

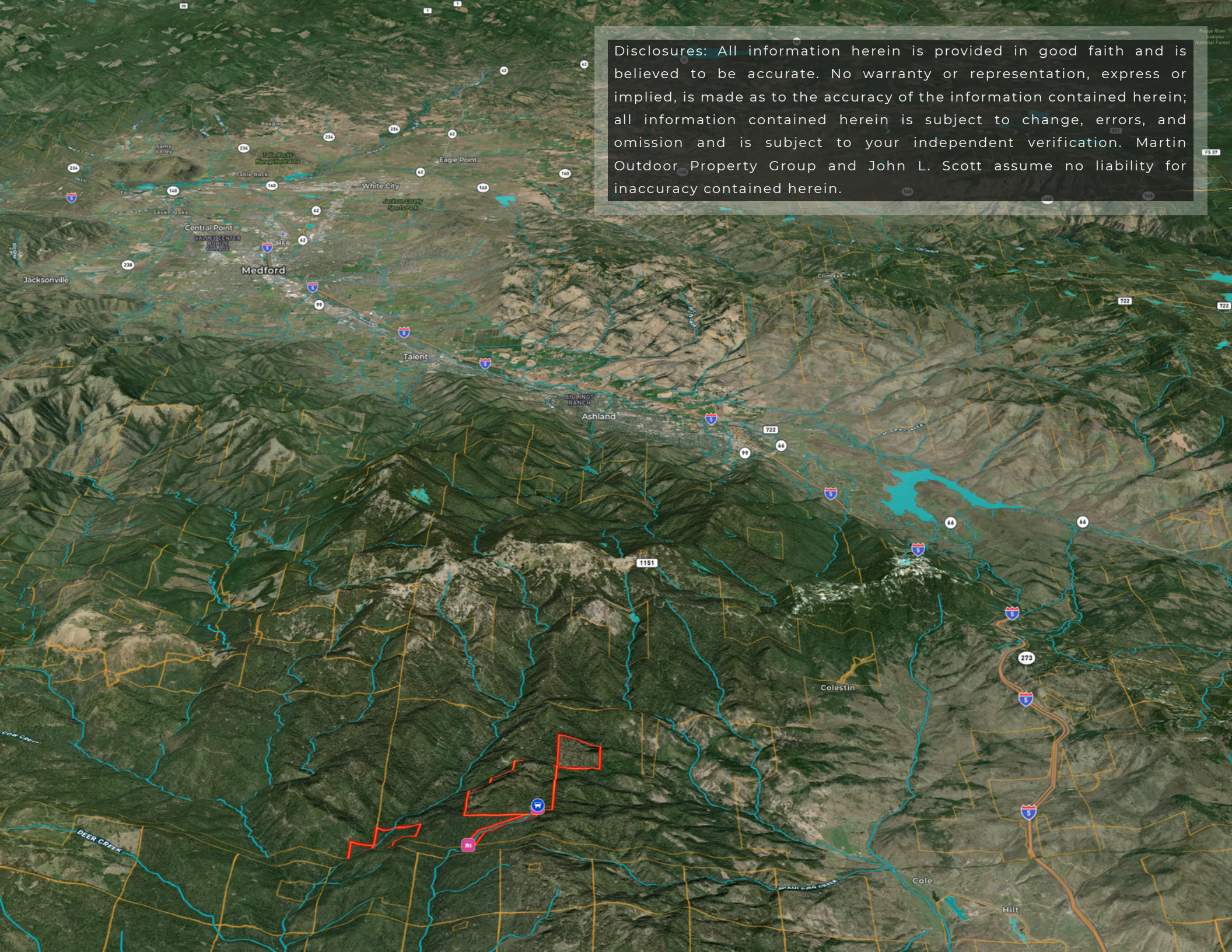


# FOUR CORNERS RANCH

0 Hungry Ridge, Ashland, OR



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. Martin Outdoor Property Group and John L. Scott assume no liability for inaccuracy contained herein.





