



349 ACRES IN ASHLAND - YOUTH CAMP ENTITLEMENT

2829 BUCKHORN SPRINGS ROAD, ASHLAND, OR 97520



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WELCOME

2829 BUCKHORN SPRINGS ROAD, ASHLAND, OR 97520

Welcome to 2829 Buckhorn Springs Road

This expansive property near Ashland, Oregon, offers a unique combination of scale and natural beauty rarely found in Southern Oregon. It features sloping terrain, mixed forests, varied elevations, and nearly a mile of year-round creek frontage (Baldy Creek & Emigrant Creek), creating an immersive landscape perfect for recreation or conservation. Timber stands offer potential value and wildlife habitat.

Fully Entitled Youth Camp – Ready to Develop

The property has conditional use approval from Jackson County for operation as a Youth Camp with an overnight capacity of up to 100 youth and 25 staff/volunteers.

Bordering the Cascade–Siskiyou National Monument

The property shares a boundary with the Cascade–Siskiyou National Monument, a biologically diverse region recognized for its scenic integrity and conservation focus. This adjacency provides immediate access to thousands of acres of protected land, ensuring privacy, preserving views, and offering long-term landscape permanence.

A Unique Stewardship Opportunity

This property represents a rare combination of scale, live water, infrastructure, entitlement, and monument adjacency. It's ideal for a legacy landholding, mission-driven youth camp, or private recreational retreat with commercial potential – ready to be stewarded, developed, and shaped into its next chapter.

349 ACRES IN ASHLAND

Spanning nearly 350 acres in the hills above Ashland, this property captures the kind of scale and natural character that has become increasingly rare in Southern Oregon. Sloping terrain, mixed forest, and varied elevations create a landscape that feels expansive and immersive — a place where you can walk for hours and continually discover new parts of the property.

Nearly one mile of year-round Baldy Creek flows through the heart of the property, joined by additional frontage along Emigrant Creek. Live water defines the land — drawing wildlife, cooling the air, and adding a steady soundtrack to the forested setting. Whether your vision includes conservation, recreation, or long-term stewardship, dependable creek frontage brings both beauty and substance to the offering.

Timber stands across much of the acreage, offering both privacy and future potential. A timber cruise is recommended to quantify volume, but merchantable timber has been observed, adding another dimension to the property's value.





Located within the Rogue Hunting Unit, the land also supports strong wildlife habitat, making it well suited for hunting, hiking, horseback riding, and year-round outdoor exploration. Access throughout the property is supported by a private internal road system, allowing you to navigate the terrain with confidence.

Infrastructure is already in place. A 4,000 square foot metal building, constructed in 2021, is served by substantial 600-amp electrical service — a level of power rarely found on rural forest properties. A 25 GPM domestic well provides water, and fuels reduction work has been completed, improving both resiliency and overall land management.

PROPERTY DETAILS

Access	Access is via gravel driveway off of Buckhorn Springs Rd
Topography	Varying topography including gentle valleys and high peaks
Elevation	+/- 2,800' - 4,160' above sea level
Livewater	+/-400' of frontage along Emigrant Creek +/- a mile of frontage on Baldy Creek

LAND

349
TOTAL
ACRES

FR
ZONING

±1 Mile
CREEK
FRONTAGE

PROPERTY DESCRIPTION					
Township	Range	Section	Tax Lot	Acct. #	Acres
40S	2E	13	3600	10108983	33.05
40S	3E	18	6200	10111282	<u>316.08</u>
				Total	349.13





SHOP DETAILS

Size:

+/- 4,000 square feet (40x100)

Year of Construction:

2021

Foundation:

Slab

Siding/Roofing:

Metal

Electrical:

3 panels installed



YOUTH CAMP ENTITLEMENT

The property carries conditional approval from Jackson County for a Youth Camp (Type 2 approval), allowing organized programming with overnight capacity for:

- **100 youth participants**
- **25 staff and volunteers**
- **Total overnight population of 125**

Tax Lot 3600

- Approximately 8,000 SF lodge / common use buildings
- 16 cabins (500–600 SF each)
- Caretaker residence
- 49 parking spaces

Tax Lot 6200

- 30 yurt or bell tent sites
- Open activity areas
- 19 parking spaces



Site Plan TL 3600

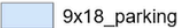
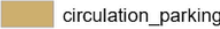
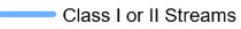
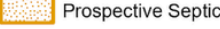
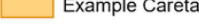
Youth Camp Amendment

