

**High Valley Farm**  
8179 Yank Gulch Road  
Talent, OR 97540

**\$675,000**  
45.770± Acres  
Jackson County



**High Valley Farm**  
**Talent, OR / Jackson County**

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**SUMMARY**

**Address**

8179 Yank Gulch Road

**City, State Zip**

Talent, OR 97540

**County**

Jackson County

**Type**

Undeveloped Land, Lot, Farms

**Latitude / Longitude**

42.215883 / -122.795553

**Acreage**

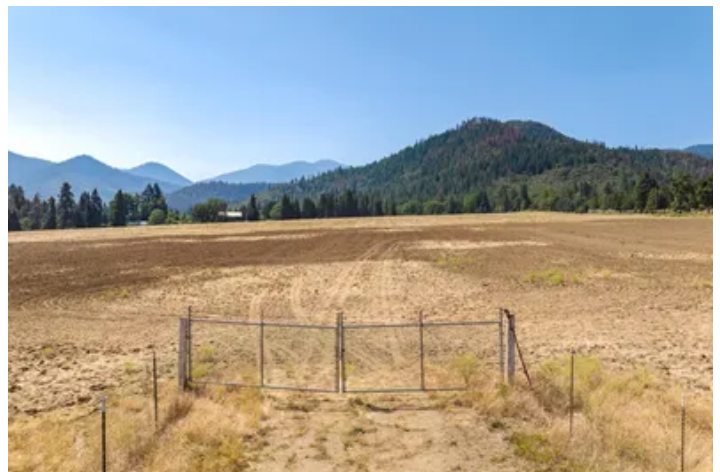
45.770

**Price**

\$675,000

**Property Website**

<https://www.landleader.com/property/high-valley-farm-jackson-oregon/42105/>





## **PROPERTY DESCRIPTION**

Rogue Valley Irrigated Farm for sale | Welcome to High Valley Farm - a rare large acreage land holding located in the highly desired Wagner Creek Valley, the land presents an extraordinary farming opportunity - spanning approximately 45 acres, and 44 acres of irrigation, this productive farm boasts a level topography, efficient shape, and Class II loam soil. The property's Exclusive Farm Use zoning, irrigation rights from Talent Irrigation District, and strategic location make it an ideal offering.

### **Rogue Valley Irrigated Farm for sale | Property Details**

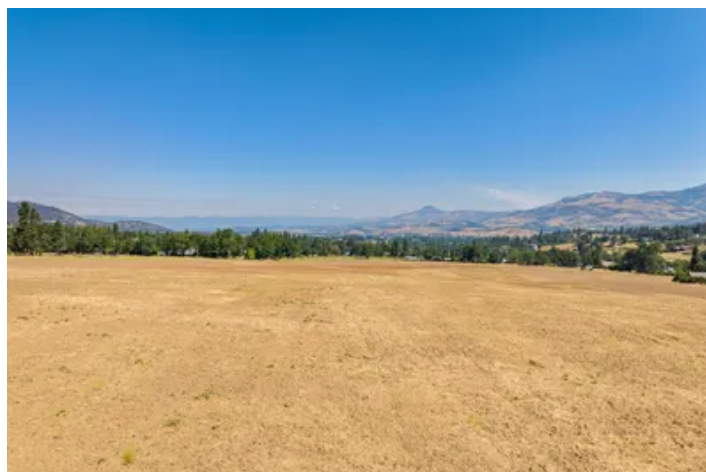
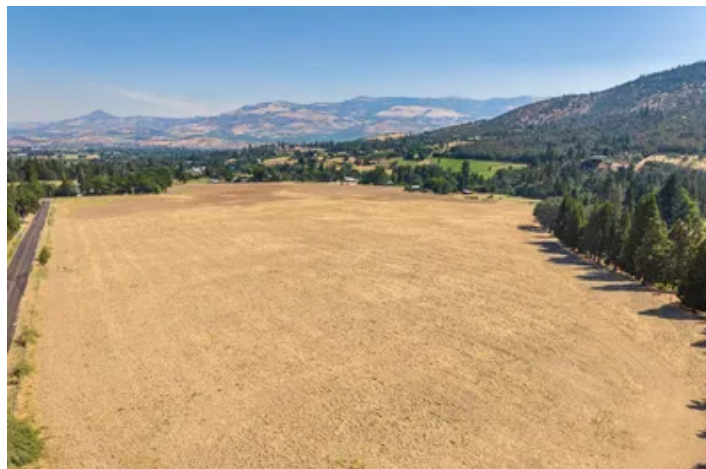
Historically, High Valley Farm has been a productive orchard. Made up of approximately 45 acres of Class II Ruch Silt Loam soils, the land offers potential for cultivating a diverse variety of agriculture. Water resources are delivered from the Talent Irrigation District for 44 acres of irrigation. The property has most recently been farmed in row crops with drip irrigation, at this time a buyer could install various irrigation applications.