# PROPERTY OVERVIEW

*The Four Corners Ranch, Ashland*

## THE FOUR CORNERS RANCH | SUMMARY

Income-Producing Timberland for Sale | Southern Oregon

**897.32± Acres · Jackson County, Oregon · Forest Reserve (FR) · Rogue Hunting Unit**

The Four Corners Ranch is a rare 897.32-acre timberland investment property for sale on the south side of Mount Ashland, near the California border in Southern Oregon. This is a genuine income opportunity and legacy landholding, combining a substantial standing timber inventory with year-round live water, established improvements, and exceptional recreation. Elevations range from 3,600 to 4,900 feet across varied topography, creating the kind of diverse, productive landscape that appeals to a timber buyer, investor, and recreational landowner alike.

### Timber

This income-producing timberland carries a multi-species inventory composed of an estimated 7.7 MMBF Douglas fir, 4 MMBF white fir, 5.9 MMBF pine, and just under 1 MMBF incense cedar. The stand is weighted toward mature, merchantable Douglas fir and white fir, reflecting the property's elevation range and consistent growing conditions, and offering real income potential. These figures are believed to be accurate and are supported by ongoing tracking of growth and harvest; however, a current timber cruise is recommended for any buyer seeking to confirm standing volume for valuation or transaction purposes.







# PROPERTY OVERVIEW *The Four Corners Ranch, Ashland*

## **Improvements**

The home ranch features a main cabin with a full kitchen, two bedrooms, a full bathroom, and basement storage, served by spring water, along with multiple storage buildings and a dedicated shop building. The Hungry Creek tract includes a historic cabin and outbuildings, and the Grouse Creek tract contains a historic cabin as well. All of these cabins are recognized on the tax rolls of Jackson County, Oregon as residential improvements, adding both practical utility and potential options to the holding.

## **Outdoor Recreation**

Recreation on this Southern Oregon ranch is anchored by outstanding big game hunting, primarily for blacktail deer and black bear. Located in the Rogue hunting unit, the property offers late-season archery rut hunt tags available over the counter, a significant draw for hunters. Beyond hunting, the ranch's terrain and trails lend themselves to hiking, horseback riding, ATV riding, and more, making this recreational ranch a genuine year-round destination for outdoor enthusiasts.

## **Location**

Set against the back of Mount Ashland and surrounded by national forest lands, the Four Corners Ranch enjoys a setting of remarkable privacy and natural beauty. Its diverse topography, year-round live water from Grouse Creek and Hungry Creek, and sweeping views combine to create a landscape of rare quality. Positioned in Jackson County near Mount Ashland, this timber ranch sits in one of the region's most scenic and sought-after corridors in the region.







# TIMBER PROFORMA

*The Four Corners Ranch, Ashland*

| Species       | Volume (MBF)     |
|---------------|------------------|
| Douglas fir   | 7,766.50         |
| White fir     | 4,085.40         |
| Pine          | 5,920.40         |
| Incense cedar | 936.1            |
| <b>Total</b>  | <b>18,708.30</b> |

## Timber Stocking Estimate — Disclosure and Methodology

The timber stocking figures for the Four Corners Ranch are estimates derived from a model, not from a current cruise.

### THE FOLLOWING DESCRIBES HOW THE ESTIMATE WAS PRODUCED AND THE ASSUMPTIONS IT RELIES ON:

**Baseline Stocking** - The baseline timber volumes originate from a timber cruise conducted in 2016 and estimates completed by the owner on the Hungry Creek Tract.

**Assumed growth rate (3%)** - No new full cruise has been performed since 2016. An annual growth rate of 3% has been assumed and applied to the inventory each year for modeling purposes.

