

202 - 208 Pleasant View Road, Medford

Four Homesite Opportunity With Water Rights and RR-5 Zoning



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Property lines are approximate and for illustration purposes only

WELCOME

204 - 208 Pleasant View Road, Medford

Township	Range	Section	Tax Lot	Taxes	Account #	Acres	Zoning
38S	1W	25CB	2600	$4.35	10621778	0.40	RR-5
38S	1W	25C	3900	$5,353.59	10033839	19.60	RR-5
38S	1W	25C	3900	$351.98	30005929	N/A	N/A
38S	1W	25C	3900	$650.67	30975309	N/A	N/A
38S	1W	25C	3900	$956.45	30975310	N/A	N/A
Totals:				**$7,317.04**	--	**20.00**	--

Four-Home Property on 20 Acres in Talent, Oregon

Discover a truly unique Southern Oregon real estate opportunity featuring four existing homes situated across 20 acres. Zoned RR-5 with 16.7 acres of water rights, this versatile property combines multiple residences, agricultural potential, a separate shop, and fenced acreage.

Each home enjoys expansive mountain, valley, vineyard, and territorial views. The multi-home configuration creates possibilities for multigenerational living, extended family, agricultural support, or potential immediate rental income.

DESCRIPTION

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Four Existing Homes

The property includes one stick-built residence and three manufactured homes. All four homes offer three bedrooms and two bathrooms, providing considerable existing living space across the property. Each home is served by its own septic system, while all four share a well. All four septic systems were pumped in July 2025.
The 1,784 square foot stick-built main residence offers comfortable single-level living with a practical ranch-style floor plan. Interior features include hardwood floors, a wood-burning fireplace, ceiling fans, a breakfast bar, and tile counters. Forced-air heating and a heat pump serve the home.

The three manufactured homes measure approximately 1,568 square feet, 1,440 square feet, and 1,763 square feet. Each manufactured home has its own internal driveway, providing added separation and privacy.
The property has five separate electrical meters: one for each of the four residences at 202, 204, 206, and 208, plus a dedicated meter for the shop.

Separate 2,000+ Square Foot Shop

A separate shop building offers more than 2,000 square feet for equipment, vehicles, tools, storage, projects, or agricultural use. The shop has its own electrical meter and provides useful workspace for maintaining the property, storing machinery, or supporting rural activities.



DESCRIPTION

20 Acres, RR-5 Zoning and Gravity-Fed Irrigation

The approximately 20-acre property is zoned RR-5 and includes fenced acreage with room for animals, gardening, equipment, and RV parking. Approximately 16.70 acres of water rights enhance the property's agricultural potential. The irrigation system is gravity-fed and may support pasture, gardens, animals, crops, or other productive uses. Private gravel access serves the property.

Talent, Oregon and the Rogue Valley

Located in Talent, Oregon, the property offers a rural setting with convenient access to communities and services throughout the Rogue Valley. Talent is approximately 6 miles from Ashland, 9 miles from Medford, and 13 miles from Rogue Valley International Medford Airport.

Nearby Interstate 5 provides convenient north-south access through Southern Oregon. Ashland offers dining, shopping, arts, and cultural attractions, while Medford provides regional shopping, healthcare, employment, and air travel. The surrounding Rogue Valley is known for wineries, outdoor recreation, and a mild four-season climate. Buyers should independently verify all information, including residence details, square footage, manufactured home information, permitted uses, rental eligibility, zoning, water rights, irrigation delivery, well capacity, septic systems, electrical meters, access, and development potential.


