



Middle Ridge

312 Sky Ridge Road, Ashland, Oregon



WELCOME

312 Sky Ridge Road, Ashland

| Township | Range | Section | Tax Lot | Taxes | Account # | Acres | Zoning |
|----------|-------|---------|--------------|-----------------|--------------|---------------|--------|
| 39S | 2E | 6 | 104 | \$348.81 | 11010883 | 81.15 | EFU |
| 39S | 2E | 7 | 100 | \$269.93 | 10104103 | <u>82.85</u> | EFU |
| | | | Total | \$618.74 | Total | 164.00 | |

Welcome to 312 Sky Ridge Road!

312 Sky Ridge Road offers an extraordinary opportunity to own 164 acres in the highly sought-after hills above Ashland, one of Southern Oregon's most desirable communities. This premier luxury home site combines privacy, scale, and natural beauty, delivering a rare blend of usable land, sweeping views, and long-term investment potential in the heart of the Rogue Valley region.

Zoned EFU, the property showcases a diverse landscape of gently to moderately sloping terrain, open meadows, and native vegetation, making it ideal for a luxury estate, recreational retreat, or legacy land holding. Approximately 2,220 feet of Cove Creek frontage enhances the property with year-round natural water, adding both beauty and recreational appeal while enriching the overall character of this Southern Oregon acreage.

PROPERTY DETAILS

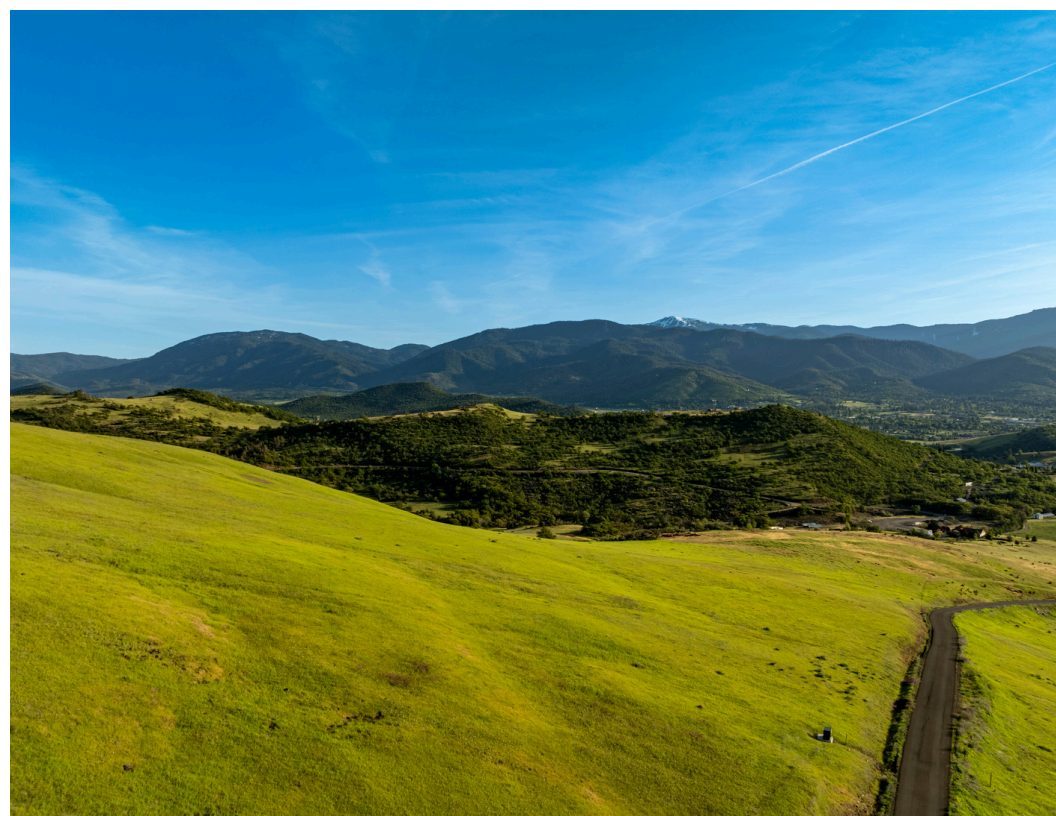
312 Sky Ridge Road, Ashland

A strong 48 GPM well, per 2018 well log, provides a reliable and high-capacity water source supporting future improvements and estate development. A fully paved driveway leads into the property, setting the stage for arrival, with a custom luxury entrance currently in development that will further elevate the experience and reflect the caliber of this Ashland-area estate site.

Elevations ranging from approximately 2,120 to 2,520 feet create panoramic views in nearly every direction, capturing the surrounding mountains, valley floor, and distant peaks. This elevated setting provides a sense of privacy and escape while still maintaining convenient access to nearby amenities.

Despite its private and secluded feel, the property is just a short drive from downtown Medford and the cultural, dining, and entertainment offerings of Ashland, including the Oregon Shakespeare Festival. Outdoor recreation is abundant with close proximity to the Rogue River, Emigrant Lake, and Mount Ashland, as well as miles of public lands, hiking, fishing, hunting, and mountain exploration.

