



GALICE VALLEY RANCH

2275 GALICE ROAD, MERLIN, OR 97532



*Property lines are approximate
and for illustration purposes only*

WELCOME

2275 GALICE ROAD, MERLIN, OR 97532

Welcome to 2275 Galice Road

Set at the gateway to Hellgate Canyon and the legendary Rogue River, this exceptional 74.04-acre Southern Oregon ranch blends productive ground, year-round water, and a true sense of privacy—without sacrificing convenience.

A Setting That Feels a World Away

A custom wrought-iron entry gate welcomes you into wide open pastures framed by mountain backdrops and western sunsets. The property is peaceful and secluded, yet minutes to Merlin and the I-5 corridor, making it an ideal balance of retreat and access.

Farmhouse Comfort & Flexible Living

The two-story farmhouse offers a traditional layout with defined spaces and a strong sense of arrival, highlighted by a vaulted foyer and loft above. A main-level primary suite creates easy day-to-day living, while upstairs bedroom suites and bonus areas provide space for guests, kids, hobbies, work, or recreation.

Legacy Ranch Infrastructure

Built from a legacy of horse and dairy operations, the improvements deliver serious capability: a 2019-built 7,200± SF metal shop with 800-amp, 3-phase power, an enclosed ~25,000± SF dairy barn with storage and open spans, and a converted milking parlor gathering space with a bathroom and guest-use potential. A lined irrigation pond near the shop adds functionality and value.

Land, Water & the Southern Oregon Lifestyle

Nearly all acreage is usable pasture—ideal for horses, livestock, or hay—supported by water rights for 72 acres and Jumpoff Joe Creek running year-round. Add in abundant wildlife and a nearby natural swimming hole, and 2275 Galice Road becomes more than a ranch—it's a complete lifestyle and legacy property.

ESTATE HOME

The two-story farmhouse features a traditional layout with clearly defined spaces. A grand foyer with tall vaulted ceilings opens to the loft above, creating a strong sense of arrival.

The main level includes a formal living room, well-appointed kitchen, dedicated dining room, large private office, and a spacious primary suite. The kitchen is equipped with granite countertops, a large island, ample cabinetry, and dual ovens. The primary suite is located on the main level and offers a private retreat with an oversized bedroom, walk-in closet, and ensuite bath featuring dual vanities and a large jetted tub. An oversized utility room anchors the opposite wing of the home and is paired with a full guest bath.

Access to the attached two-car garage is also located on this side of the home, making it ideal for ranch and outdoor living.



