



6345 Thompson Creek Rd

An Applegate Valley Homestead

WELCOME

6345 Thompson Creek Rd, Jacksonville

Township	Range	Section	Tax Lot	2025 Taxes	Account #	Acres	Zoning
39S	4W	18	1100	\$2,578.72	10633417	9.74	EFU

Welcome to Weather Bee Farms, a well cared for Northwest style log home and true working homestead set along Thompson Creek in the Applegate Valley. This 9.74 acre property offers privacy, usable land, water rights, and a peaceful creekfront setting just steps from the home. The residence blends timeless rustic character with comfortable living, featuring classic log construction, warm wood finishes, an inviting open concept layout, and a spacious kitchen with quality finishes that flows naturally into the main living and dining areas.

Outside, the property is thoughtfully arranged for a true homestead lifestyle with established gardens, mature orchard plantings, usable pasture, barn, and other outbuildings already in place. Ideally located between Grants Pass and Jacksonville, with nearby access to public lands, and the Applegate Valley wine trail, the property offers a rare opportunity to enjoy a slower pace, rural freedom, and a strong connection to the outdoors.

DESCRIPTION

6345 Thompson Creek Rd, Jacksonville

History

The name Weather Bee Farms is a tribute to the original developers of the property, the Weatherby family, whose legacy is deeply rooted in both the land and the broader outdoor community. The Weatherby name is widely recognized as the founder of Weatherby Firearms, a world renowned sporting firearms company known for craftsmanship, performance, and a strong connection to the outdoors

Residence

The residence is a warm and inviting Northwest style log home offering approximately 2,464 square feet with three bedrooms and two full bathrooms. Built in 1981, the home reflects a timeless rustic character with classic log construction, natural wood finishes, and a layout that feels both comfortable and functional for everyday living. The main level is centered around an open concept great room, dining area, and kitchen with vaulted ceilings and generous windows that bring in natural light and frame the surrounding landscape. The kitchen is well equipped with granite countertops, stainless steel appliances, a 48 inch propane cooktop, double oven, raised bar seating, and a walk in pantry. Two bedrooms, a full bath, laundry area, storage room, and access to the attached oversized three car garage are all located on the main level for convenience. Upstairs is a loft space and the private master suite that includes a comfortable bedroom, walk in closet, and a ensuite bath with double vanity, jetted tub, and tile shower. Additional features include forced air heating and central air on the main level, a mini split serving the upper level, a wood stove for added warmth and ambiance, wood casement windows, wood doors, and a large rear deck overlooking the creek and natural setting.

Land and Water

The 9.74 acre parcel is impeccably maintained and thoughtfully laid out, with wonderful landscaping that complements the natural beauty of the setting. Gently rolling terrain offers a desirable mix of open ground and usable pasture, while Thompson Creek runs through the property and sits just steps from the back door of the home, creating a rare and inviting creekfront setting. Irrigation rights support agricultural use, and the property's soils are a quality loam. A private well provides domestic water, and the existing infrastructure supports both comfortable rural living and small scale agricultural use.

DESCRIPTION

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True Homestead

Weather Bee Farms is well established as a true working homestead, thoughtfully set up for those looking to live more independently. The fenced garden area, measuring approximately 75 by 75 feet, has been organically farmed and carefully maintained. A cold frame greenhouse extends the growing season, while the established fruit trees and perennial plantings add both beauty and long term productivity. Permanent plantings include apple trees such as Granny Smith and Fuji, pear and Asian pear, walnuts, raspberries, currants, gooseberries, strawberries, table grapes, elderberries, rhubarb, and asparagus. The layout of the property supports a natural flow between the home, garden, and pasture.

Outbuildings & Improvements

The property is well suited for a variety of uses, with a barn, chicken coop, greenhouse, firewood shelter, covered RV carport, round pen and turnout areas already in place. Full perimeter fencing with some cross fencing supports animals. This level of infrastructure is well suited for everything from a hobby farm with a few cows to horses, small livestock, and an active homestead setup.

Location

Situated in the Applegate Valley, the property offers convenient access to a wide range of outdoor recreation, including nearby public lands, the Applegate River, and Applegate Lake. The Applegate Valley wine trail is just minutes away, along with local farms and community gathering spots. Positioned between Grants Pass and Jacksonville, the location provides both accessibility and a sense of retreat. The area is known for its scenic beauty, slower pace, and strong connection to the outdoors, making it a desirable place to call home.

