



2659/3251 Footh Creek Road

Jacksonville, Oregon 97530

WELCOME

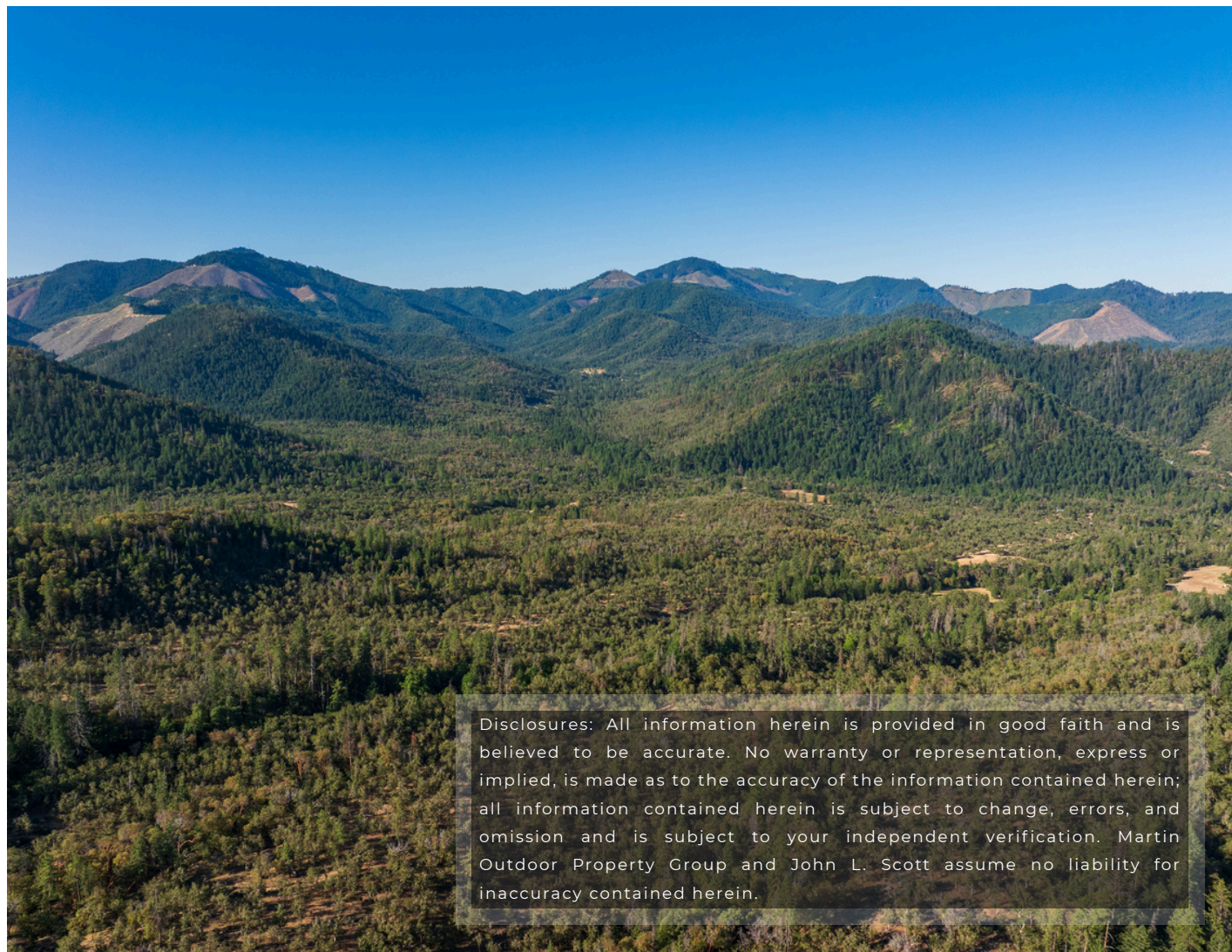
2659/3251 Footh Creek Road, Jacksonville

Township	Range	Section	Tax Lot	Taxes	Account #	Acres	Zoning
37S	3W	7	4000		10291371	458.38	WR
37S	4W	1DC	200		10291930	10.43	WR
37S	4W	1DC	201		10779366	0.57	WR
37S	4W	1	300		10291573	40	WR
37S	4W	12	100		10293291	307.02	WR
37S	4W	12	101		10779358	0.19	WR
37S	4W	12	300		10293314	40.89	WR
37S	4W	13	100		10293436	40.4	WR

Footh Creek Ranch | Large Acreage Legacy Land Opportunity in Southern Oregon

Footh Creek Ranch is a rare large-acreage offering featuring approximately 900 acres in the Footh Creek area of Gold Hill. The property combines scale, privacy, seasonal creek frontage, public land adjacency, merchantable timber, water rights, residential improvements, and recreation potential in an accessible Southern Oregon location near I-5.

