attractions such as Oregon Shakespeare Festival, amazing culinary delights, award-winning wines, abundant outdoor recreation, and a rich community that thrives on cultural diversity, the arts, and ecological conservation. The city also boasts the highest real estate values in Southwest Oregon and is forecasted for continued growth and demand.

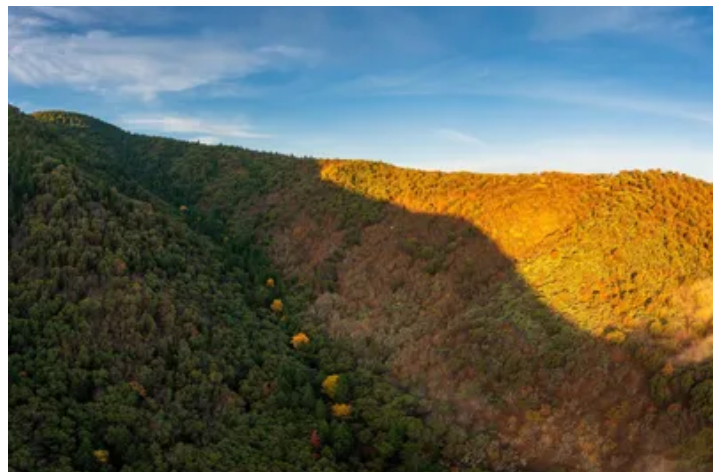
Land - As the largest private land holding that adjoins the city of Ashland, Madrone Ridge encompasses nearly two thousand acres that is rich in diversity with incredible character and natural beauty. Rising from the entrance at 2,400 feet to Ostrich Peak at 4,600 feet, the topography is ideal for premier large tract residential home sites nestled along a series of stunning ridges that capture the intense natural beauty of the region. The sights are nothing short of inspiring, with views of Ashland and the Cascade Mountain Range, including Mount McLoughlin rising in the distance to the east. The land has been well maintained and includes approximately 1,000 acres of recent fuels reduction and forestry management. Over 10 miles of existing roads also provide easy access throughout the nearly 2,000-acre ranch. Additionally, the property includes an irrigation water right for 13.5 acres from a private Agricultural well, and a beautiful pond that serves as a reservoir for irrigation, fishing and fire protection. The pond has historically held both trout and bass. This lower section of the property provides a great opportunity for a small scale farm, vineyard or for equestrian use.

Opportunity - At a time in history where large tracts of land have become a rarity, a ranch bordering the city limits of a trending destination is an incredible opportunity for the discerning buyer. Ideally positioned for a combination of exclusive residential homesites and the conservation and enhancement of natural resources, Madrone Ridge is one of the last Crown Jewels of the region. With the synergy of both outdoor lifestyle opportunities and premium homesites, this could result in the creation of the most exclusive outdoor lifestyle-centric development in Southwestern Oregon. Ashland has consistently had the highest average real estate values in Southwestern Oregon, and all trends point to continued demand.