PROPERTY OVERVIEW

6345 Thompson Creek Rd, Jacksonville

Access	Access is off Thompson Creek Rd via a gravel driveway with an automatic gate, providing privacy and controlled entry
Present Land Use	Currently improved with a well-appointed log cabin residence and irrigated land, ideally suited for a homestead, hobby farm, or rural lifestyle property with established infrastructure
2025 Taxes	\$2,578.72
Zoning	EFU (Exclusive Farm Use), supporting agricultural activities, livestock, and long-term rural use potential
Elevations	1,800 ft
Topography	Gently rolling terrain with significant usable level areas, including a highly desirable creek-front setting directly behind the home, ideal for recreation, gardening, and pasture. Perimeter fencing includes a combination of: Wood posts with top rail and hot wire & T-posts w/hot wire in the back pasture
Soils	Primarily rich gravelly silt loam (Class III), suitable for a variety of agricultural uses
Water Rights	~ 8.5 acres. IMPORTANT Please see Water Right Exhibit in Offering Memorandum
Live Water	~ 525 feet of frontage on Thompson Creek
Domestic Water	Private well. Based on a recent service call, the well is estimated to be producing at 4 GPM. Original well log #18512 showed 13.5 GPM and a completed depth of 141 feet.
Sanitation	A two compartment septic tank with pump. Standard Leachfield. <u><i>Recent Inspection on File</i></u>
Power Service	Standard residential electrical service provided by Pacific Power, supplemented by a grid tied solar system. Two solar arrays installed in 2006
Gas/Propane	An RV style regulator and portable propane tanks supply gas to the kitchen
Internet	Starlink and Spectrum both available

THE LOG CABIN

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Year Built	1981
Approx. SF	2464
Bed / Bath	3 / 2 full
Garage Parking	An attached oversized three car garage with an interior footprint of approximately 37 by 31 feet.
Floor Plan Notes	<p>Main Level: The main level is thoughtfully designed to create a warm and inviting living experience, centered around an open concept great room, dining area, and kitchen with vaulted ceilings and windows that fill the space with natural light while showcasing the surrounding setting. The living area offers a comfortable gathering space and a seamless flow into the well appointed kitchen, featuring granite countertops, stainless steel appliances including a 48 inch propane cooktop and double oven, a raised bar for casual seating, and a walk in pantry. An adjacent laundry area adds everyday convenience, while a hallway leads to two bedrooms, a full bathroom with a classic clawfoot tub, a storage room, and access to the attached oversized three car garage.</p> <p>Second Level: A striking custom pine staircase leads to the upper level, where a versatile loft space overlooks the main living area and is enhanced by multiple skylights that bring in abundant natural light. This flexible space is well-suited for a home office, fitness area, or additional lounge space. The master suite serves as a private retreat, offering a spacious layout with a walk-in closet and a well-appointed ensuite bathroom featuring a double vanity, a corner jetted tub, and a stone-tiled walk-in shower with dual shower heads, creating a comfortable and functional space with a touch of luxury.</p>
HVAC	The main level features forced air heating with an oil furnace and central air conditioning, while the upstairs master suite enjoys its own mini-split system for personalized comfort. A wood stove in the living room adds a cozy and rustic ambiance.
Hot Water Heater	Standard electric hot water tank
Exterior Siding	Classic pine log siding offers timeless character and a true mountain-lodge feel, blending beautifully with the natural surroundings.
Roofing	Composition shingle and single-ply membrane
Doors and Windows	Wood casement windows and wood doors enhance the home's craftsmanship and charm.

THE LOG CABIN

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Exterior Design & Construction	The home's exterior is defined by its log construction, built from imported pine logs that create a timeless mountain-lodge aesthetic.
Front Entry & Covered Deck	A covered front deck serves as the main entry, offering a welcoming place to relax and enjoy your homestead view.
Rear Deck & Outdoor Living	The large rear deck is a focal point of the home's outdoor living space, designed for both relaxation and entertaining. Overlooking the creek and natural setting, it offers privacy and tranquility and includes a hot tub, creating an inviting outdoor retreat.
Views & Setting	The home is positioned to take advantage of its scenic surroundings, with outdoor living areas oriented toward the creek and landscape.

TRUE HOMESTEAD

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Garden	Fenced garden area measuring approximately 75 by 75 feet, thoughtfully designed for productivity, beauty, and ease of use. The garden includes a cold frame greenhouse and has been organically farmed, reflecting a strong commitment to healthy growing practices. Exceptionally well cared for, the space offers an impressive setting for seasonal vegetables, herbs, flowers, and ongoing cultivation.
Permanent Plantings	Established plantings include a diverse mix of fruit and perennial crops such as apple trees including Granny Smith and Fuji, pear and Asian pear, walnuts, raspberries, currants, gooseberries, strawberries, table grapes, elderberries, rhubarb, and asparagus. Managed with organic growing practices throughout.
Livestock Features	Perimeter fencing consists of a combination of wood posts with top rail and hot wire, along with T posts and hot wire in the back pasture. Improvements include a barn, coop, and turnout areas suited for horses and small livestock, offering practical infrastructure for a range of agricultural uses.

