



**MARTIN**  
OUTDOOR PROPERTY GROUP  
*by John L. Scott*



**Mountain View Acres**  
— Central Point, Oregon —

# - Welcome -

---

Welcome to Mountain View Acres—an exceptional lifestyle property that blends comfortable living with a serene country setting in the heart of the Rogue Valley. Convenient to Medford amenities with easy access to Highway 62, you'll enjoy the best of both worlds: a peaceful rural home with quick travel options for shopping, dining, and top-notch medical care, plus a gateway to the region's renowned outdoor recreation.



Disclosures: All information herein is provided in good faith and is believed to be accurate. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein; all information contained herein is subject to change, errors, and omission and is subject to your independent verification. LandLeader NW LLC assumes no liability for inaccuracy contained herein.



# - Mountain View Acres -

---

## Land + Rural Capability

EFU-zoned with expansive, level irrigated ground, the land's efficient shape offers excellent usability and room for additional outbuildings. With fencing and some cross-fencing already in place, the layout is well suited for cattle, horses, llamas, or goats. Great sun exposure supports healthy pasture, hay production, and the opportunity to build a truly self-sustaining lifestyle—complete with an abundant garden, orchard potential, or other ag pursuits.

## Arrival + Setting

Arrive via the fence-lined driveway and take in wide-open pastures framed by surrounding mountain ranges, with iconic views of Mt. McLoughlin anchoring the horizon. The sense of space and tranquility is immediate—classic Rogue Valley country living with a scenic backdrop that changes beautifully through the seasons.





## - Mountain View Acres -

A standout feature is the washroom/mudroom off the garage, complete with a bath and laundry—perfect for boots, work clothes, and pets before stepping into the main living areas. Three guest bedrooms complete the main level, two with walk-in closets, plus an adjacent full bath that keeps the layout functional and private.

The home has seen thoughtful improvements over the years, including opened-up living and kitchen spaces that create a bright, airy feel. The spacious living room features east-facing French doors that welcome morning light and provide direct access to the pool patio. At the heart of the home, the kitchen and wet bar make an ideal hub for gathering and entertaining, with stainless appliances (including a gas range) and generous counter space.



## - Mountain View Acres -

---

On the second level, you'll find a spacious master suite. Whether you're savoring your morning coffee on the balcony of the grand master suite or unwinding in the newly remodeled master bath, you'll have the perfect vantage point to immerse yourself in the surrounding natural beauty. The bathroom has undergone a complete transformation, featuring a bright and expansive white color theme. The suite also includes a walk-in closet with a private washer and dryer, adding a touch of convenience to your daily routine. The bed is strategically positioned to face east, allowing you to enjoy gentle morning sunrises and bask in the warmth and ambiance of the fireplace. French doors lead to a balcony overlooking the pool patio and pastures with private staircase that leads to the patio.





## - Mountain View Acres -

---

When it's time to relax and enjoy some outdoor recreation, you'll find the pool and entertaining patio, conveniently located off the kitchen and living room. Whether you're hosting a summer barbecue or simply unwinding by the poolside, this outdoor space offers endless possibilities for leisure and entertainment.

Beyond the home, you'll find a large barn that is perfect for housing animals and also offers multiple rooms for storage including a workshop space with cement slab. This versatile space allows you to tailor it to your specific needs, whether it be for livestock, equipment storage, or pursuing your hobbies.

Mountain View Acres truly makes for a terrific place to call home. The broad collection of amenities, support for rural living, and proximity to modern life's conveniences bundle together for a perfect package.



## - Summary -

---

The property has a physical address of 5900 McLoughlin Drive, Central Point, Oregon 97502. It is made up of 1 tax lot and 1 account number as shown in the table below.

Property Identification					
Township	Range	Section	Tax Lot	Account #	Acres
36S	1W	33	200	10459802	<u>41.81</u>
<b>Total</b>					<b>41.81</b>

**Access:** Access is via a paved driveway off of paved McLoughlin Dr

**Present Land Use:** Rural residence

**2024 Taxes:** \$6,841.18

**Zoning:** EFU (Exclusive Farm Use)

**Elevations:** +/- 1,340' above sea level

**Topography:** Level

**Water Rights:** Irrigation provided through RRVID for 39.9 acres  
\$3,755 for 2026

**Domestic Water:** 30.9 GPM private well (Feb 2023 Well Flow)

**Sanitation:** Standard septic system

**Propane:** 125 gallon tank - Leased from Ferrel Gas

**Electric/Power:** Standard residential service

**Internet:** Spectrum

**Site Improvements:** Partially fenced, in-ground pool, asphalt driveway, in-ground pool

## - Home Details -

---

**Gross Area:** 2,531 square feet (county records)

**Number of Stories:** Two

**Year of Construction:** 1981 (county records)

**Bedrooms:** Four bedrooms

**Bathrooms:** Four full bathrooms

**Foundation:** Concrete block

**Flooring:** Vinyl laminate, tile, & carpet

**Exterior Walls:** T1-11 siding

**Roofing:** Presidential Composition

**Heat/Air Conditioning:** Central HVAC with gas furnace. Installed 2023

**Garage:** Approximately 664 SF

**Rooms:**

**Main Level:**

2 bedrooms with walk-in closet, remodeled kitchen with GE Cafe appliances, dining, office/family room and open living room

**Second Level:**

Master suite with remodeled bath, walk-in closet, fireplace, and balcony.

## - Barn Details -

---

**Gross Area:** 8,400 square feet

**Year of Construction:** 1981

**Improvements:** Interior workshop, storage space, or tack room

# - Southern Oregon -

- **Centrally located** - 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.
- **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.
- **Great Climate** - From a climate perspective, Southern Oregon offers the most diverse growing conditions in Oregon and arguably in the United States. According to a local climatologist, Dr. Greg Jones, the region is known for a distinct four seasons and a mild winter, making this one of the most desirable climates in the Pacific Northwest.



## - Landmarks -

### Central Point

5.8 miles

### Jacksonville

11.0 miles

### Ashland

18.4 miles

### Rogue Valley Intl. Airport

5 miles

### Crater Lake

60 miles

### Mt Ashland Ski Area

40 miles

### Oregon Coast

126 miles

### Portland

273 miles

### San Francisco

369 miles



LANDLEADER

MARTIN

OUTDOOR PROPERTY GROUP

by John L. Scott

[www.MOPG.com](http://www.MOPG.com)

**Chris Martin | Ashley Lacer | Alex Larson**

Licensed Oregon Real Estate Brokers

541.660.5111

Team@MOPG.com