Living Lore LLC / Baldy Springs LLC
 40-2E-(13)-3600 & 40-3E-(18)-6200
 & Part of 40-2E-103

0 125 250 500 Feet

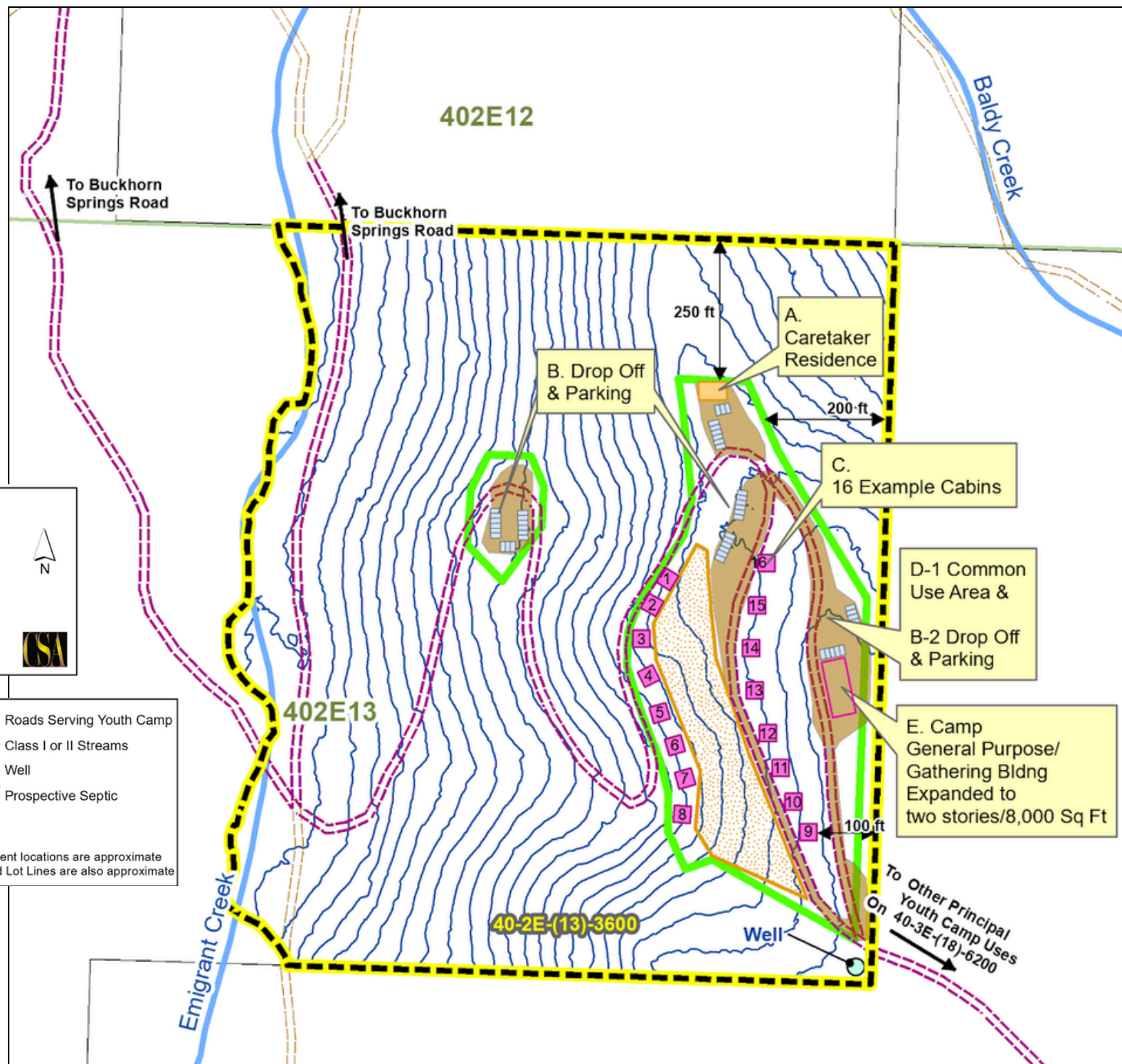
CSA

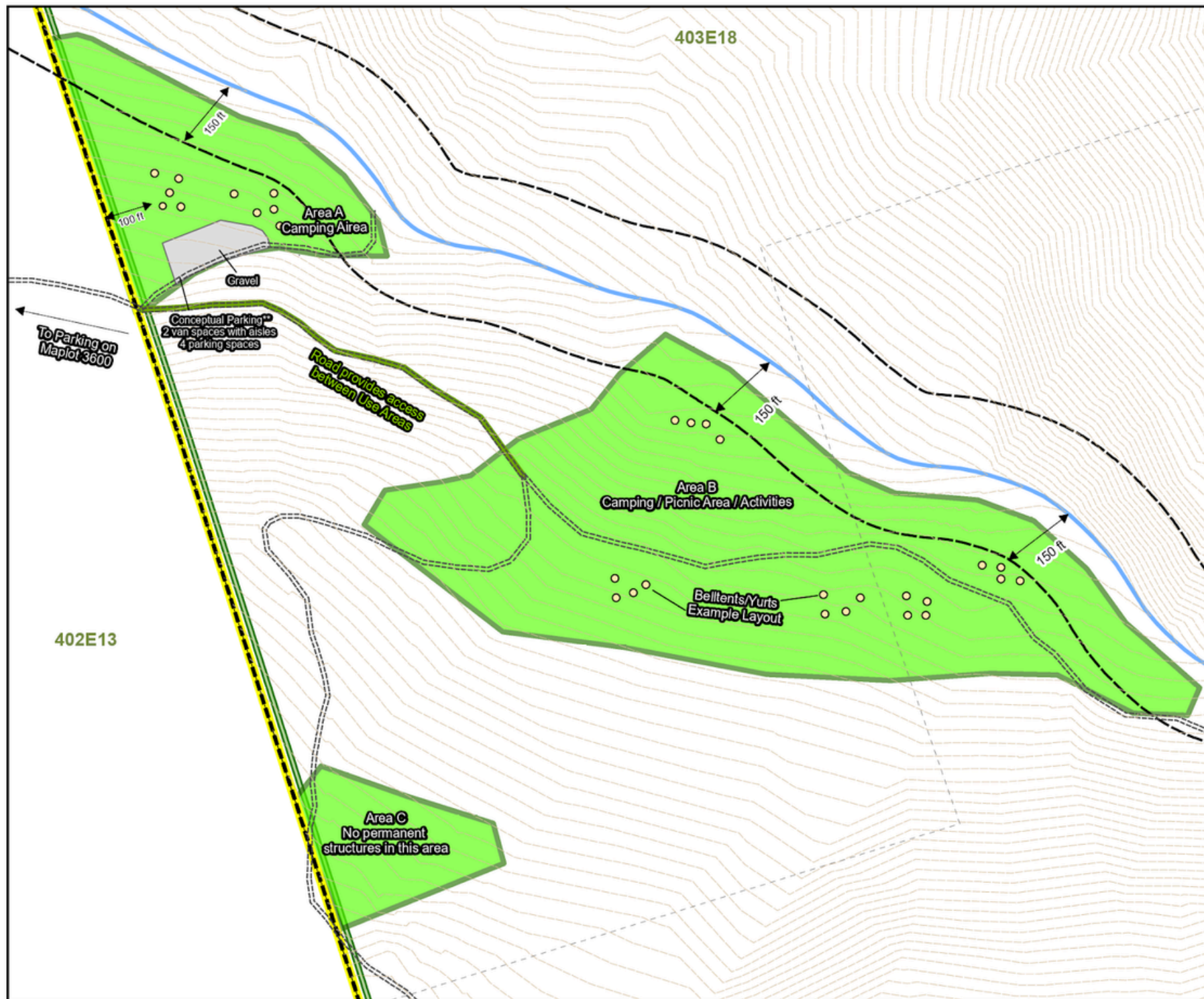
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	9x18_parking		Roads Serving Youth Camp
	circulation_parking		Class I or II Streams
	Primary Use Areas_2024		Well
	Subject TL3600		Prospective Septic
	Example Cabins		
	Example Caretaker *		

All improvement locations are approximate
 Contours and Lot Lines are also approximate

Date: 8/2/2024





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.