Outbuildings	
Barn	Size: ~ 24 ft x 30 ft A well maintained barn that can be used for either livestock and storage
Carport	Size: ~ 11 ft x 28 ft with a 13 ft eve height Pole barn style construction with single pitch roof
Chicken Coop	Size: ~ 8 ft x 15 ft Current used for garden storage, the structure was designed for housing chickens or small animals
Turnout Shelter	Size: ~ 16 ft x 26 ft Pole barn construction and open sides
Greenhouse	Size: ~ 30 ft x 10 ft A cold frame greenhouse ideal for extending the growing season, and seed starting
Firewood Shed	Size: ~ 16 ft x 10 ft Log construction to match the esthetic of the home.

LOCATION

6345 Thompson Creek Rd, Jacksonville

Nearest Towns

Applegate is a small town set inside of Southern Oregon's wine country. The town provides a variety of eateries, wineries, vineyards, and outdoor recreation along the Applegate River.

Grants Pass is the everyday hub-groceries, dining, schools, fuel, medical services, and direct access along I-5 to Southern Oregon's major metropolitan areas.

The Applegate Valley

The Applegate Valley offers a quieter, more rural expression of Southern Oregon living, defined by vineyards, open landscapes, and a strong connection to the outdoors. Winding country roads link small communities, local wineries, and access to the Applegate River, creating opportunities for recreation and relaxed exploration. The area is known for its peaceful setting, dark skies, and slower pace, while still remaining within reach of the amenities found in nearby towns. It's a setting that blends agricultural heritage, natural beauty, and a close-knit community feel.

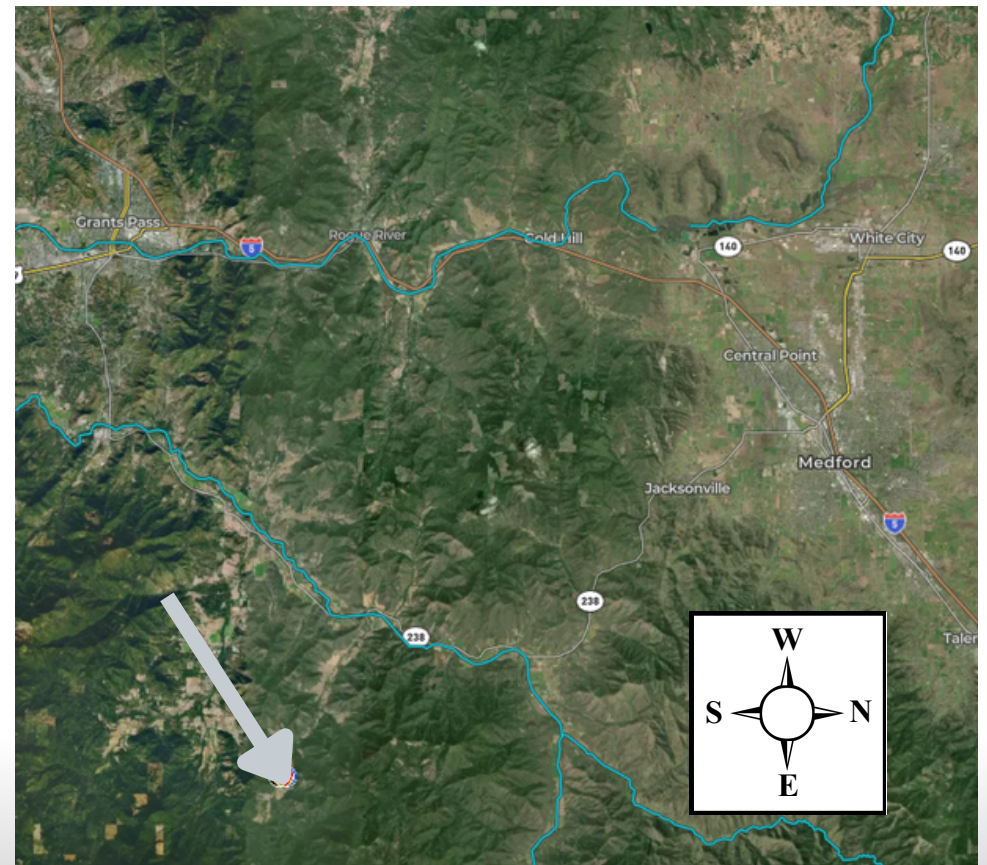
Rogue Valley International-Medford Airport (MFR)

MRF offers the ease of a small town airport with multiple daily nonstops to major West Coast hubs and reliable connections to national gateways. Quick check-ins, on-site rentals, and straightforward access make travel simple for business or leisure.