**True-up adjustment** - The past cruise recorded merchantable timber as it stood at that time. Because a significant amount of trees was pre-merchantable and has since grown into merchantable size, an in-house "true-up" adjustment has been applied to the baseline inventory to reflect this additional volume. This adjustment is based on the owner's direct experience harvesting these tracts, and the adjusted figures have proven consistent with actual logged volumes on this ground. The true-up is applied as a one-time adjustment to the baseline and is distinct from the assumed 3% annual growth rate, which models ongoing growth of standing merchantable timber. As with the overall estimate, these figures are believed to be reasonably accurate but are not a substitute for a current timber cruise.

**Purpose and limitations** - This estimate should not be relied upon for valuation or transaction decisions without an independent evaluation. The full year over year model is attached in the "Supporting Documents File".







# TIMBER PROFORMA

*The Four Corners Ranch, Ashland*

## Estimated Gross, Harvest Cost & Net Timber Value

The summary below presents an estimated valuation of the standing timber inventory by species. Values are derived from estimated volumes, estimated delivered (pond) values, and estimated harvest costs. All figures are estimates for general informational purposes and are subject to market conditions and independent verification.

| Species       | Volume (MBF)     | Pond Value (\$/MBF) | Gross Value         | Harvest Rate (\$/MBF) | Harvest Cost       | Net Value          |
|---------------|------------------|---------------------|---------------------|-----------------------|--------------------|--------------------|
| Douglas fir   | 7,766.50         | \$850               | \$6,601,518         | \$400                 | \$3,106,597        | \$3,494,921        |
| White fir     | 4,085.40         | \$575               | \$2,349,084         | \$400                 | \$1,634,145        | \$714,938          |
| Pine          | 5,920.40         | \$425               | \$2,516,153         | \$400                 | \$2,368,144        | \$148,009          |
| Incense cedar | 936.1            | \$600               | \$561,668           | \$400                 | \$374,446          | \$187,223          |
| <b>Total</b>  | <b>18,708.30</b> |                     | <b>\$12,028,423</b> |                       | <b>\$7,483,331</b> | <b>\$4,545,092</b> |

## Disclosure

*This valuation is presented in good faith and is believed to be accurate, but is not warranted or guaranteed. Timber volumes are model-based estimates and are not a substitute for a current timber cruise. Pond values and harvest costs are estimates that will vary with market conditions, site access, and operating factors. Buyer is responsible for completing independent due diligence on all components of the property, including timber, and should independently verify all information prior to purchase. Additional documentation available upon request.*



# PROPERTY DETAILS

*The Four Corners Ranch, Ashland*

| Township     | Range | Section | Tax Lot | 2026 Taxes        | Account # | Acres         | Zoning |
|--------------|-------|---------|---------|-------------------|-----------|---------------|--------|
| 41S          | 1W    | 13      | 400     | \$155.06          | 10016286  | 24.23         | FR     |
| 41S          | 1W    | 13      | 500     | \$21.13           | 10016294  | 0.22          | FR     |
| 41S          | 1E    | 4       | 600     | \$912.79          | 10016294  | 160           | FR     |
| 41S          | 1E    | 8       | 800     | \$4,183.02        | 10016294  | 520           | FR     |
| 41S          | 1E    | 17      | 1200    | \$1,022.28        | 10016294  | 58.12         | FR     |
| 41S          | 1E    | 18      | 1300    | \$1,016.98        | 10016294  | 134.42        | FR     |
| 41S          | 1E    | 18      | 1400    | \$21.88           | 10016294  | 0.33          | FR     |
| <b>Total</b> |       |         |         | <b>\$7,333.14</b> |           | <b>897.32</b> |        |

## Water Rights Summary

| Certificate  | Use                          | Source         | Irrigation Acres | Parcel         |
|--------------|------------------------------|----------------|------------------|----------------|
| 57987        | Irrigation, Mining, Domestic | Grouse Creek   | 19               | TL1300 & TL400 |
| 58104        | Irrigation & Domestic        | N Hungry Creek | 3                | TL800 (520 ac) |
| <b>Total</b> |                              |                | <b>28</b>        |                |