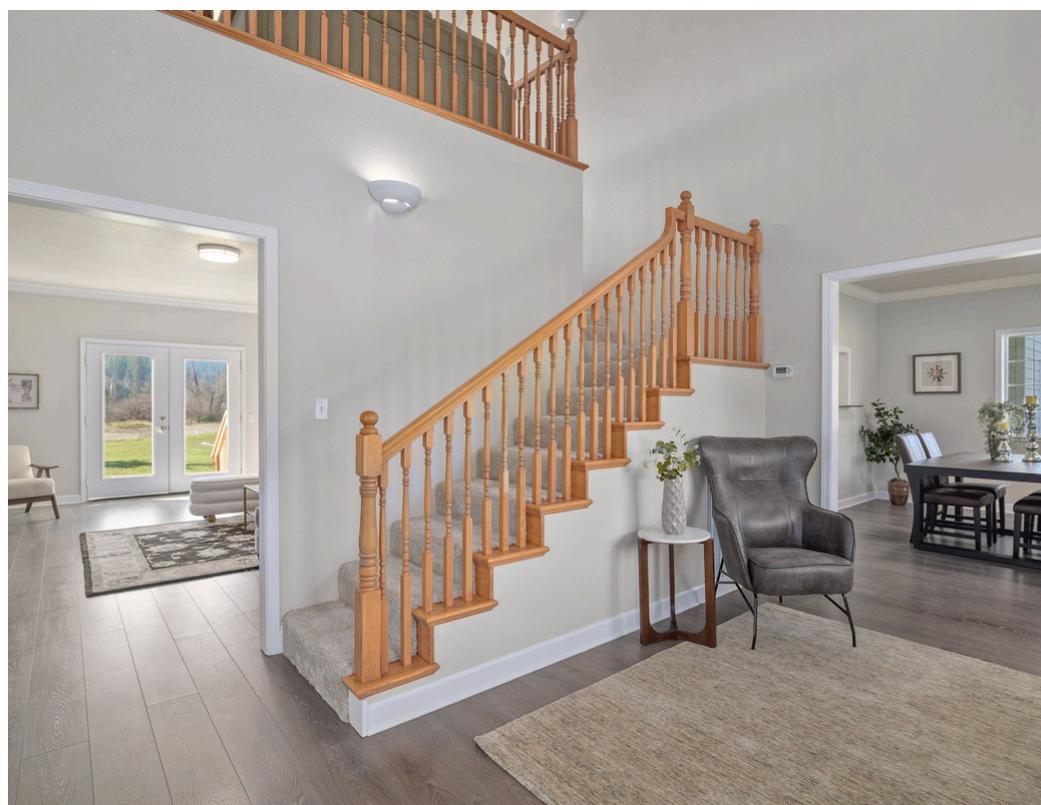


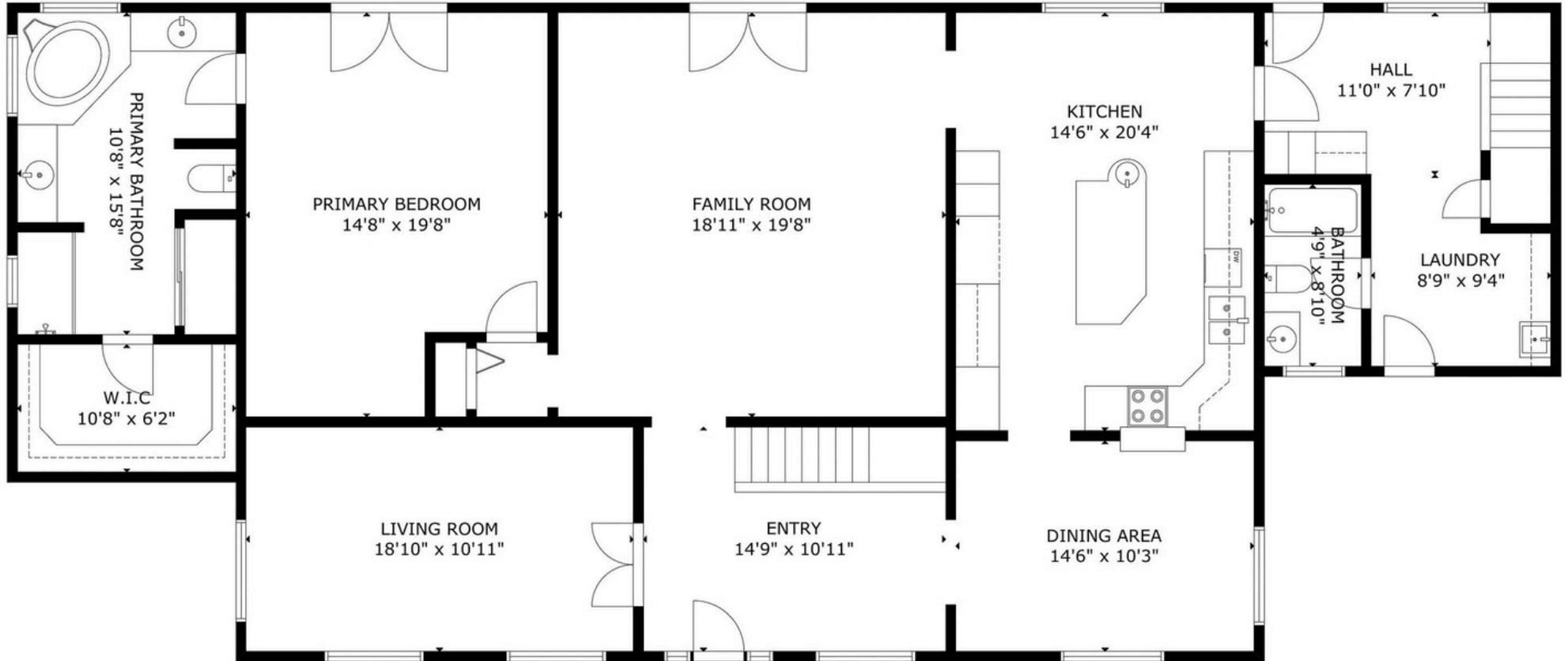


Upstairs, the primary staircase leads to an open loft with a wrap around balcony that functions as a second living space. At each end of the upper level are two oversized bedroom suites, each with vaulted ceilings and a private full bathroom, well suited for guests or kids. A secondary staircase off the mudroom accesses a separate upper level bonus-room wing, featuring bonus rooms, offering flexible space for recreation, storage, office use, or hobbies. Interior updates include flooring, carpet, and interior paint throughout significant portions of the home.