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PROPERTY INFORMATION

204 - 208 Pleasant View Road, Medford

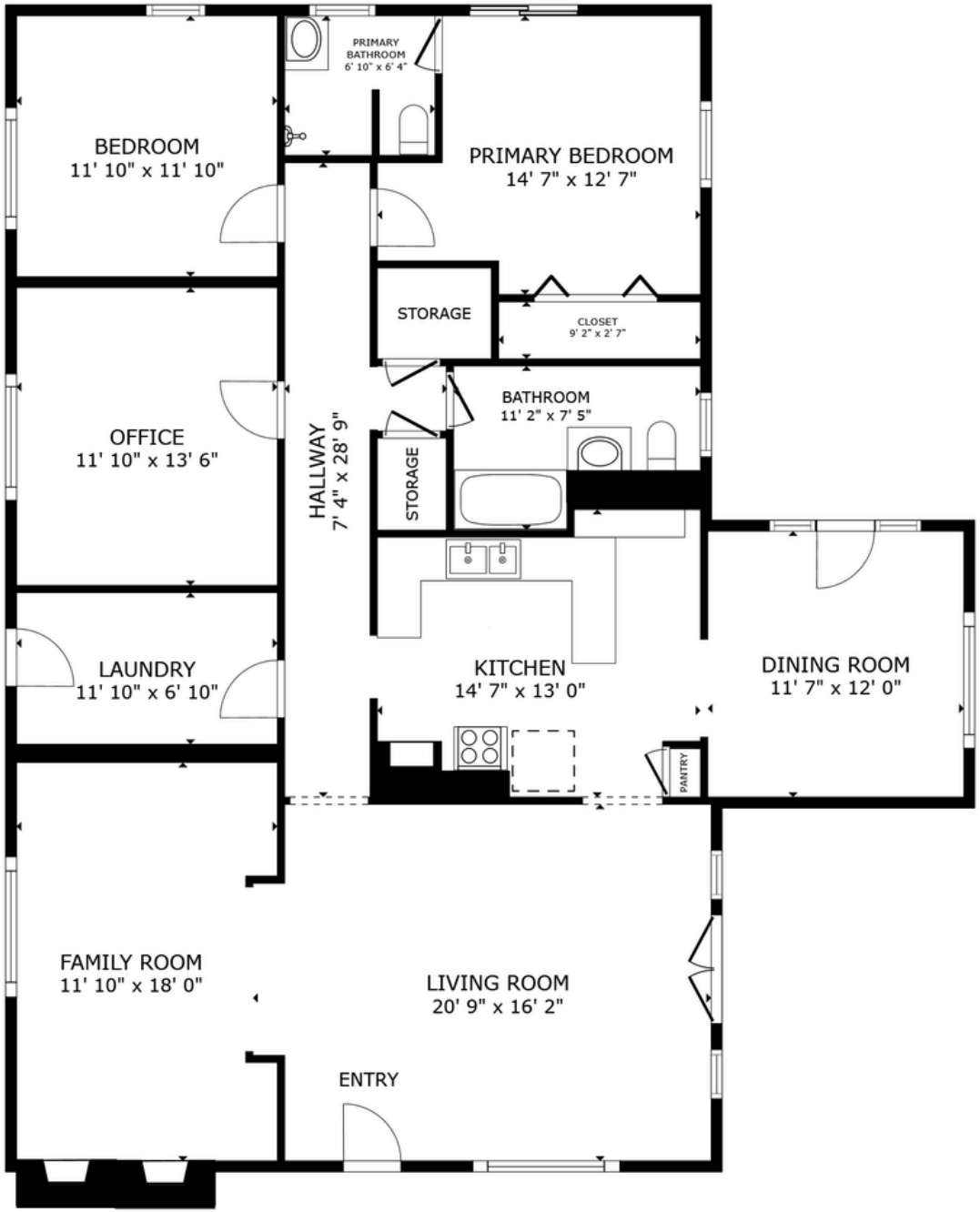
Access	Private access is a gravel driveway off of Pleasant View Dr
Present Land Use	Multiple residences with irrigation
2025 Taxes	$7,317.04
Zoning	RR-5 - Rural Residential
Elevations	1,680' - 1,920' above sea level
Topography	Sloping
Active Water	Talent Middle Canal
Water Rights	16.7 Acres through Talent Irrigation District with an 2026 annual fee of $1,437.50
Domestic Water	Shared 22 GPM Domestic Well (JACK_50188)
Sanitation	4 standard septic systems
Power Service	Two - 400 AMP services
Internet	Century Link
Detached Garage	+/- 680 sq. ft., wood-framed, composition roof, 20' x 22' main garage area, additional 20' x 12' storage area, concrete flooring, two 9' W x 7' H swing doors, shared well housed off one side of the building
Shop	+/- 2,476 sq. ft. of ground-level space plus loft and lean-to, 40' x 50' main area, 12' W x 14' H open bay, loft with metal staircase, 17' x 28' enclosed area, 12' W x 10' H roll-up door, additional covered lean-to storage, concrete flooring, metal roof, dedicated electrical meter
Vineyard	10.01 net acre vineyard with mixed varietals (Pinot Noir, Pinot Blanc, Pinot Gris, Tempranillo, and Grenache).

