

Lapine Irrigated Farm
Lapine Ave
Central Point, OR 97502

\$499,000
26.120± Acres
Jackson County



Lapine Irrigated Farm
Central Point, OR / Jackson County

SUMMARY

Address

Lapine Ave

City, State Zip

Central Point, OR 97502

County

Jackson County

Type

Undeveloped Land, Farms, Lot

Latitude / Longitude

42.339028 / -122.943725

Acreage

26.120

Price

\$499,000

Property Website

<https://www.landleader.com/property/lapine-irrigated-farm-jackson-oregon/49414/>



PROPERTY DESCRIPTION

Central Point Irrigated Property For Sale: Welcome to the Lapine Irrigated Farm - a rare irrigated land holding located in the highly desired West Medford area. The land presents an extraordinary farming opportunity - spanning approximately 26 acres, this productive farm boasts a level topography, efficient shape, water rights, and a mix of Class II and Class I soils. The property's Exclusive Farm Use zoning, irrigation rights from Medford Irrigation District, and strategic location make it an ideal offering. There are also stunning, unobstructed views of both Mount McLoughlin and Roxy Ann Peak.

Central Point Irrigated Property - Historical Significance

Historically, the Lapine Irrigated Farm had been a productive orchard until around 2003-2004. Made up of approximately 21 acres of Class II Central Point and Barron Coarse Sandy Loam soils and 5 acres of Class I Silty Clay Loam, the land offers potential for cultivating a diverse variety of agriculture. Water resources are delivered from the Medford Irrigation District for 24.50 acres of irrigation. The property is currently leased and has been farmed to a variety of grass and row crops over the past 20 years.

Central Point Irrigated Property - Prime Location

The location is just minutes from all the conveniences of town, as it's less than 4 miles to Central Point and Jacksonville and less than 5 miles to Medford. 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.

Central Point Irrigated Property - Community Aspects

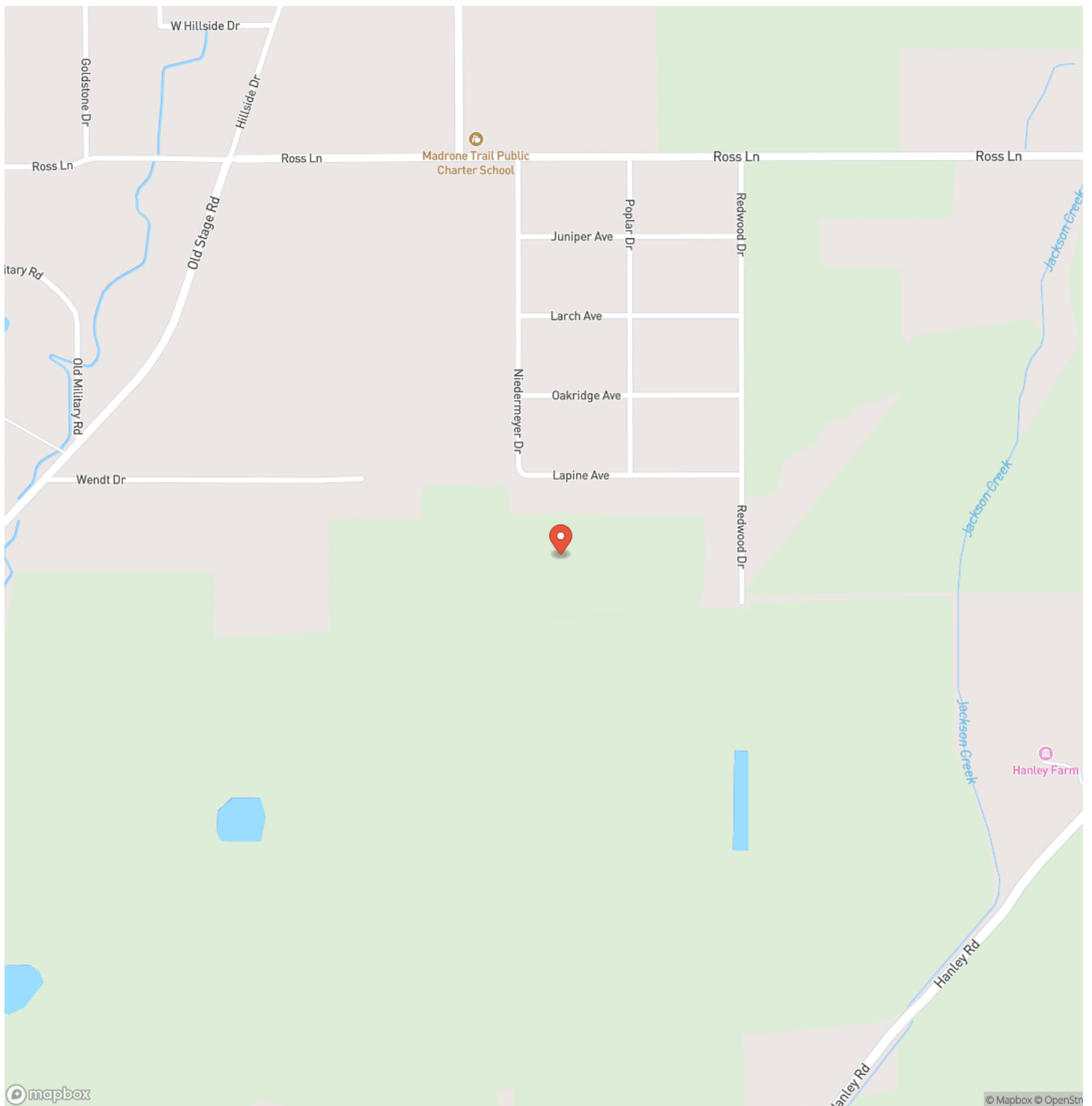
The rich soil and excellent water rights create a foundation for successful farming and agricultural ventures. The community in Rogue Valley is characterized by a deep appreciation for agriculture and a supportive environment for farming activities.