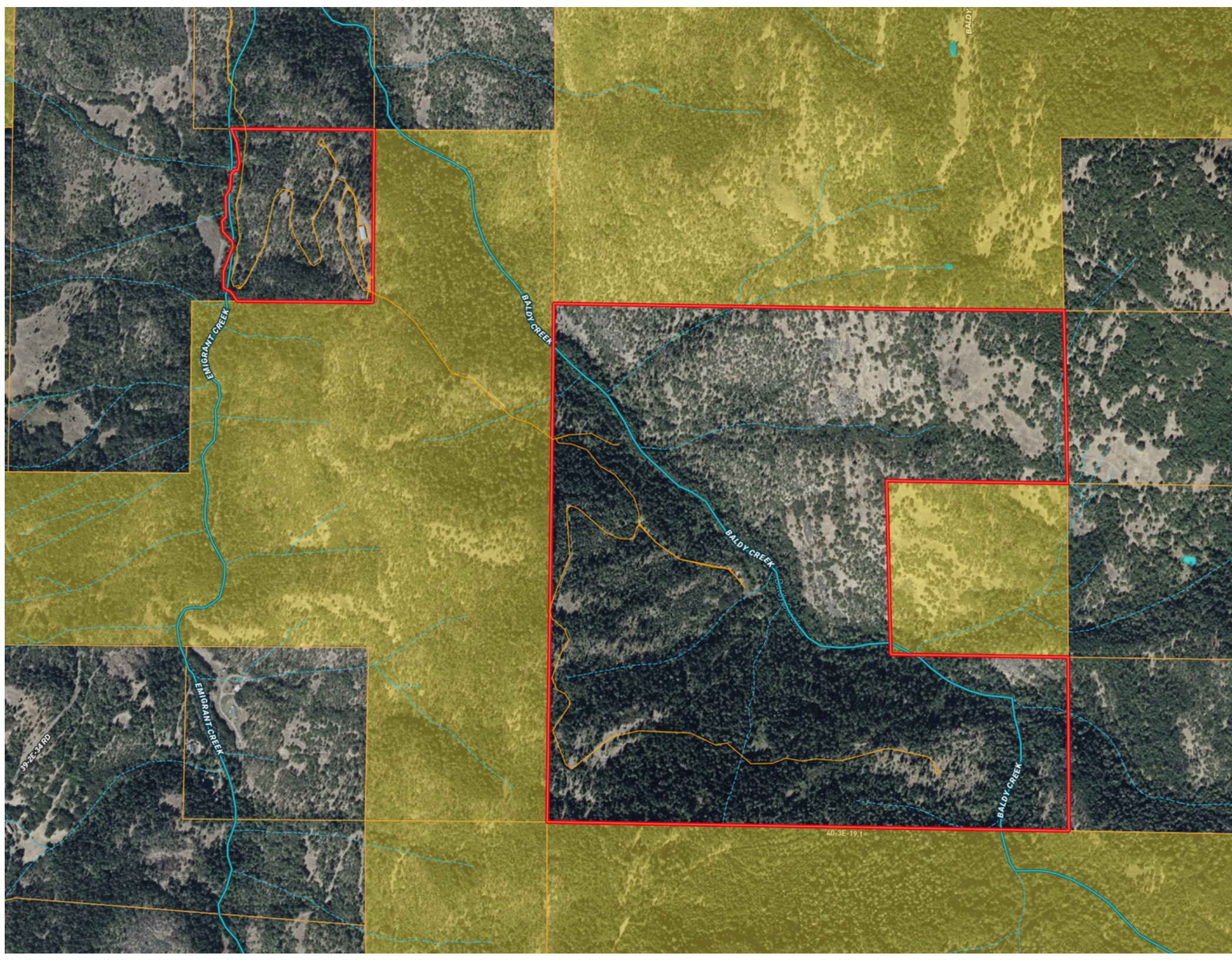
Timber, pears, and cattle have historically been the leading agricultural economic drivers in Southern Oregon. In recent years the region has seen a rise in other types of agriculture including row crops as well as permanent plantings (wine grapes). In more recent years, the area has begun to see increase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

Destination	Approx. Drive
Ashland, Oregon	14 miles
Asante Rogue Regional Medical Center	26 miles
Medford, Oregon	27 miles
Jacksonville, Oregon	30 miles
Rogue Valley International Airport	30 miles
Brookings (Oregon Coast)	151 miles
Portland - City	298 miles
San Francisco, California	352 miles











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