202 PLEASANT VIEW HOUSE

204 - 208 Pleasant View Road. Medford

Year Built	1942
Approx. SF	1,784
Bed / Bath	3 Bedrooms / 2 Bathrooms
House Type	Wood frame
Garage | Parking	Gravel drive + small detached garage
HVAC	-Heat pump (A/C) -Electric forced air



















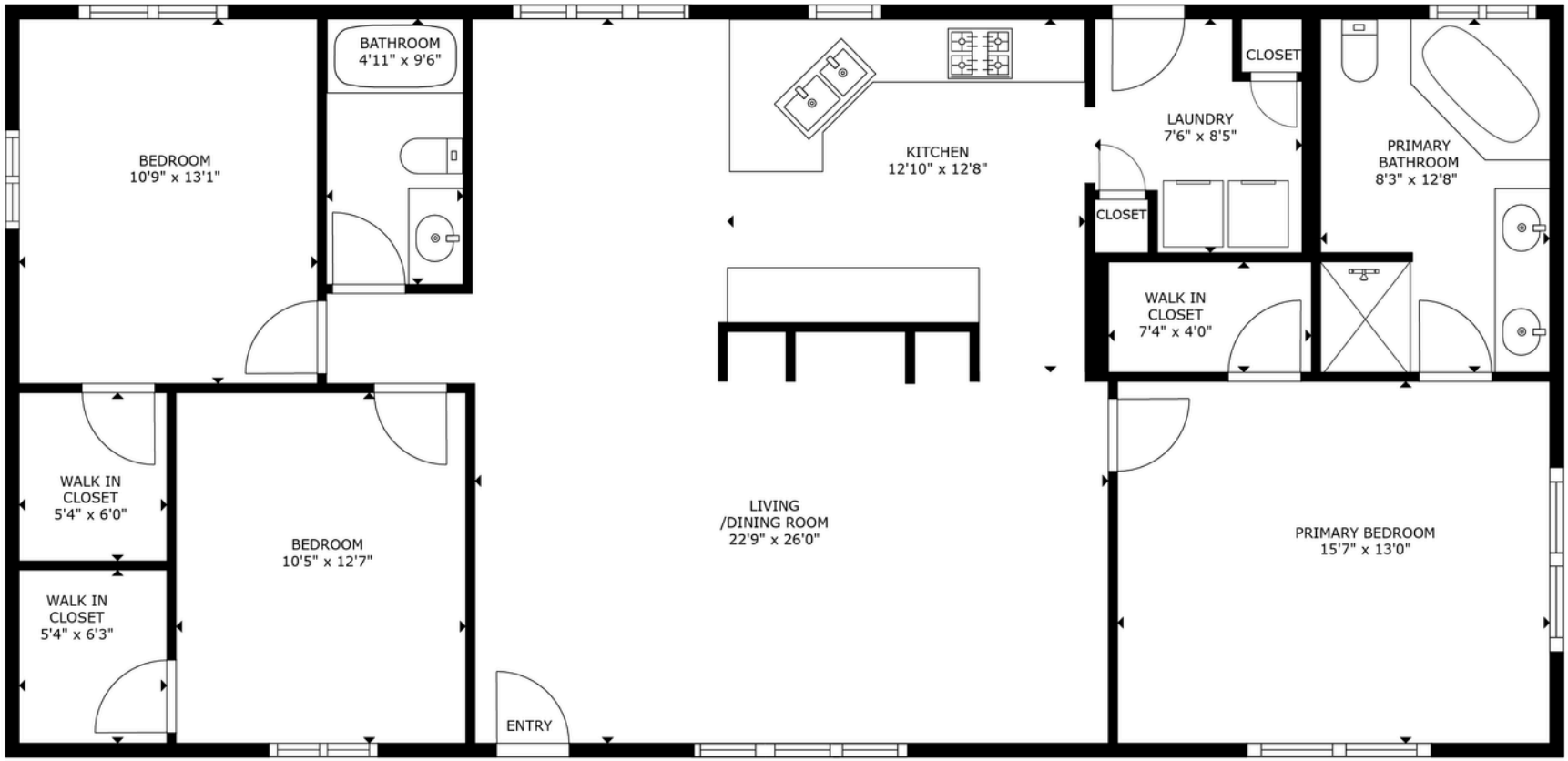


204 PLEASANT VIEW HOUSE

204 - 208 Pleasant View Road, Medford

Year Built	2003
Approx. SF	1,568
Bed / Bath	3 Bedrooms / 2 Bathrooms
House Type	Double wide manufactured home
Garage | Parking	Gravel parking
HVAC	-Built in wall A/C unit -Electric forced air