The ranch includes wooded terrain, usable ground, internal roads, mountain and territorial views, a home, cabin, 32' x 48' shop, and 24' x 36' storage building. Together, these features create a strong foundation for recreation, timber management, long-term ownership, and future planning.



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 DETAILS --- 2659/3251 Fooths Creek Road, Jacksonville

Legacy Land Opportunity

Large Southern Oregon land holdings with this combination of acreage, access, natural beauty, water resources, timber, and residential utility are increasingly difficult to find. Fooths Creek Ranch offers nearly 900 acres for buyers seeking a private recreational ranch, timber property, hunting retreat, conservation-minded holding, or long-term rural estate.

Water Rights and Creek Frontage

Fooths Creek Ranch includes 78 acres of water rights and significant seasonal creek frontage. The property has approximately 3,225 feet along seasonal Fooths Creek and approximately 1,930 feet along seasonal Left Fork Fooths Creek, creating over 5,000 feet of combined seasonal creek frontage. The water rights and seasonal creek corridors add utility, habitat, scenic value, and land diversity to the ranch.

Marketable Timber

Fooths Creek Ranch includes a timber component. According to the 2016 timber cruise conducted by Adderbury, the property included an estimated 1.6 million board feet of merchantable fir, along with pine, cedar, maple, oak, and madrone. The seller reports there has been no commercial logging since the 2016 timber cruise.

The timbered landscape contributes to privacy, wildlife habitat, recreation, and scenic appeal, with potential for future forest management, fuels reduction, habitat enhancement, or timber-related planning, subject to buyer due diligence and professional forestry review.





PROPERTY DETAILS

2659/3251 Foots Creek Road, Jacksonville

Access	Access is via multiple dirt/gravel driveways off of paved Left Fork Footh Creek Road
Present Land Use	Rural recreational property
2025 Taxes	\$12,625.27
Zoning	WR (Woodland Resource)
Elevations	+/-1,280' to +/-1,880' above sea level
Topography	Moderately sloping
Live Water	+/-3,225' of frontage along Footh Creek and +/-1,930 of frontage along Left Fork Footh Creek
Domestic Water	4 domestic wells 60 GPM well (JACK_64504) 30 GPM well (JACK_62710) 12 GPM well (JACK_64464) 3 GPM well (JACK_62712)
Sanitation	Two on-site septic systems



PROPERTY DETAILS --- 2659/3251 Fooths Creek Road, Jacksonville

Recreation, Wildlife, and Public Land Adjacency

Fooths Creek Ranch offers strong recreational potential for hunting, hiking, horseback riding, ATV use on the subject property, wildlife viewing, camping, and exploring. Located in the Applegate Unit, the ranch offers habitat diversity for blacktail deer, bear, elk, and other regional wildlife. The property also adjoins public land, expanding the overall landscape feel and adding meaningful appeal for buyers who value privacy, recreation, and access to a larger outdoor setting.

Location and Climate

Fooths Creek Ranch is located near Gold Hill with easy access to Interstate 5, Medford, Grants Pass, regional services, airports, medical facilities, shopping, dining, and employment centers. The property offers rural privacy without feeling remote.

Elevations range from approximately 1,280 feet to 1,880 feet, supporting a temperate year-round climate with limited winter snow compared to many higher-elevation ranch properties.

Gentle Topography and Usable Ground

The ranch offers a desirable mix of moderately sloping land, usable areas, and limited steep hillside compared to many properties of this size. This supports access, recreation, timber management, wildlife movement, and long-term planning.



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Natural Beauty and Setting

Footh Creek Ranch captures the natural beauty Southern Oregon is known for, with mountain and territorial views, wooded hillsides, seasonal creek frontage, wildlife habitat, and a private rural setting.

Existing Homesites and Infrastructure

The property includes a single-story home and cabin, helping preserve two established homesite locations. Supporting infrastructure includes four domestic wells, two septic systems, electricity, internal roads, a 32' x 48' shop, and a 24' x 36' storage building.

Reported well outputs are 60 GPM, 30 GPM, 12 GPM, and 3 GPM. These improvements provide meaningful utility for current use and future planning while preserving the primary appeal of the ranch as a large land, timber, water, and recreation holding.