Climate

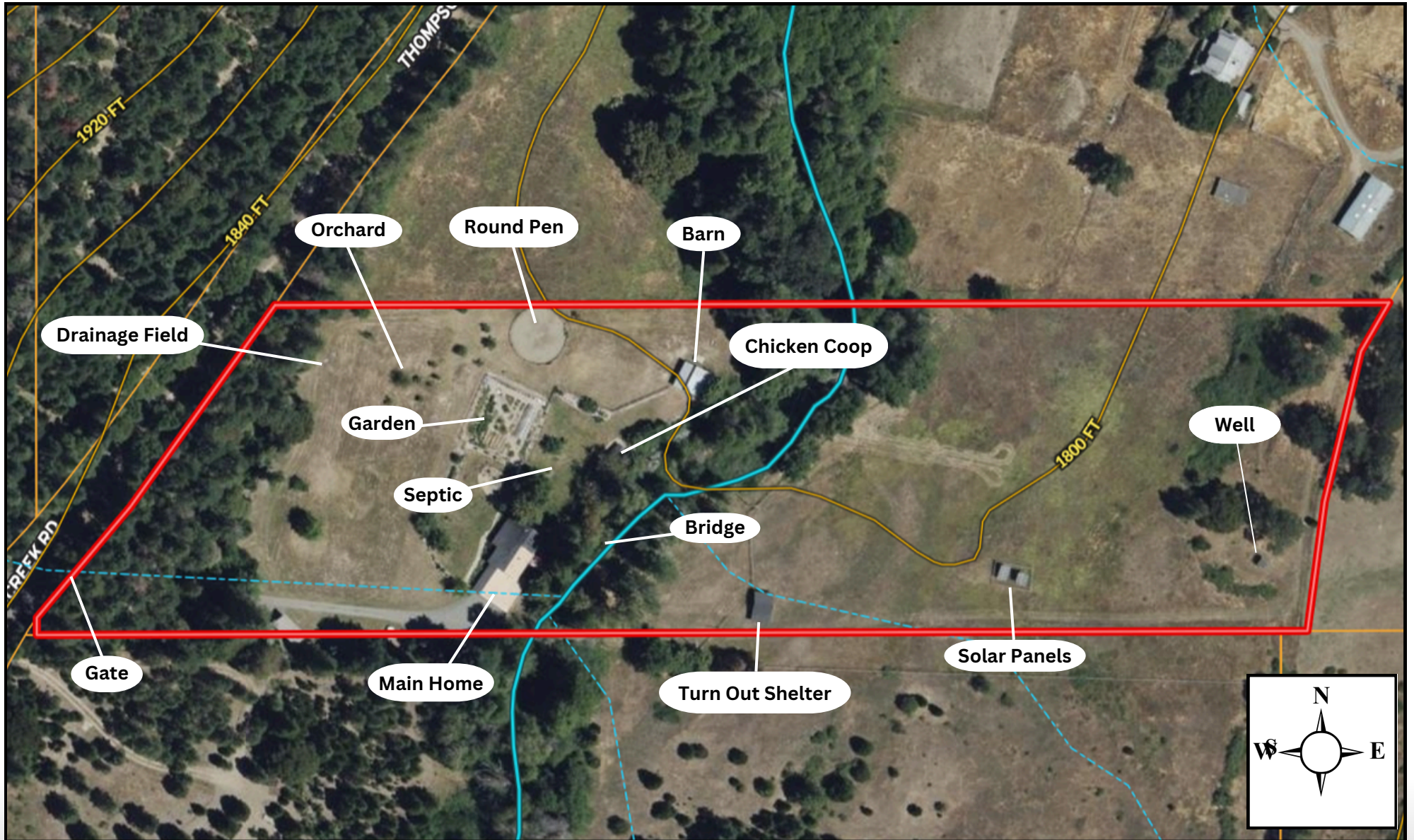
At roughly 1,800 feet in elevation, the property is set in a foothill environment with a blend of forested terrain and open ground providing the property with a balanced four-season climate with cooler temperatures than the valley floor and refreshing mornings and evenings. While nearby areas can experience persistent fog in the fall and winter, this property sits in a favorable pocket that typically remains clearer, allowing for more consistent light and views. Winters are mild to cool with occasional snow, while summers are warm and dry with comfortable nighttime cooling. Overall, the setting offers a highly livable year-round climate well-suited for both full-time residence and seasonal enjoyment.

Destination	Approx. Drive
Applegate - City Center	~ 7 Miles
Grants Pass - City Center	~ 26 Miles
Asante Three Rivers Medical Center	~ 24 Miles
Medford Airport (MFR)	~ 30 Miles



MAP

6345 Thompson Creek Rd, Jacksonville





MARTIN

OUTDOOR PROPERTY GROUP
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