

**Applegate Riverside Estate**  
969 Fish Hatchery Road  
Grants Pass, OR 97527

**\$1,800,000**  
6.060± Acres  
Josephine County



**MORE INFO ONLINE:**

**<https://www.landleader.com/brokerage-and-wildlife-llc>**

**Applegate Riverside Estate**  
**Grants Pass, OR / Josephine County**

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**SUMMARY**

**Address**

969 Fish Hatchery Road

**City, State Zip**

Grants Pass, OR 97527

**County**

Josephine County

**Type**

Residential Property, Riverfront

**Latitude / Longitude**

42.3591479 / -123.3826035

**Taxes (Annually)**

3467

**Dwelling Square Feet**

3339

**Bedrooms / Bathrooms**

4 / 3

**Acreage**

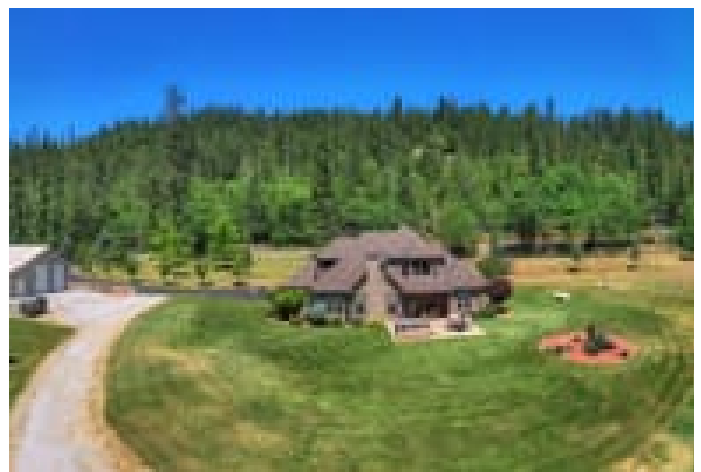
6.060

**Price**

\$1,800,000

**Property Website**

<https://www.landleader.com/property/applegate-riverside-estate-josephine-oregon/35183>



**PROPERTY DESCRIPTION**

Owner Carry Possible. Welcome to Riverside Estate, a quintessential Applegate riverfront property. The estate spans six acres with over 500 feet of river frontage and encompasses a portion of an island. The custom home with gated entry and paved driveway provides 3339 square feet of living space with four bedrooms and three full baths. Craftsmanship, attention to detail and pride of ownership are evident throughout the home and property. Main level living is emphasized with a spacious master suite, dining room, living area, grand kitchen with a large island counter, second bedroom, additional full bath and laundry room. The upper level features the additional bedrooms, the third full bathroom and a bonus area. Windows throughout the home provide an abundance of natural light. The riverfront setting can be described as a parklike setting providing a private and peaceful area for gatherings, fishing, recreation or a quiet place for reflection. The 48' X 48' shop has a concrete floor, a bathroom and large roll up doors (one positioned to provide a pull through option). The property has a 400 amp service and a solar panel for an additional power generation option. Zoning is Exclusive Farm and there is a permitted pond that assists in irrigating from water rights associated with the property. A young grove of fruit trees provide a nice agricultural component to the property. A private patio off of the south side of the home is perfect for quiet enjoyment or entertaining.





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**MORE INFO ONLINE:**

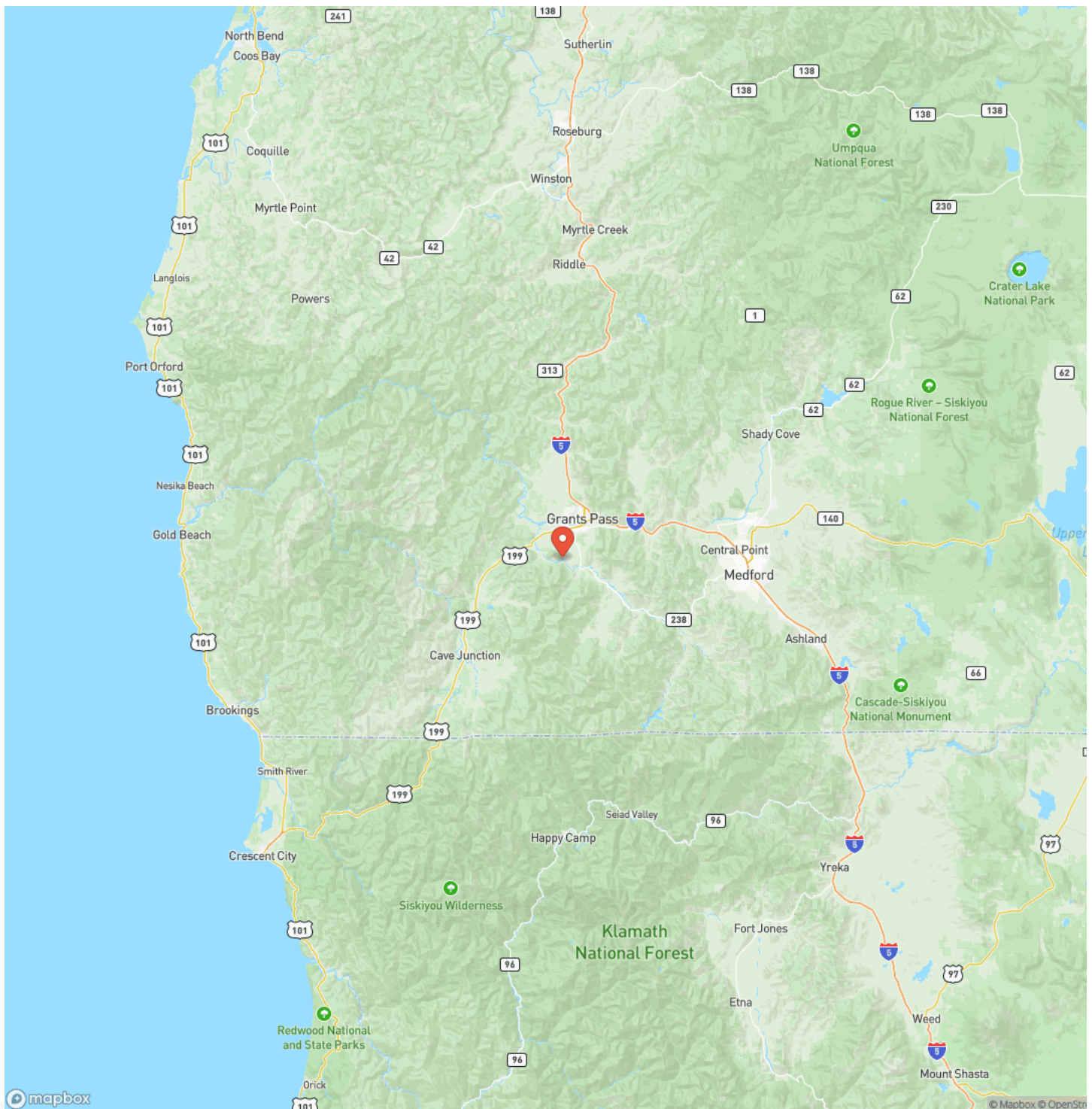
**<https://www.landleader.com/brokerage-and-wildlife-llc>**

## Locator Map





## Locator Map





## Satellite Map







**City / State / Zip**  
Medford, OR 97504

## NOTES

[illegible]



[illegible]

## **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 relation 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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