# PROPERTY OVERVIEW

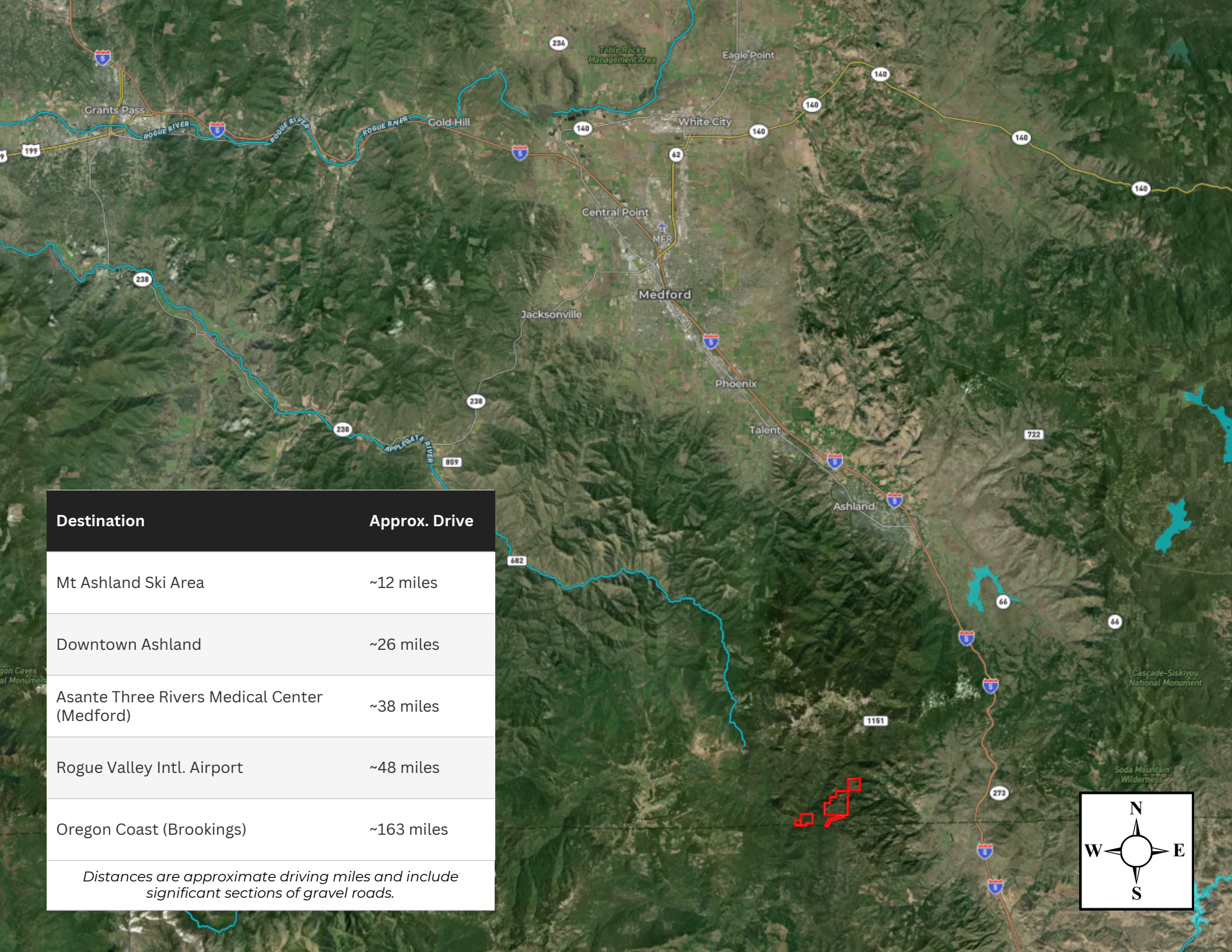
*The Four Corners Ranch, Ashland*

|                         |                                                                                                                           |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>Access</b>           | Access is from a gravel Forest Service road.                                                                              |
| <b>Present Land Use</b> | Rural timber tract and recreational property.                                                                             |
| <b>2026 Taxes</b>       | 2026 property taxes are \$7,333.14.                                                                                       |
| <b>Zoning</b>           | Forest Reserve (FR).                                                                                                      |
| <b>Elevations</b>       | Approximately 3,600 to 4,900 feet.                                                                                        |
| <b>Topography</b>       | Highly varied, with predominantly moderate to steep slopes, plus areas of rolling to level terrain, canyons, and benches. |
| <b>Domestic Water</b>   | Provided by a spring at the main cabin.                                                                                   |
| <b>Sanitation</b>       | Served by a standard septic system.                                                                                       |
| <b>Power Service</b>    | Fully off-grid, with a generator at the main cabin.                                                                       |
| <b>Gas / Propane</b>    | Propane service in place, with a tank at the main cabin.                                                                  |
| <b>Internet</b>         | Provided by Starlink.                                                                                                     |

## Improvement Summary

|                           |                                                                                                                                                                                                                                          |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Main Cabin</b>         | A three-story structure with kitchen, living room, bedroom, and bathroom on the main level. The upper level includes an additional bedroom, and the lower level includes basement storage.                                               |
