



271 Cove Road, Ashland OR, 97520

A Rural Homesite with Acreage and Creek Frontage



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PROPERTY BOUNDARIES FOR ILLUSTRATION ONLY

WELCOME

271 Cove Road, Ashland

Township	Range	Section	Tax Lot	Taxes	Account #	Acres	Zoning
38S	2W	27	800	\$2,469.83	10097505	30.4	EFU

30.60 Acre Rural Homesite

271 Cove Road consists of 30.60 acres in the countryside outside Ashland, Oregon. The EFU zoned property includes open pasture, mountain and territorial views, irrigation water rights, seasonal creek frontage, and one established homesite.

The homesite is currently secured by an existing mobile home considered to be of no value. Other potential placement areas for a replacement dwelling may provide a more open setting and improved views. The acreage consists primarily of open pasture with potential for agricultural, grazing, gardening, or other uses permitted under EFU zoning.

DESCRIPTION

271 Cove Road, Ashland

Existing Utilities and Access

Existing infrastructure includes a shared well, septic system, and 200 amp single phase electrical service. An established dirt road provides access to the current homesite. Buyers should independently investigate the condition, capacity, location, and suitability of the existing systems.

Irrigation Water Rights and Seasonal Creek Frontage

The property includes 11 acres of irrigation water rights with an 1883 priority date. Seasonal Babe Creek and Frog Creek cross the property and provide more than 700 feet of combined creek frontage.

Mountain and Territorial Views

The property offers expansive mountain and territorial views across the surrounding countryside. More open portions of the acreage may provide options for locating a replacement dwelling to better capture the views, subject to applicable requirements and approvals.



DESCRIPTION

271 Cove Road, Ashland

Ashland and the Rogue Valley

The property is located in a rural area outside Ashland and is within a reasonable drive of the city and the broader Rogue Valley. Ashland provides restaurants, local shops, parks, cultural attractions, and the Oregon Shakespeare Festival.

Regional recreation includes Emigrant Lake, Mount Ashland, nearby trails, public lands, rivers, and lakes. Medford provides major shopping, healthcare, business services, and commercial air travel through Rogue Valley International Medford Airport.

Southern Oregon Rural Property

The combination of an established homesite, onsite utilities, open pasture, irrigation water rights, seasonal creek frontage, and expansive views provides a strong foundation for a future country residence, agricultural endeavor, recreational retreat, or long term Southern Oregon landholding. Buyer to perform any and all due diligence regarding approved or intended uses.



PROPERTY INFORMATION

271 Cove Road, Ashland

Access	Access from gated driveway off gravel Cove Road
Present Land Use	Rural homesite
2025 Taxes	\$2,469.83
Zoning	EFU (Exclusive Farm Use)
Elevations	3,240' to 3,400' above sea level
Topography	Rolling
Water Rights	11 acres of water rights from Babe Creek and Deep Hollow Gulch with a priority date of 1883 (creek is seasonal)
Live Water	Approximately 228 feet of Frog Creek frontage and 519 feet of Babe Creek frontage
Domestic Water	Shared well with a BNA and well flow test from 2019 on file (well flow tested at 25 gpm)
Sanitation	Older system in place (appears to be a sand filter)
Power Service	Pacific power standard service single phase, 200-amp available on-site
Propane	500 gallon tank leased from Blue Star
Internet	Recently had HughesNet - Starlink is another option



MAP

271 Cove Road, Ashland

Rural Ashland Living

Enjoy the open space, quiet, and slower pace of the Ashland countryside while remaining conveniently connected to town. Ashland's shopping, restaurants, schools, medical providers, cultural attractions, and everyday services are within easy reach, offering an appealing balance between rural living and community convenience.

The Rogue Valley Lifestyle

The Rogue Valley blends productive farmland, welcoming communities, wineries, arts, and abundant outdoor recreation. Ashland, Medford, Jacksonville, Central Point, and other nearby communities offer a wide range of dining, shopping, entertainment, healthcare, and business services. Lakes, rivers, forests, trails, and public lands create year round opportunities for fishing, hiking, boating, skiing, hunting, and exploration.

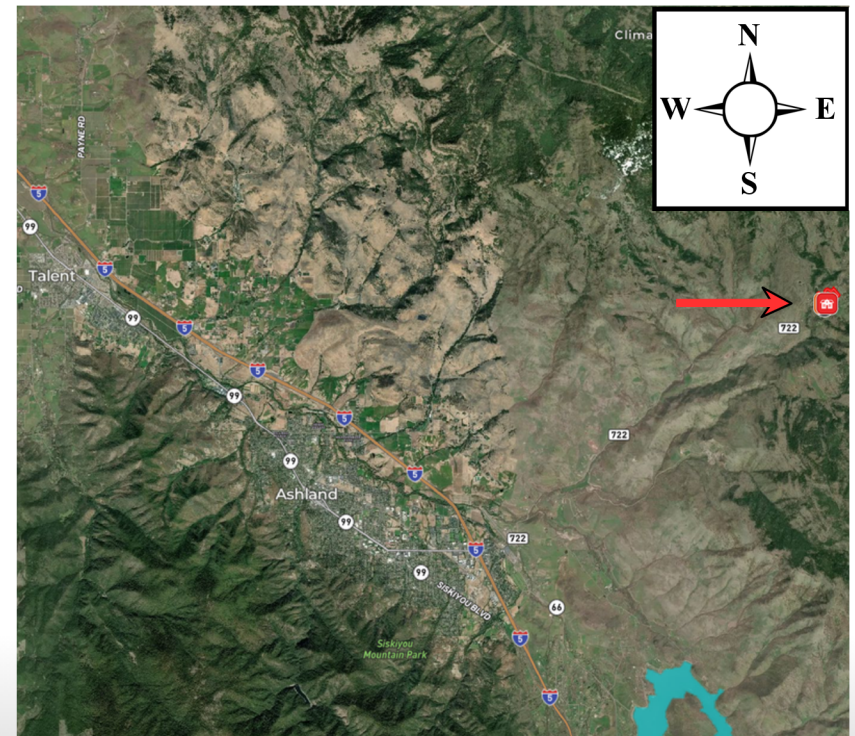
Four Season Southern Oregon Climate

Southern Oregon offers four distinct seasons, with warm, generally dry summers, colorful spring and fall conditions, and cooler winters. Abundant sunshine and a long growing season support the region's farms, vineyards, orchards, gardens, and outdoor lifestyle. Each season brings new opportunities to enjoy the land and the surrounding Rogue Valley.

Convenient Regional Air Travel

Rogue Valley International Medford Airport provides convenient commercial air service for Southern Oregon and Northern California. Its Medford location offers practical access for personal and business travel, with connections through major western travel hubs to destinations across the country. The airport's proximity helps rural property owners remain connected to family, clients, and business interests beyond the region.

Destination	Approx. Drive
Southern Oregon University	~ 9 Miles
Downtown Ashland	~ 11 Miles
Asante Ashland Hospital	~ 12 Miles
Downtown Medford	~ 23 Miles
Rogue Valley International Airport	~ 26 Miles



MAP

271 Cove Road, Ashland





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