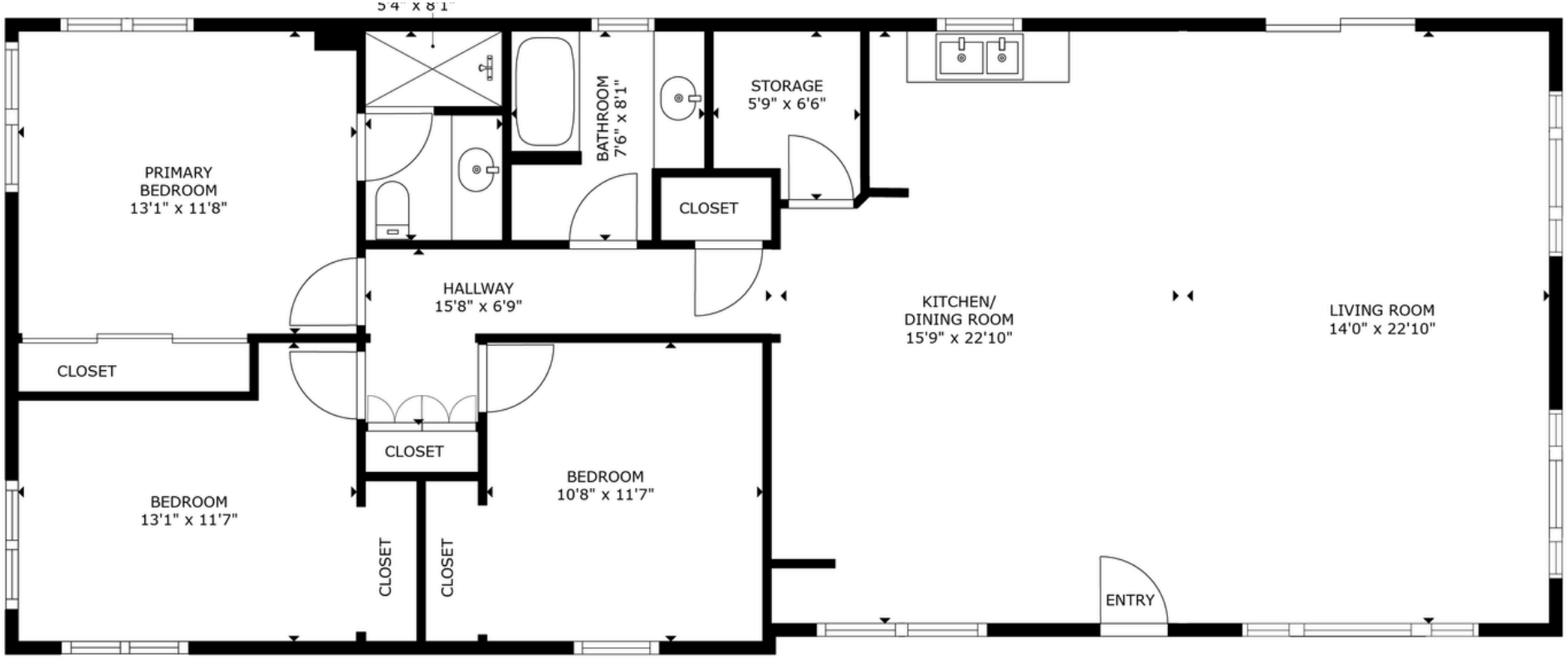


206 PLEASANT VIEW HOUSE

204 - 208 Pleasant View Road, Medford

Year Built	1976
Approx. SF	1,440
Bed / Bath	3 Bedrooms / 2 Bathrooms
House Type	Double wide manufactured home
Garage | Parking	Gravel parking
HVAC	Unknown



















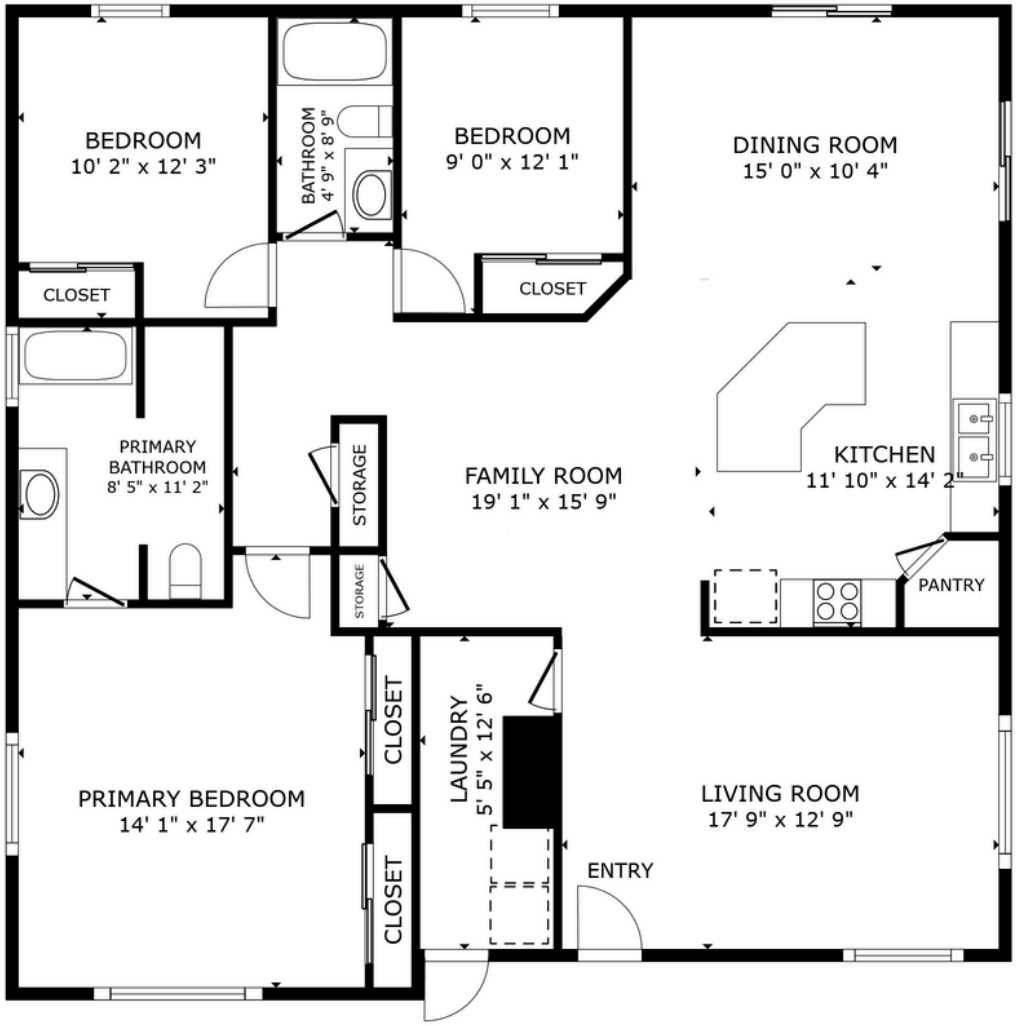


208 PLEASANT VIEW HOUSE

204 - 208 Pleasant View Road, Medford

Year Built	2003
Approx. SF	1,763
Bed / Bath	3 Bedrooms / 2 Bathrooma
House Type	Triple wide manufactured home
Garage | Parking	Gravel parking
HVAC	-Heat pump -Electric forced air





MAP

204 - 208 Pleasant View Road, Medford

Talent, Oregon

Talent offers small-town character, community connection, and convenient regional access. Local restaurants, shops, parks, cultural attractions, and events provide everyday amenities in a welcoming Southern Oregon setting.