| <b>Hungry Creek Cabin</b> | Additional cabin and multiple storage sheds.                                                                                                                                                                                             |
| <b>Grouse Creek Cabin</b> | Additional historic cabin at the creek.                                                                                                                                                                                                  |
| <b>Other</b>              | Additional improvements include multiple sheds, an equipment garage at the main cabin site, a shop located on the home ranch tract, a pond at the Hungry Creek tract, and significant internal road development throughout the property. |





| Destination                                                                                      | Approx. Drive |
|--------------------------------------------------------------------------------------------------|---------------|
| Mt Ashland Ski Area                                                                              | ~12 miles     |
| Downtown Ashland                                                                                 | ~26 miles     |
| Asante Three Rivers Medical Center (Medford)                                                     | ~38 miles     |
| Rogue Valley Intl. Airport                                                                       | ~48 miles     |
| Oregon Coast (Brookings)                                                                         | ~163 miles    |
| <i>Distances are approximate driving miles and include significant sections of gravel roads.</i> |               |



# LOCATION

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*The Four Corners Ranch, Ashland*

## **Ashland & Mount Ashland**

The property sits above Ashland, one of Southern Oregon's most beloved towns, known for its walkable downtown, the Oregon Shakespeare Festival, Southern Oregon University, and Lithia Park. Rising directly behind it is Mount Ashland, the recreational heart of the area. The Pacific Crest Trail crosses the mountain, and the surrounding slopes offer year-round activity: hiking and mountain biking through the warmer months, and in winter the Mount Ashland Ski Area brings downhill and Nordic skiing, snowboarding, and snowshoeing right to the doorstep of the region.