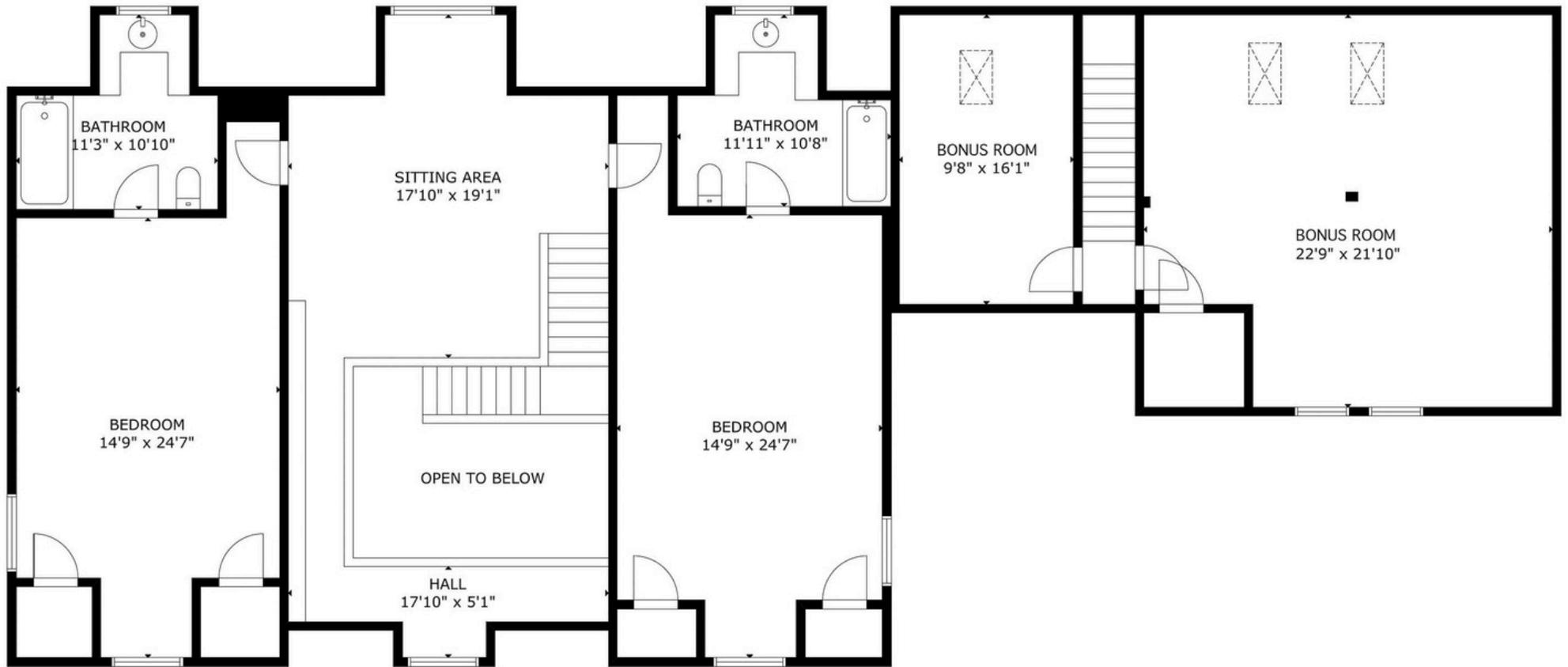
DESIGN & ARCHITECTURE

Year Built	2000
Total square footage	4,301 SF
Bedrooms	3
Bathrooms	4 Full
Floor Plan	2 Stories
Parking	576 SF 2 Car Garage
Foundation	Concrete Perimeter
Flooring	Carpet, Laminate, and Tile
Roofing	Composition
Heat/Air Conditioning	3 - Heat Pump System
Main Level	Office, kitchen, dining room, laundry, full guest bathroom, living room, and primary suite with full primary bathroom.
Second Level	Large loft, two additional bedrooms (each with their own ensuite full bathrooms), and 2 bonus rooms.