### **Rogue Valley Irrigated Farm for sale | Surrounding Area**

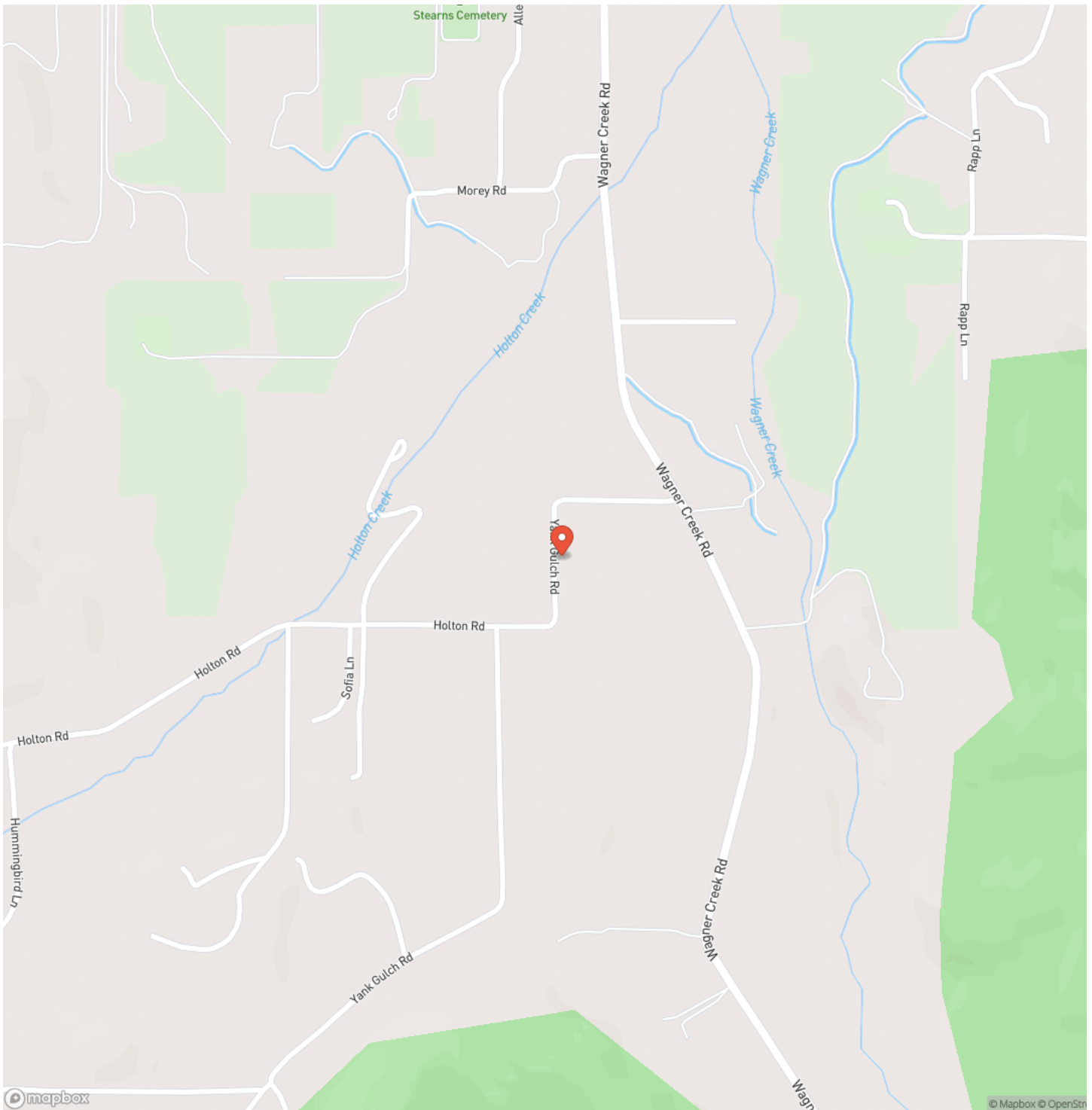
The location is just minutes from all the conveniences of Talent as it's only a 5 minute drive to town center. It also has easy access to Interstate 5 and the Rogue Valley International Airport. Southern Oregon is known for its stunning natural beauty, abundant water, a developing wine industry and niche agriculture, all with a rich small-town culture. The climate is highly sought after with four distinct seasons including a mild winter and a long growing season.