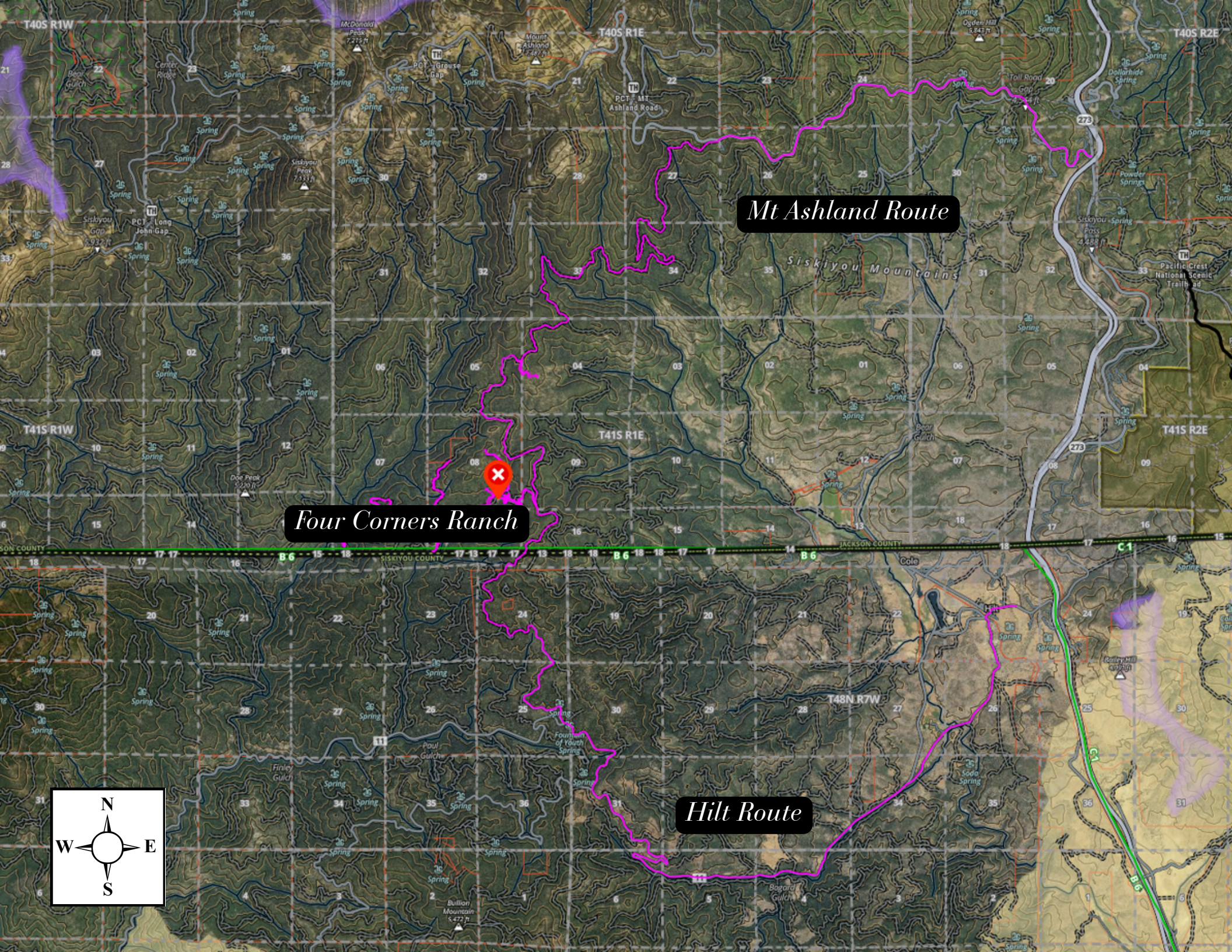
## **The Southern Oregon Lifestyle**

Beyond the mountain, the property is set within the broader Southern Oregon outdoor lifestyle that draws people to this part of the state. The region is defined by the Rogue River, celebrated nationally for its fishing and whitewater rafting, and complemented by endless hiking, camping, and backcountry exploration. Add to that a thriving wine country of award-winning vineyards and tasting rooms, farm-to-table dining, and a mild, four-season climate, and it is easy to see why the Rogue Valley has become one of the West's most sought-after places to live and play.

## **Access & Connectivity**

Geographically, the ranch enjoys a rare combination of seclusion and connectivity. It sits on the West Coast's I-5 corridor, roughly midway between the Pacific Northwest metros of Portland and Seattle to the north and the San Francisco Bay Area to the south, with the Oregon and California coastlines an easy drive to the west. Air travel is equally convenient: Rogue Valley International-Medford Airport offers non-stop service to destinations including Seattle, Portland, San Francisco, Los Angeles, San Diego, Denver, Salt Lake City, Phoenix, and Las Vegas, connecting the property to major hubs across the Western United States.