312 Sky Ridge Road represents a rare Southern Oregon luxury land offering, an exceptional Ashland acreage property combining panoramic views, water resources, privacy, and accessibility. Whether envisioned as a legacy estate, recreational retreat, or long-term investment in premier Southern Oregon real estate, this property delivers unmatched potential in one of the region's most desirable rural settings.





PROPERTY DETAILS

312 Sky Ridge Road, Ashland

| | |
|--------------------------|--|
| Access | Access is off of paved, private Sky Ridge Road, which connects to Dead Indian Memorial |
| Present Land Use | Large acreage rural tract with luxury home site potential |
| 2025 Taxes | \$348.81 |
| Zoning | EFU (Exclusive Farm Use) |
| Elevations | 2,120 to 2,520 feet above sea level |
| Topography | Mixed terrain from undulating to sloping |
| Live Water | +/-2,220 feet of Cove Creek frontage |
| Domestic Water | 48 GPM well (drilled in 2018 - JACK_63431) |
| Sanitation | Septic approval (ATT System) |
| Home / Build Site | Expired at this time |
| CC&Rs | To be recorded prior to closing |





LOCATION

312 Sky Ridge Road, Ashland

Centrally Located

312 Sky Ridge Road offers a private rural setting just outside Ashland, one of Southern Oregon's most desirable communities. The property sits within reach of Ashland, Medford, Jacksonville, and the broader Rogue Valley, with convenient access to Interstate 5, regional services, shopping, dining, healthcare, and travel connections. This location provides the balance of seclusion, recreation, and proximity to town that makes rural Southern Oregon so desirable.

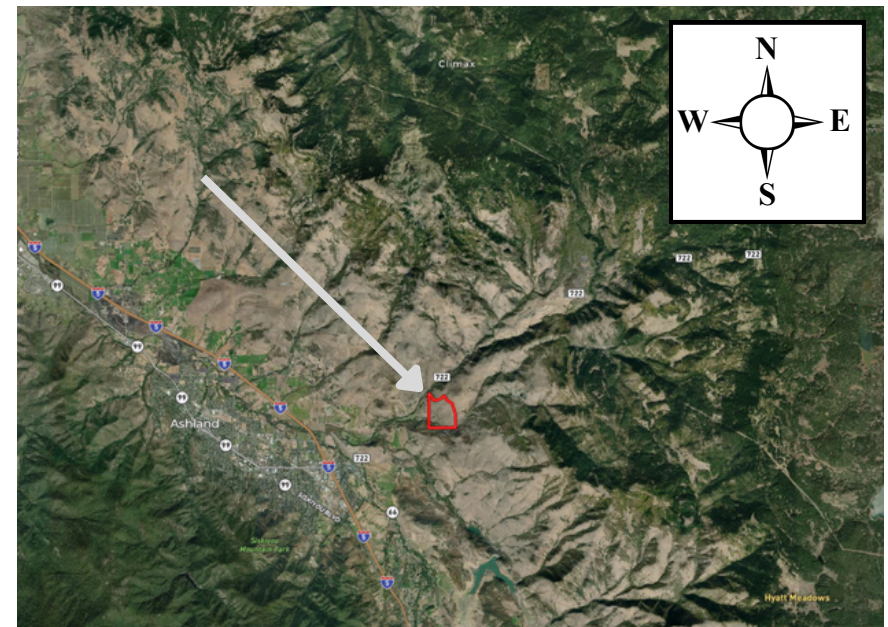
Outdoor Lifestyle Paradise

Set in the foothills above Ashland, the property offers a true Southern Oregon outdoor lifestyle with approximately 81 acres of EFU-zoned land, moderately sloping terrain, oak savanna character, and frontage along Cove Creek. The surrounding area is known for hiking, fishing, hunting, horseback riding, rafting, mountain lakes, and year-round recreation. Nearby natural amenities include the Rogue River, Emigrant Lake, Howard Prairie Lake, Hyatt Lake, Mount Ashland, and the Cascade-Siskiyou region.

Great Climate

The Ashland area benefits from Southern Oregon's desirable four-season climate, with warm, dry summers, mild shoulder seasons, and cooler winters at higher elevations. With elevations ranging from approximately 2,120 to 2,520 feet, the property enjoys a mountain-influenced setting while remaining connected to the Rogue Valley's broader Mediterranean-style climate. This combination supports a wide range of rural, recreational, and agricultural lifestyle uses.

| Destination | Approx. Drive |
|-----------------------------------|---------------|
| Ashland - City Center | ~ 11 Miles |
| Medford - City Center | ~ 24 Miles |
| Emigrant Lake Recreation Area | ~ 20 Miles |
| Providence Medford Medical Center | ~ 25 Miles |
| Rogue Valley Intl. Airport | ~ 29 Miles |



MAP

312 Sky Ridge Road, Ashland





LANDLEADER

MARTIN
OUTDOOR PROPERTY GROUP
by John L. Scott



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