

Little Riverbend
3732/3786 Little Applegate Road
Jacksonville, OR 97530

\$999,000
12.790± Acres
Jackson County



Little Riverbend
Jacksonville, OR / Jackson County

SUMMARY

Address

3732/3786 Little Applegate Road

City, State Zip

Jacksonville, OR 97530

County

Jackson County

Type

Recreational Land, Residential Property, Riverfront, Horse Property

Latitude / Longitude

42.166231 / -122.997972

Dwelling Square Feet

1201

Bedrooms / Bathrooms

2 / 2

Acreage

12.790

Price

\$999,000

Property Website

<https://www.landleader.com/property/little-riverbend-jackson-oregon/34248/>



PROPERTY DESCRIPTION

Welcome to Little Riverbend, a riverfront oasis with two homes boasting over 3200 feet of Little Applegate River frontage. Spread across 12.79 acres, including two homes and an enormous barn, this farm offers a truly unique setting with beautiful modern amenities and benefits from 8.1 acres of irrigation water rights.

The 1201 square foot main home enjoys an elevated setting with long-range views of the property and surrounding mountains of the Applegate Valley. Mature landscaping adorns the yard with an array of fruit trees and beautifully blossoming flowers.

As you enter the main home, wide-plank hardwood floors, a beautiful wood stove, and large wood trimmed windows create a welcoming living room and the space takes in views from both the North and East.

The kitchen offers first-class amenities including both leather finished concrete and butcher block countertops, earth-tone tile floor, six-burner gas cooktop, and a hammered copper kitchen sink that fits perfectly in the fully custom soft-close cabinets. The design of the kitchen includes natural wood beams, a rich tile backsplash, and backlit display cabinetry.

The master suite is a sanctuary with stunning views of the property. It sits at the rear of the home with a private entrance to the back deck that overlooks the field and river below; beautiful wood features, including a knotty tongue and groove ceiling, give this space great character. The ensuite bath features a fully tiled shower with glass door including mosaic flooring and hosts extra storage and a stackable washer and dryer.

Off of the kitchen is the full second bath with a jetted tub and a pantry area that leads to a beautiful foyer. This room provides a relaxing area that features wood clad walls, tile flooring, and a sliding glass door to the back deck. A dining area that is open to the kitchen and second bedroom with natural light completes the main home.

A permitted second dwelling measures 816 square feet and complements the main home. The efficient floor plan provides for airy usable spaces and a functional kitchen. The living room with wood floors and cozy wood stove enjoys natural light and a ductless hvac system. In the kitchen you will find desirable amenities and finishes such as a gas cooktop, updated light fixtures, and ample storage.

The laundry room with washer, dryer, and instant hot water heater has an exterior door and makes for a great mud room leading to the kitchen. Off of the living room, the roughly 17'x12' bedroom enjoys good space with closets and a sliding glass door to a deck and seating area.

In addition to the two homes, there are two garden areas with fruit trees and raised garden beds, a stone paver pavilion, custom glass greenhouse, and the finished guest shed is just perfect for entertaining!

The property is well laid out, and offers beautiful homesites as well as usable land for farming and livestock. At the north end of the property sits the expansive barn of 21,300 square feet - the roofline encompasses an enormous riding arena in the center and infrastructure on each side. Large hay and equipment storage is found on the east end with ease of access; and the western side is home to horse stalls, a tack room, and the studio apartment.

With over half a mile of frontage, this stretch of Little Applegate offers abundant swimming holes and beautiful riffles that only add to the grandeur of this property. Dating as far back as 1886, the Little Applegate provides irrigation water rights for up to 8.1 acres. The water is delivered from the North end of the property to the South via a buried mainline and multiple risers.

Abundant in recreational opportunities, this property adjoins over fifty-thousand acres of public lands to the southwest. Located in the Applegate Wildlife Unit, over the counter tags are available for all big game, turkey, and more. Applegate Lake is 17 miles South via Upper Applegate Road, and is well stocked with smallmouth and largemouth bass as well as Rainbow Trout - it has been noted as one of SW Oregon's best fishing lakes by BestFishingInAmerica.com.

The Southern Oregon region is known for an intense natural beauty that includes world renowned attractions such as the Rogue River, Crater Lake National Park, Mount McLoughlin, and many more recreational opportunities. With a distinct four seasons, but mild winter, this climate is known as one of the most enjoyable in North America.