The Rogue Valley

Framed by the Cascade and Siskiyou mountains, the Rogue Valley is known for scenic landscapes, vineyards, orchards, and wineries. Recreation includes hiking, fishing, rafting, biking, golf, lakes, rivers, and public lands.

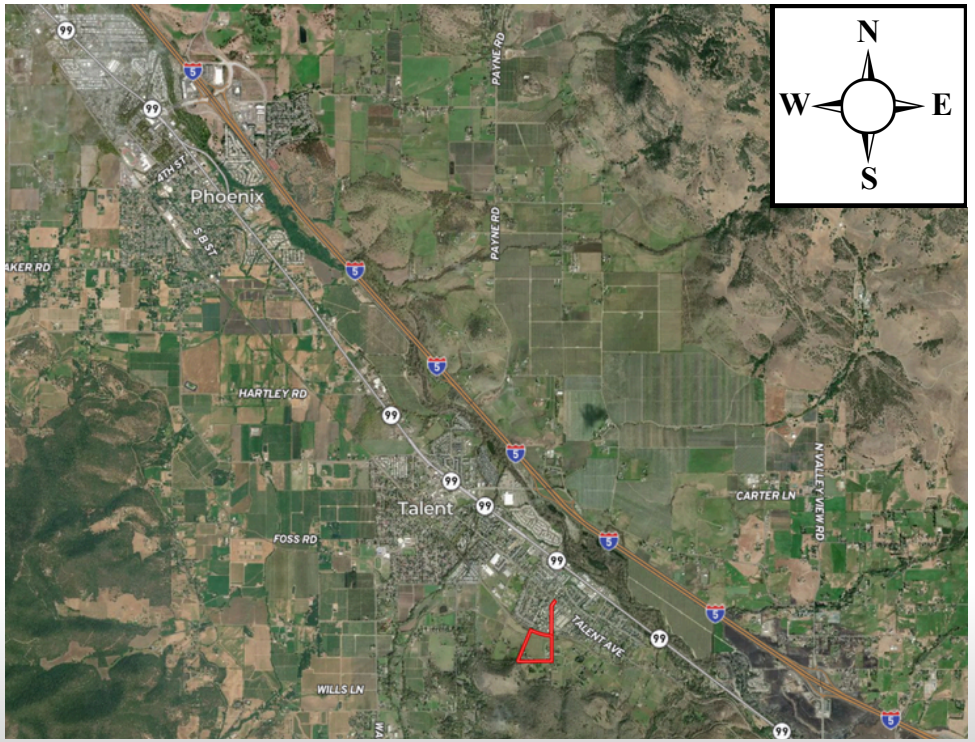
Talent, Oregon Climate

Talent enjoys warm, dry summers, cool evenings, and generally mild spring and fall seasons. Abundant sunshine and an extended growing season support gardens, orchards, vineyards, pasture, and outdoor living.

Nearby Amenities

Ashland is approximately 6 miles away, offering dining, shopping, theater, and cultural attractions. Medford is approximately 9 miles away with regional healthcare, major retailers, employment, and professional services. Rogue Valley International–Medford Airport is approximately 13 miles from Talent, with Interstate 5 providing convenient regional access.

Destination	Approx. Drive
Downtown Talent	~ 1.5 Miles
Asante Ashland Hospital	~ 4 Miles
Downtown Ashland	~ 4.5 Miles
Southern Oregon University	~ 5.5 Miles
Downtown Medford	~ 10 Miles
Rogue Valley International Airport	~ 13 Miles



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