Brought to you by [Martin Outdoor Property Group](#) in partnership with [Land Leader](#). MOPG is a leading Southern Oregon Real Estate brokerage for irrigated land, ranches, vineyards, and waterfront homes in the [Rogue Valley](#).

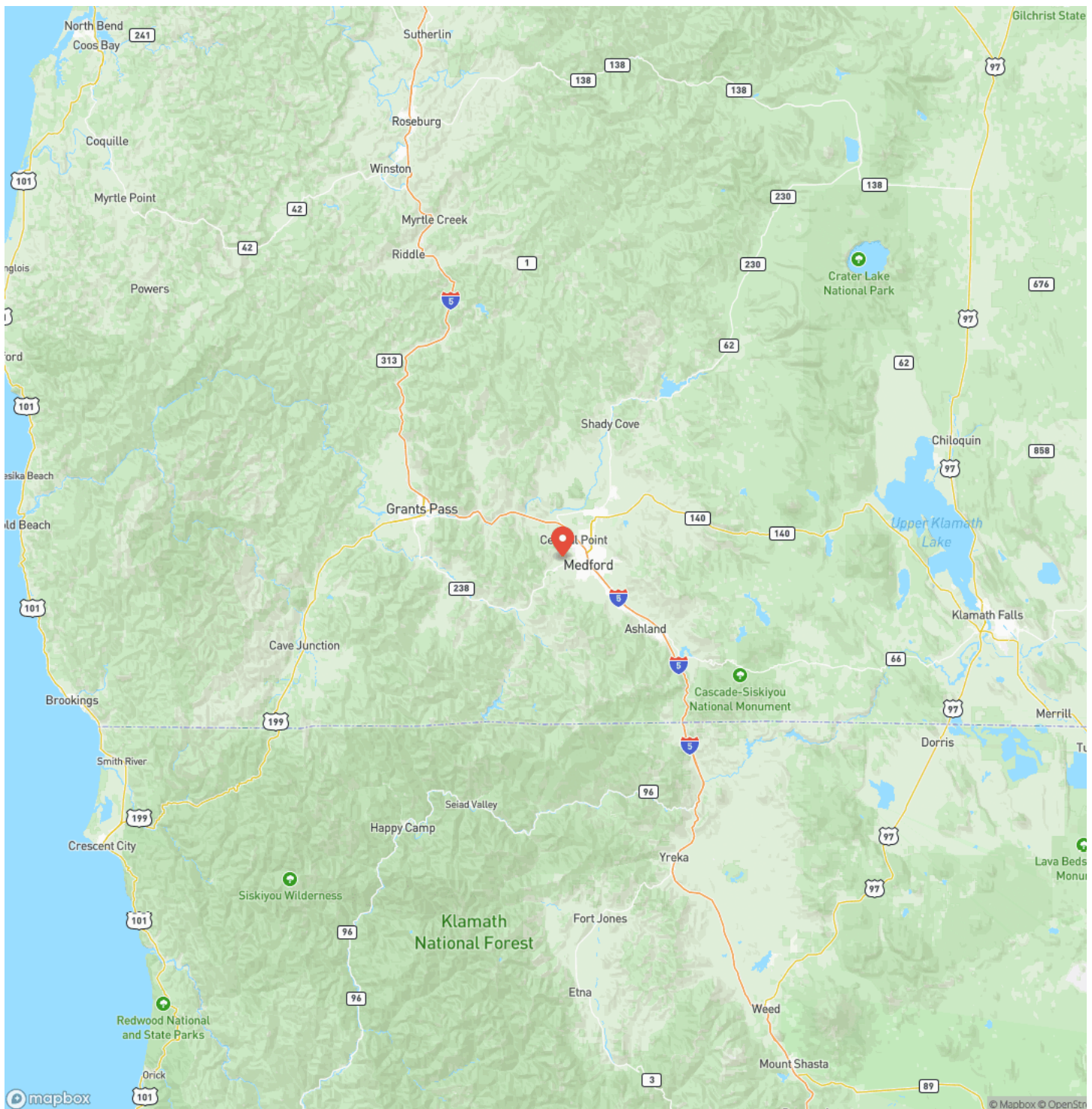
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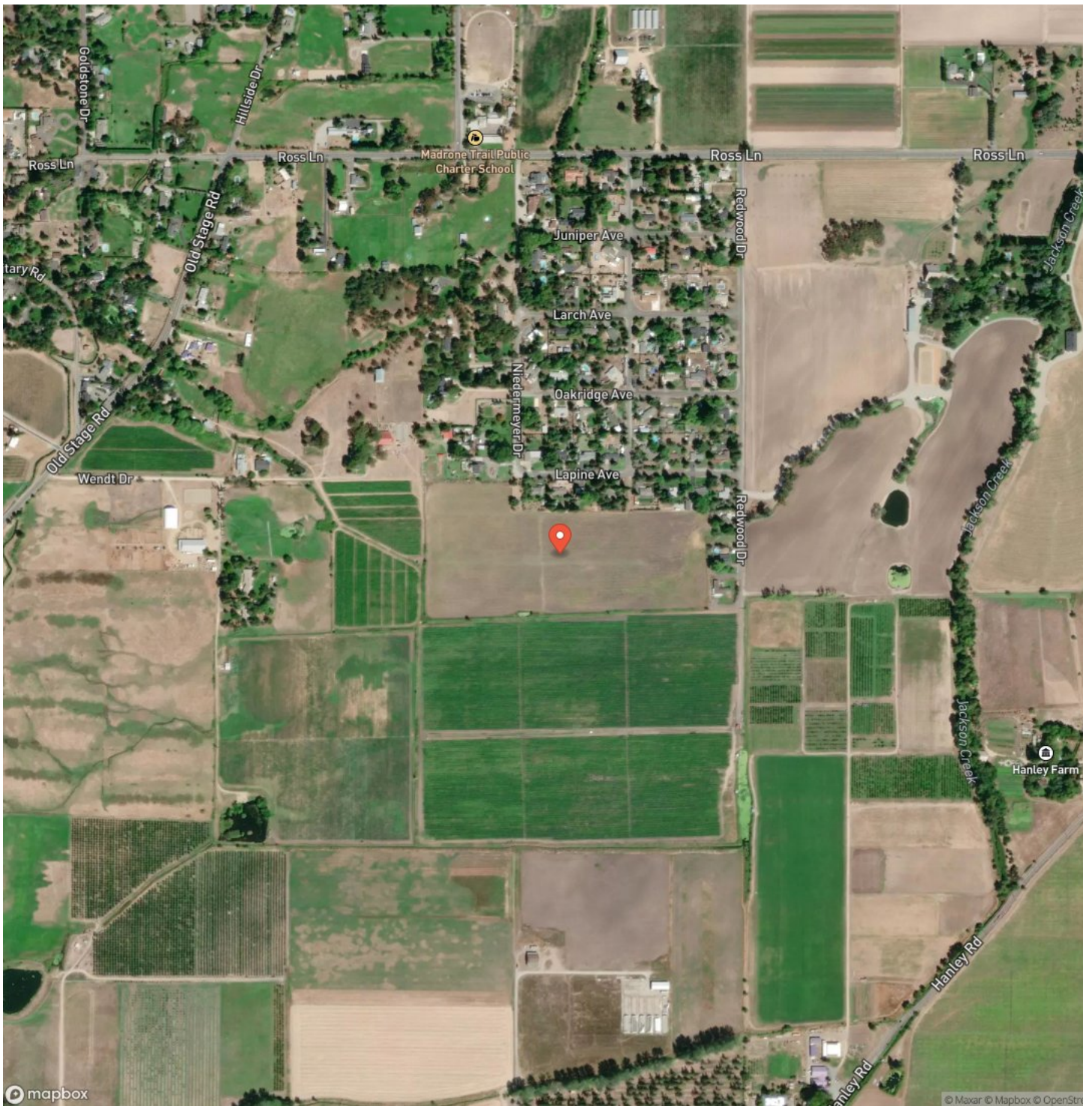
Locator Map



Locator Map



Satellite Map



Lapine Irrigated Farm
Central Point, OR / Jackson County

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

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MORE INFO ONLINE:

www.martinoutdoorproperties.com

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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