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Development Potential

The subject property is comprised of 9 tax lots. A preliminary review of County records indicates that 37-4W-1DC TL 201 and 37-4W-12 TL 100 are considered one legal parcel. It is currently unknown how many of the remaining tax lots would be recognized as legal parcels, or whether additional legal parcels may underlie the existing tax lot configuration.

As a first step toward future development planning, a parcel legality determination is recommended. Additional residential opportunities may be possible depending on parcel legality findings, land use review, replacement dwelling eligibility, property line adjustments, partitioning, or other Jackson County requirements. Buyer to perform all independent due diligence.

Southern Oregon Ranch and Recreation Property

Fooths Creek Ranch is a rare opportunity to acquire a large Southern Oregon land holding with scale, access, water resources, merchantable timber, seasonal creek frontage, public land adjacency, wildlife habitat, recreation potential, and existing residential utility. Located near Gold Hill, I-5, Medford, and Grants Pass, the ranch offers a unique balance of privacy and convenience for buyers seeking a legacy land opportunity, recreational retreat, timber property, hunting ranch, or long-term rural holding.

LOCATION

Centrally Located

2659 Fooths Creek Road offers a rare large-acreage rural setting in Southern Oregon with convenient access to both Grants Pass and Medford. The property is accessed from paved Left Fork Fooths Creek Road and sits within reach of Interstate 5, regional services, shopping, dining, healthcare, and travel connections. This location provides a strong balance of privacy, recreation, natural beauty, and proximity to town, making it well-positioned for buyers seeking a substantial rural holding without being overly remote.

Outdoor Lifestyle Property

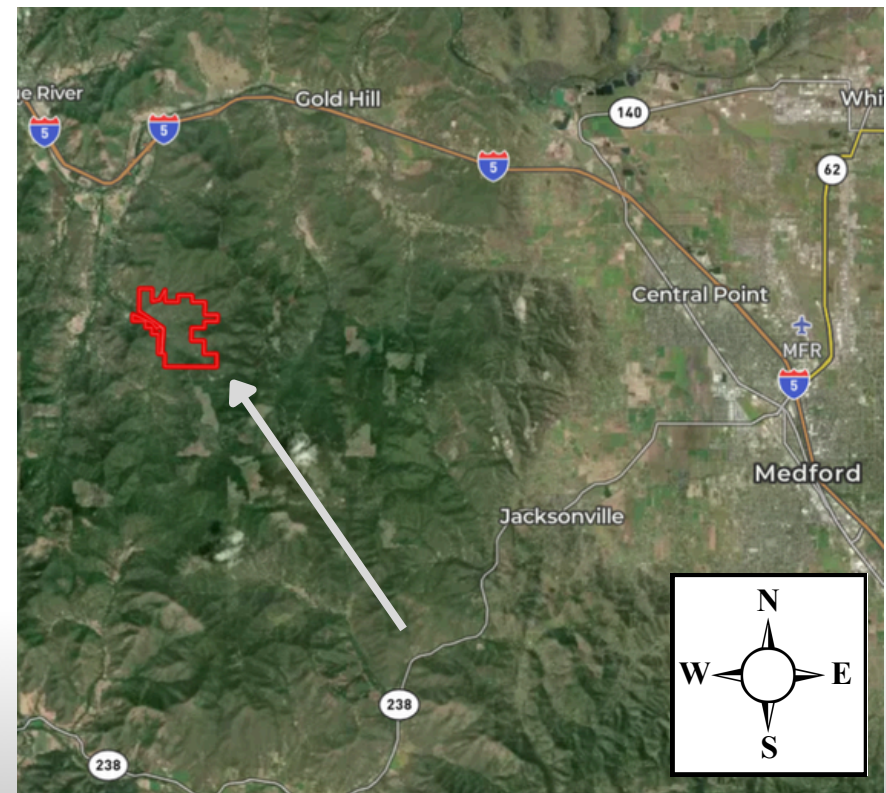
The property offers an exceptional Southern Oregon outdoor lifestyle across approximately 938 acres of Woodlot Resource-zoned land. With moderately sloping terrain, a large timber and recreational land base, internal road systems, direct access to public lands, and significant frontage along Fooths Creek and Left Fork Fooths Creek, the property supports a wide range of recreational uses. Hiking, horseback riding, off-road use, wildlife viewing, and hunting are all natural fits for the land, with the property located in the Rogue Unit and offering strong habitat for blacktail deer, black bear, elk, and other wildlife.

Great Climate

The Fooths Creek area benefits from a desirable Southern Oregon climate, with a temperate year-round setting and limited winter snow compared to higher-elevation mountain properties. With elevations ranging from approximately 1,280 to 1,880 feet, the property enjoys a mild foothill environment while still offering the natural beauty, timber character, and recreational appeal of a large rural tract. This combination of usable terrain, water features, timber, wildlife, and regional accessibility creates a compelling lifestyle and legacy property in the Rogue Valley.