GROSS INTERNAL AREA
 TOTAL: 4,301 sq ft
 FLOOR 1: 2,019 sq ft, FLOOR 2: 2,282 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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SHOP DETAILS

Size:

7,200 square feet

Year of Construction:

2019

Foundation:

Concrete Slab

Notes:

800 amp, 3-phase service (damaged conduit and wire, fed off of on-site transformer); two 480v panels plus 208v 200 amp

Three overhead roll doors - measuring between 6'x10' to 12'x10'; 7 walk-in man doors

Partially framed interior

Please note that the anticipated replacement cost for this improvement would likely reach \$500,000 to replicate in today's market, does not include the 800 amp power service or interior walls, etc.



BARN & GUEST QUARTERS DETAILS

BARN

Size:

+/- 25,000 square feet

Year of Construction:

1983

Notes:

Historic dairy barn has been enclosed and includes multiple storage rooms and large open spaces.

GUEST QUARTERS

Size:

+/- 4,000 square feet

Year of Construction:

Unknown

Notes:

Includes a guest quarters that is +/- 1,500 feet including bathroom. The balance of the building is a large carport area. This is a converted milking parlor from the old dairy operation.



LAND

74.04 **EFU** **±400 ft**
TOTAL ACRES EXCLUSIVE FARM USE ZONING RIVER FRONTAGE

PROPERTY DESCRIPTION

Township	Range	Section	Tax Lot	Acct. #	Acres
35S	6W	18C	300	R303938	19.2
35S	7W	13	701	R336672	51.83
35S	7W	24AA	100	R306092	3.01

Access	Access is via multiple dirt/gravel driveways off of public paved Galice Road
Topography	Level
Elevation	±840'
Livewater	±400' of frontage along Jumpoff Joe Creek



WATER RIGHTS & SYSTEMS

	Certificate 31678	Certificate 62736
Use	Irrifation	Irrigation
Water Source	Jump-Off Joe Creek	Jump-Off Joe Creek
Priority Date	Jun 28, 1954	1875
Total acres listed on the certificate	20.3 acres	58.0 acres
Acres that apply to the subject property	<p>14.4 acres Important: 5.8 acres shown under this certificate are not on the subject property (NE1/4 SE1/4, Sec 13 - see exhibit below; highlighted lines DO apply to the subject)</p>	58.0 acres
Total Acres	72.4 acres	
<p>The property also benefits from an irrigation bulge that totals nearly one surface acre and is fully lined.</p>		

LOCATION

Southern Oregon Region: Southern Oregon is strategically located midway between Portland and San Francisco on Interstate 5, with convenient connections to the Oregon coast via Highway 199 and to eastern Oregon via Highways 62 and 140. This good transportation network helps link the most populated cities in the region of Medford, Ashland, Jacksonville, and Grants Pass.