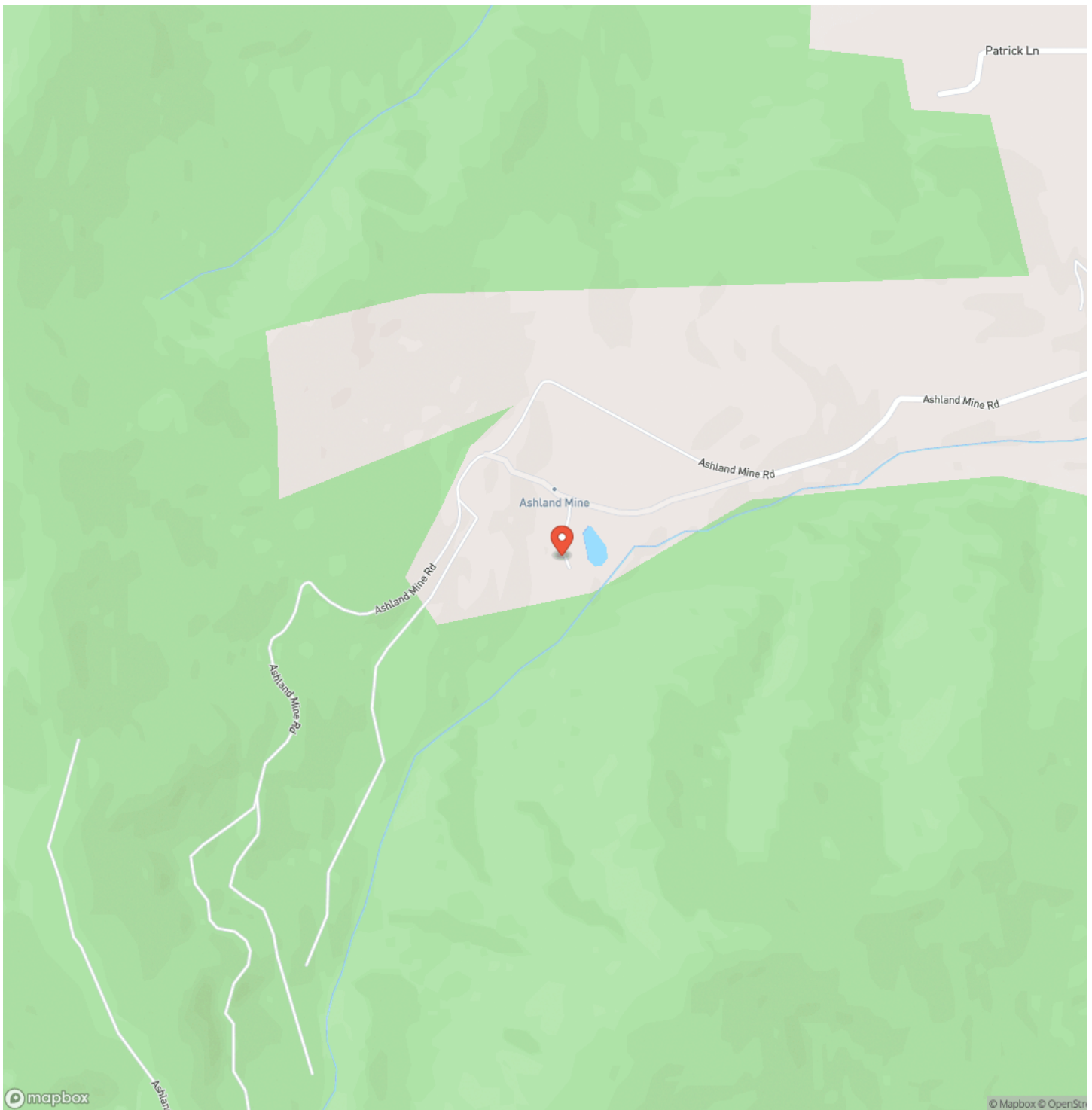
Natural Resources - The ranch is rich with diverse topography including the beautiful Ostrich Peak, a very healthy canopy of timber, abundant wildlife, and much more. The ranch transfers with all mineral rights and is also home to the Ashland Mine, a historic gold mine located in Wright's Creek Drainage. Ostrich Peak is a picturesque knob spanning +/- fifteen acres and is located at the highest elevation found on the ranch. This location enjoys incredible views of the city below, Mount McLoughlin, the rim of Crater Lake, and the expansive valleys between. This would make an ideal location for a private off-grid estate or retreat area. The ranch also borders the Ashland Watershed, an important conservation area. Plus, there are over 50,000 acres of public land stretching south to Mount Ashland Ski Resort and the California Border. Once development of the residential homesites is complete, the balance of the property could make an incredible retreat property or conservation project.

Brought to you by [LandLeader](#) in partnership with [Martin Outdoor Property Group](#), a leading Southern Oregon Real Estate team for land, homes with acreage, vineyards, and waterfront property.