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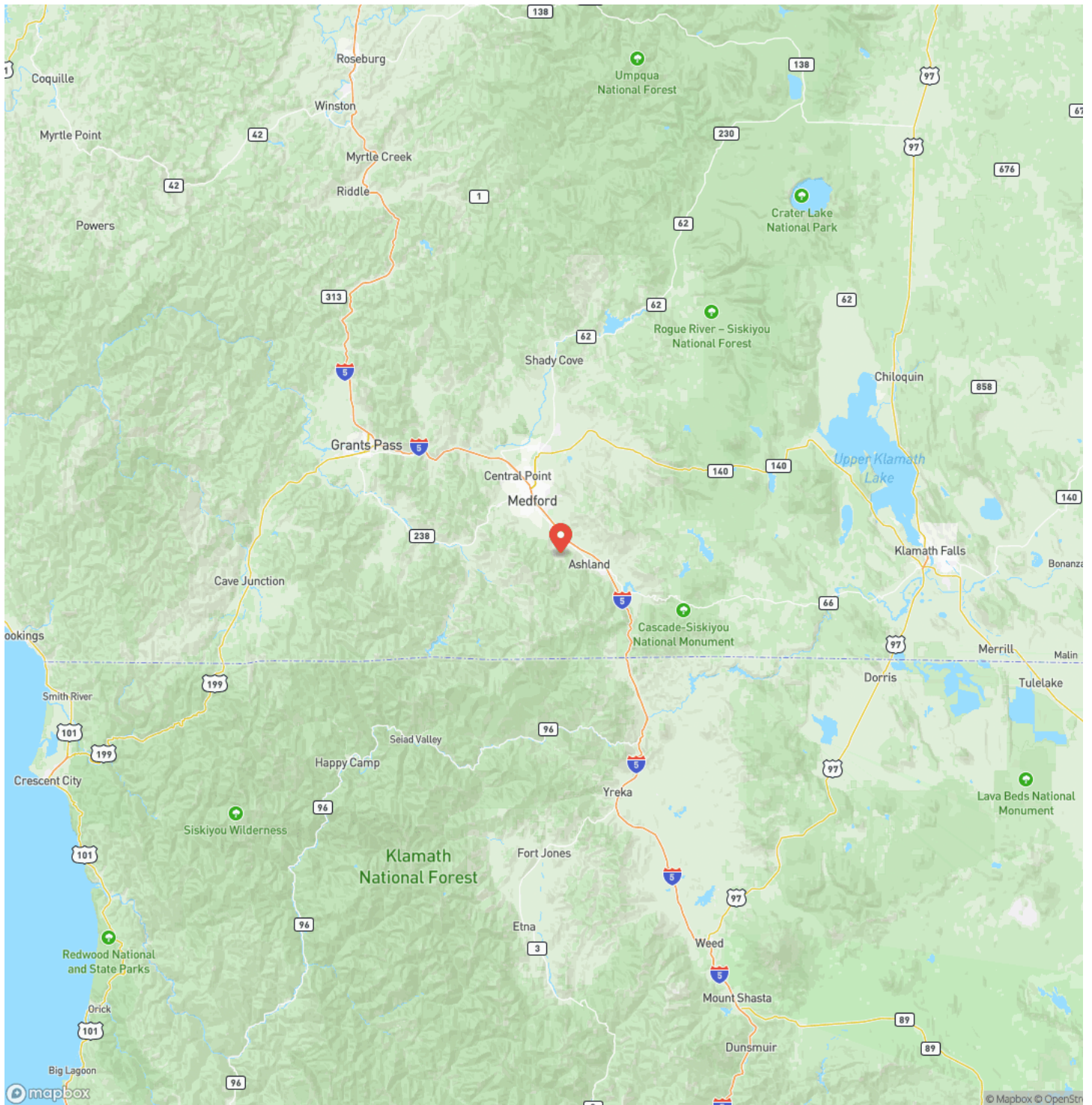


## Locator Map





## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chris Martin

## Mobile

(541) 660-5111

## Email

chris@martinoutdoorproperties.com

**Address**

3811 Crater Lake Hwy, Suite B

## City / State / Zip

Medford, OR 97504

## NOTES

[illegible]



## 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.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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