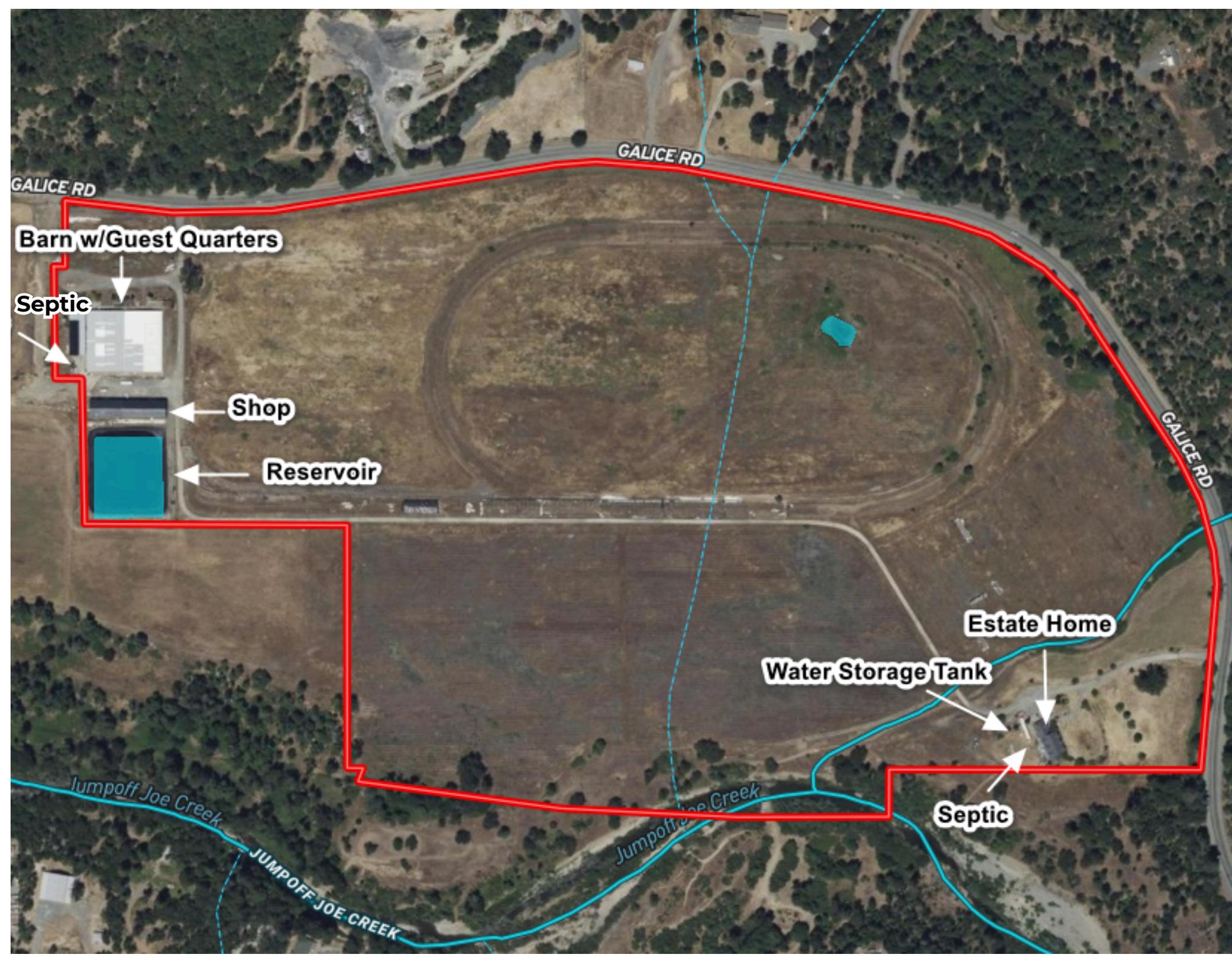
Southern Oregon is an outdoor lifestyle paradise – if there is something related to the outdoors that you love doing, you can do it here! Recreation in the area is vast and there is no shortage of hiking trails, fishing holes, or live water activities due to the abundance of rivers and lakes. The region is home to a wide array of natural amenities like Crater Lake, the Oregon Caves National Monument, and the Rogue River. The area enjoys a mild Mediterranean climate with four distinct seasons and mild winters.

Timber, pears, and cattle have historically been the leading agricultural economic drivers in Southern Oregon. In recent years the region has seen a rise in other types of agriculture including row crops as well as permanent plantings (wine grapes). In more recent years, the area has begun to see increase in notoriety within the wine industry for the region's ability to grow many different varietals at a high quality.

Destination	Approx. Drive
Grants Pass - City Center	~12 miles
Medford Airport	~37 miles
Asante Three Rivers Medical Center	~13 miles
Hellgate Canyon	~4 miles
Ashland - City	~51 miles
Brookings (Oregon Coast)	~115 miles
Portland - City	~241 miles
San Francisco, California	~410miles



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GALICE RD

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Barn w/Guest Quarters

Septic

Shop

Reservoir

GALICE RD

Estate Home

Water Storage Tank

Septic

Jumpoff Joe Creek

Jumpoff Joe Creek

JUMPOFF JOE CREEK



LANDLEADER

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