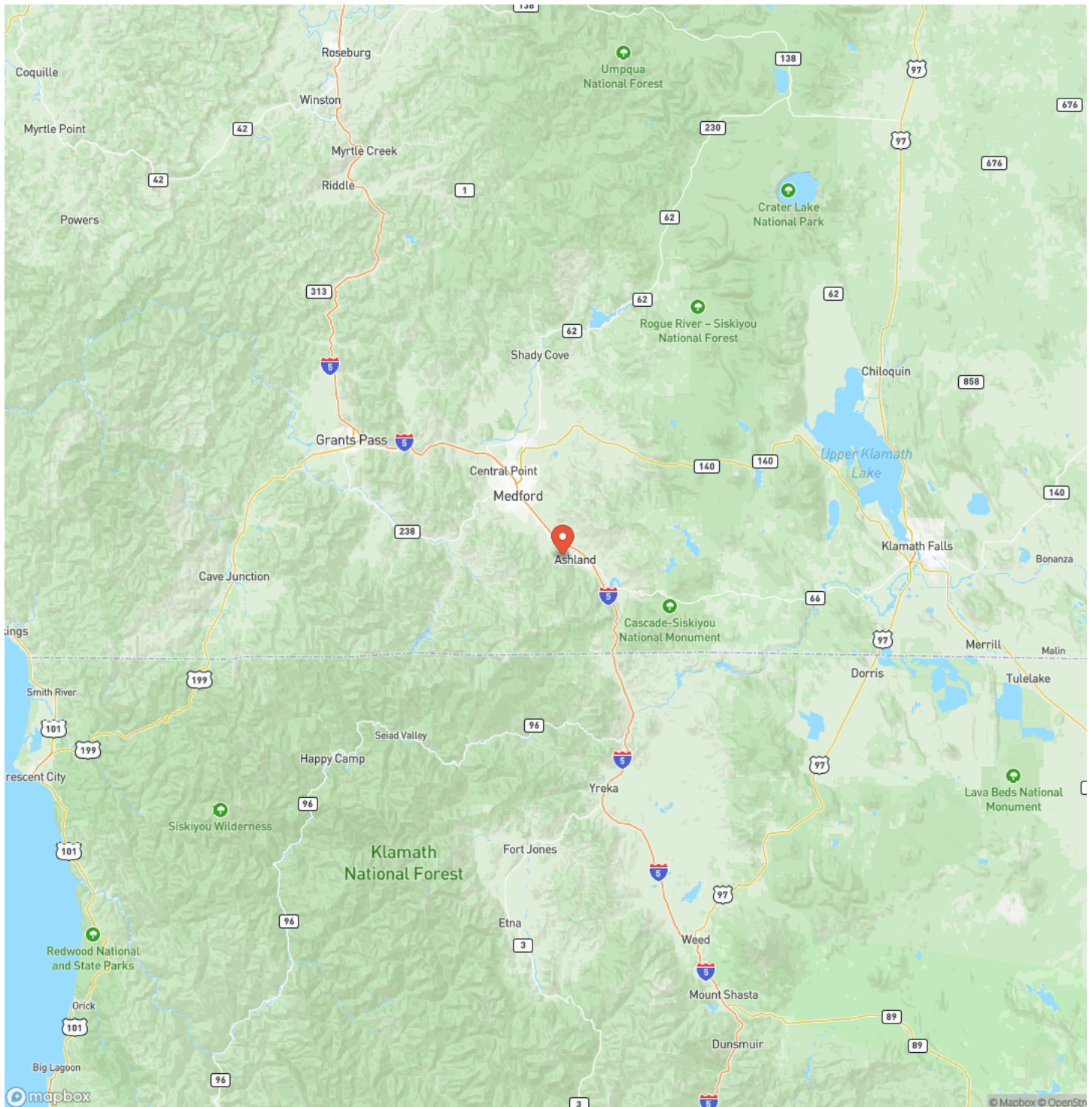
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Locator Map



Locator Map



Satellite Map



Madrone Ridge Ranch & Development
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LISTING REPRESENTATIVE

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City / State / Zip

Medford, OR 97504

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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