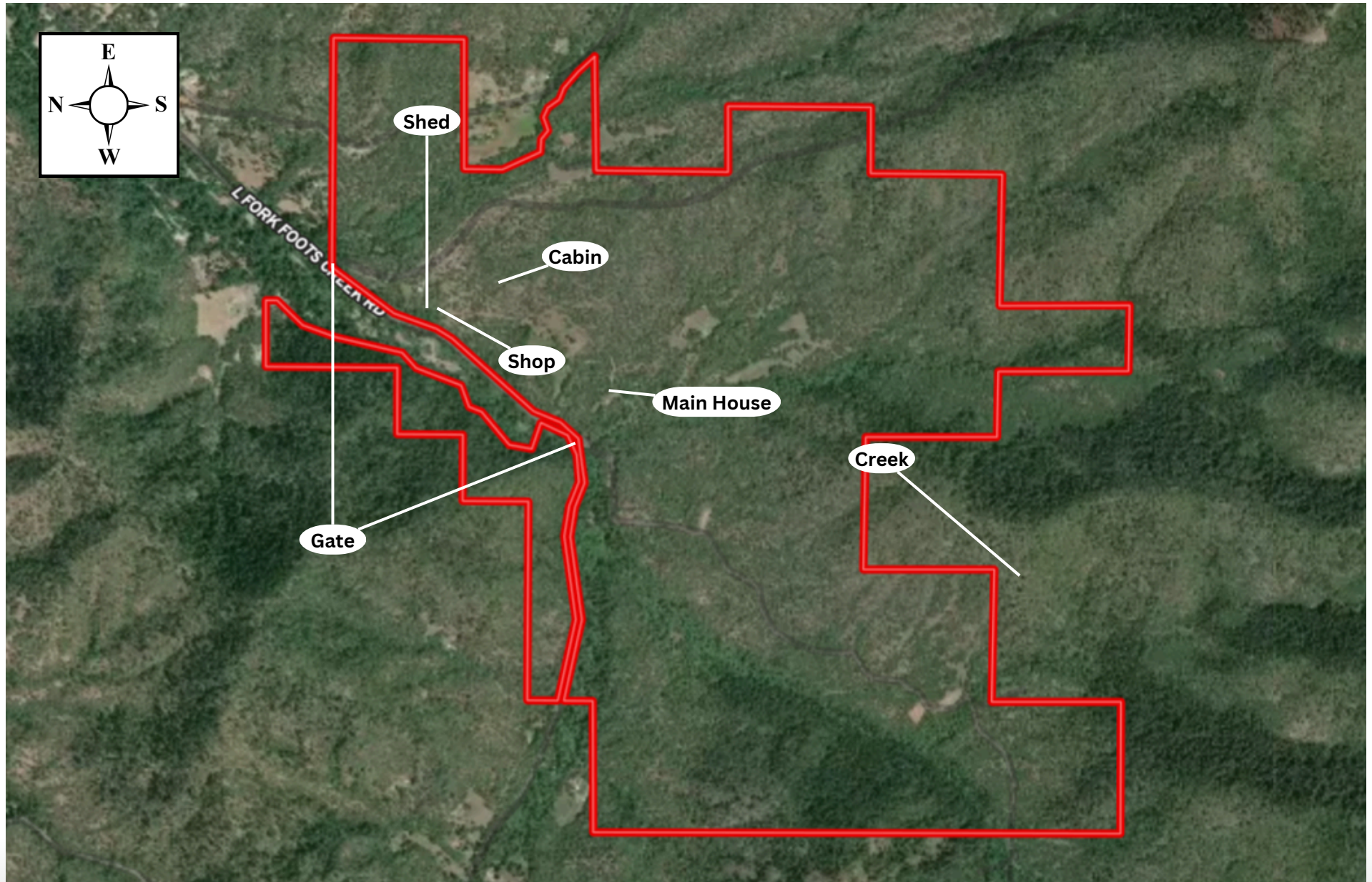
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Destination	Approx. Drive
Rogue River - City Center	~ 8 Miles
Grants Pass - City Center	~ 18 Miles
Asante Three River Medical Center	~ 18 Miles
Rogue Valley Mall	~ 24 Miles
Rogue Valley Intl. Airport	~ 27 Miles



MAP

2659/3251 Fooths Creek Road, Jacksonville





LANDLEADER

MARTIN
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