



HIDDEN VALLEY RANCH

8785 Blackwell Road



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***Property lines are approximate
and for illustration purposes only***

WELCOME

8785 Blackwell Road, Central Point

Township	Range	Section	Tax Lot	Taxes	Account #	Acres	Zoning
36	2W	30	1500	\$233.28	11017460	48.02	EFU
36	2W	30	1200	\$3,993.77	10162361	4.74	EFU
36	2W	30	1501	\$104.71	10189994	19.5	EFU
36	2W	30	1203	\$248.40	11017465	9.53	EFU
Totals				\$4,580.16	--	81.79	--

Large Acreage Opportunity with I-5 Proximity

This large acreage property offers a unique opportunity for buyers seeking a private rural setting with convenient access to the I-5 corridor. Consisting of four legal parcels, the property provides a larger landholding with strong regional connectivity, great valley views, open space, and a sense of separation from surrounding development. Its location near major transportation routes and nearby services creates a practical balance of rural privacy and accessibility.

Acreage, Setting, and Views

The acreage offers a private rural setting with great valley views, natural surroundings, and room to enjoy the open space. While the property adjoins the I-5 corridor, the overall setting still provides privacy, separation, and the appeal of a larger landholding with

PROPERTY DETAILS

8785 Blackwell Road, Central Point

Recreation and Wildlife

Located within the Rogue Hunting Unit, an area known for trophy blacktail deer, the property offers additional recreational and wildlife appeal. The acreage, setting, and surrounding habitat create opportunities for buyers who value outdoor use, wildlife, and the broader recreational lifestyle associated with rural Southern Oregon properties.

Water Rights

The property includes 6.6 acres of water rights; however, the availability of the water is unknown at this time. This should be considered as part of the property's overall due diligence and future-use considerations.

Existing Homesite

An existing 1,791 square foot single-level home is located on the property and enjoys great views from its established homesite. The home is considered to have minimal contributory value, but the existing homesite may support the property's future potential. Buyers should independently investigate the condition of the home, utilities, financing options, and any potential renovation, replacement, or redevelopment plans.

Buyer Due Diligence

Buyers are encouraged to independently verify all aspects of the property, including zoning, land use regulations, access, utilities, water rights, home condition, permitted uses, financing options, parcel configuration, and any future improvement plans. Property is being sold as-is.



PROPERTY OVERVIEW *8785 Blackwell Road, Central Point*

Access	Access is via a private dirt driveway off of Blackwell Road
Present Land Use	Rural residence
2025 Taxes	\$4,580.16
Zoning	EFU - Exclusive Farm Use
Elevations	~2000' to 2100' above sea level
Topography	Rolling
Domestic Water	Unknown at this time - possible old spring, connection unknown
Sanitation	Unknown
Power Service	Standard residential service - curretnly unconnected
Gas/Propane	None
Solar/ Generator	None
Internet	None at this time, Starlink is available



LOCATION

8785 Blackwell Road, Central Point

Central Point

Central Point is a growing Southern Oregon community located in the heart of the Rogue Valley, offering convenient access to Medford, Interstate 5, and the Rogue Valley International-Medford Airport. The city is known for its welcoming small-town atmosphere, local parks, schools, and community events, including the Jackson County Fair. Nearby attractions include the Rogue Creamery, regional wineries, and abundant outdoor recreation throughout the surrounding mountains and rivers. Central Point provides a desirable balance of everyday convenience, rural surroundings, and proximity to the Rogue Valley’s major employment and service centers.

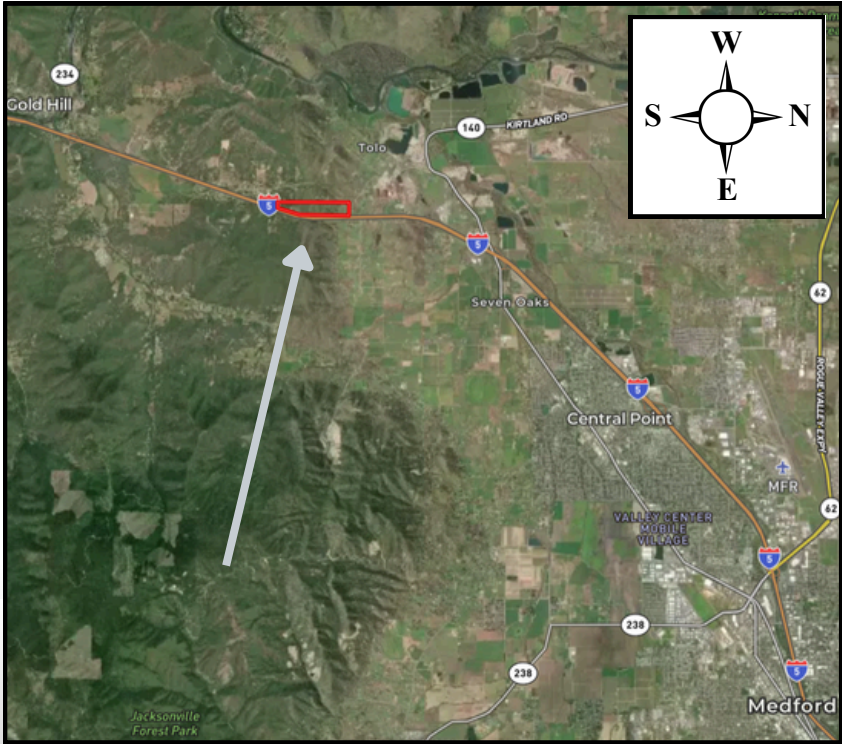
Destination	Approx. Drive
Central Point	~ 5 Miles
Medford	~ 6 Miles
Medford Airport (MFR)	~ 7 Miles
Grants Pass	~ 22 Miles
Ashland	~ 22 Miles

The Rogue Valley

The Rogue Valley is one of Oregon’s most desirable regions, known for its scenic landscapes, vibrant communities, and strong regional amenities. Anchored by Medford, the area offers convenient access to healthcare, shopping, dining, and the Rogue Valley International-Medford Airport. With deep agricultural roots, a growing wine industry, and abundant access to rivers, lakes, trails, and public lands, the valley offers an appealing blend of convenience, recreation, and natural beauty.

Climate

Central Point has a mild four-season climate with warm, dry summers and generally moderate winters. Most precipitation falls from late fall through early spring, while summers are typically sunny and dry. The area’s relatively long growing season supports gardening, orchards, pasture, and a variety of rural lifestyle uses.



MAP

8785 Blackwell Road, Central Point





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