Set in the Applegate Valley, Little Riverbend is only 20 minutes away from downtown Jacksonville and 30 minutes to the tarmac at Rogue Valley International Airport. Centrally located between the Bay Area and the Pacific Northwest Metropolitan areas of Portland and Seattle, this offering provides a buyer an opportunity to enjoy a

refreshing rural lifestyle, and a charming small-town culture while having access to a multitude of necessities and luxuries.

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.



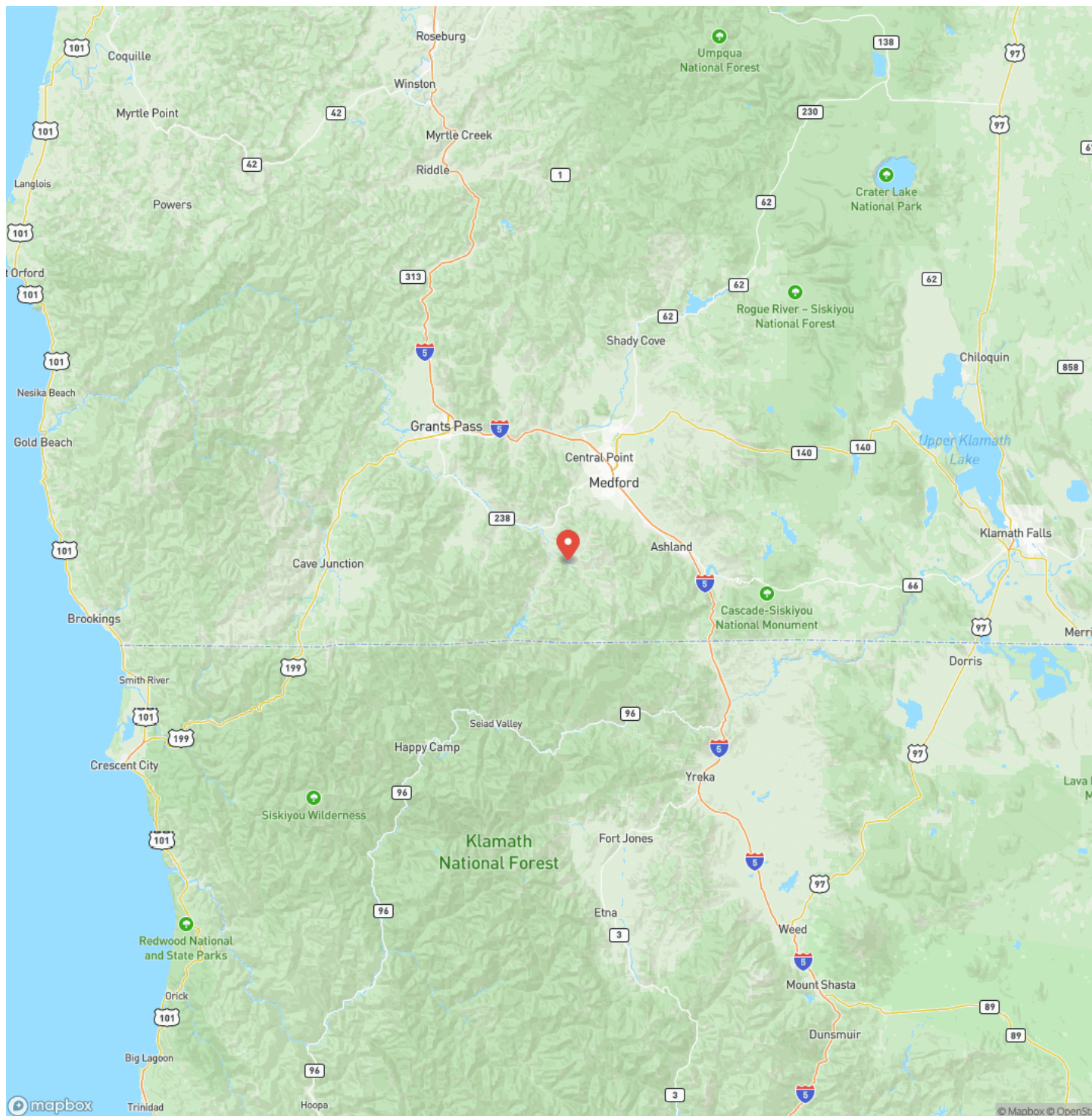
Little Riverbend
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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This image shows a single 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.

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