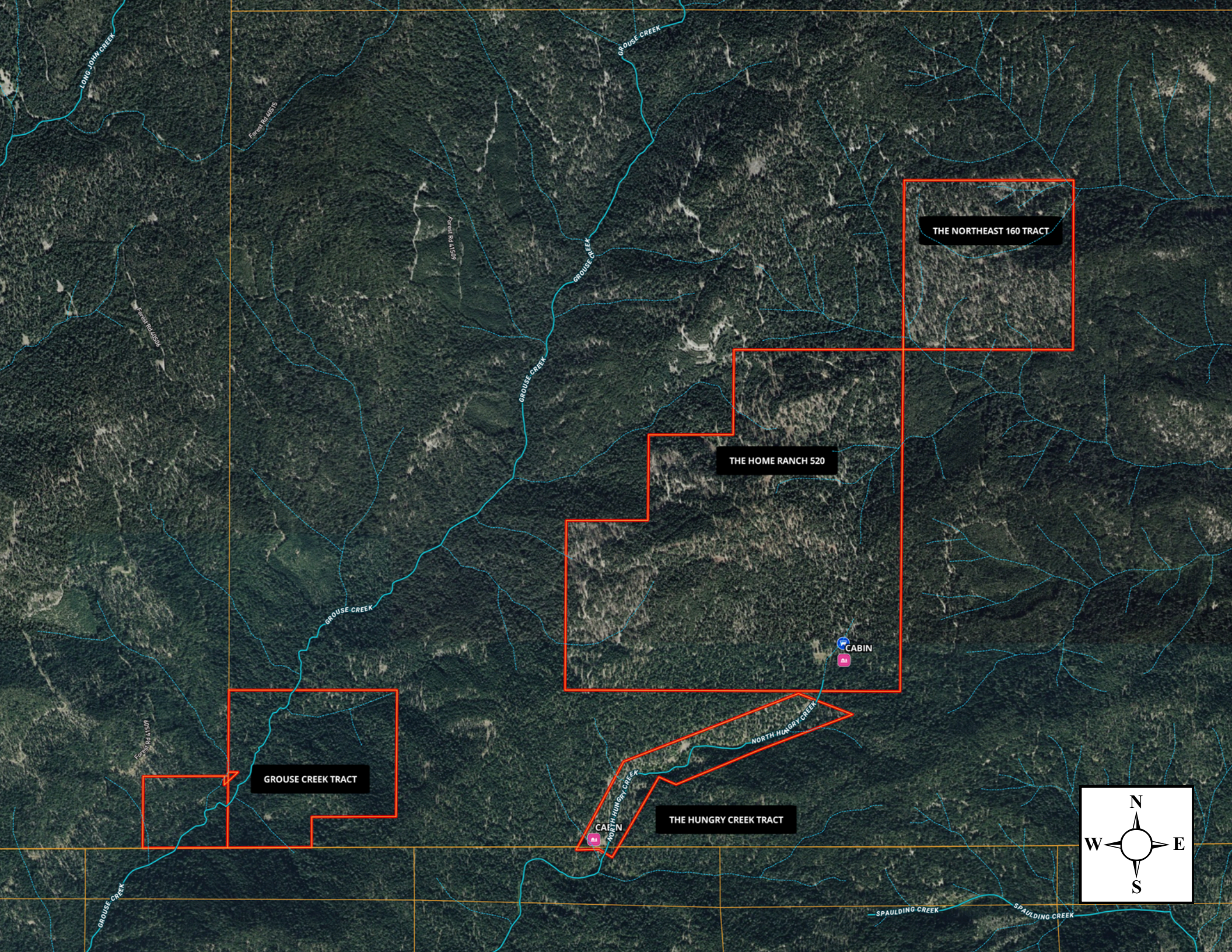


*Mt Ashland Route*

*Four Corners Ranch*

*Hilt Route*



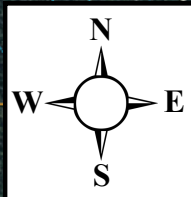


THE NORTHEAST 160 TRACT

THE HOME RANCH 520

GROUSE CREEK TRACT

THE HUNGRY CREEK TRACT







# MARTIN

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