



6120 Highway 62, Medford, Oregon

Exceptional Agricultural Scale. Rare Multi-Homesite Opportunity.



*Property lines are approximate
and for illustration purposes only*

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WELCOME

6120 Highway 62

Township	Range	Section	Tax Lot	Taxes	Account #	Acres	Zoning
36S	1W	29C	1300	\$8,363.86	10458395	41.65	EFU
36S	1W	29C	1300	\$1,539.61	30170369	0	EFU
36S	1W	29C	1400	\$2,868.84	10458409	20.09	EFU
36S	1W	29C	1600	\$4,306.79	10458425	5.27	EFU
36S	1W	29C	1600	\$68.51	30048787	0	EFU
36S	1W	29C	1799	\$9.88	10885417	0.4	EFU
36S	1W	29C	1800	\$2,683.52	10458482	27.84	EFU
36S	1W	29C	1899	\$9.88	10885425	0.53	EFU
36S	1W	29D	1100	\$31.85	10458952	1.13	EFU
36S	1W	29D	1200	\$1,953.98	10459032	21.87	EFU
36S	1W	29D	1300	\$2,565.50	10459041	36.41	EFU
36S	1W	32	100	\$1,994.12	10459251	19.82	EFU
36S	1W	32	200	\$1,966.95	10459260	20.13	EFU
36S	1W	32	1900	\$323.59	10459771	3.71	EFU
36S	1W	32	1903	\$848.88	10885441	14.72	EFU
Totals				\$29,536.00	--	213.57	--

DESCRIPTION

6120 Highway 62

213-Acre Irrigated Agricultural Property with Three Established Homesites

This gated 213.57-acre EFU-zoned property offers a rare combination of scale, agricultural infrastructure, and three established homesites. Approximately 203 acres are irrigated with water supplied by the Rogue River Valley Irrigation District (RRVID). Additional improvements include two irrigation bulges, two wells, six agricultural shop buildings totaling approximately 28,000 square feet, and an existing 2,680-square-foot mobile home that preserves one of the established homesites.

The property's predominantly level topography, substantial irrigated acreage, extensive building capacity, and multiple improvement areas create a strong foundation for commercial agriculture, equipment-intensive operations, or multi-family homesteading.

Land, Irrigation, and Agricultural Potential

The property encompasses 213.57 acres across 13 tax lots, with approximately 203 acres irrigated through the Rogue River Valley Irrigation District. Two on-site irrigation bulges support the agricultural ground and provide important infrastructure for farming and other permitted agricultural uses. Predominantly level terrain allows for efficient irrigation management, field maintenance, equipment movement, planting, harvesting, and day-to-day farm operations. County records identify the soils as a Class IV clay. The acreage includes open agricultural ground and wooded portions, with expansive views of Mt. McLoughlin and the surrounding valley and mountains.

The combination of scale, water, level ground, and existing infrastructure provides flexibility for a variety of agricultural pursuits, including commercial farming, livestock, specialty crops, equipment operations, and other permitted EFU uses.



DESCRIPTION

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Approximately 28,000 Square Feet of Agricultural Shop Space

The property includes six shop buildings providing approximately 28,000 square feet of combined space for agricultural equipment, machinery, vehicles, maintenance, materials, storage, and general farm operations.

The largest shop measures approximately 200 feet by 50 feet and provides approximately 10,000 square feet of building area. This wood-framed structure has concrete flooring, connected electricity, two 10-foot-by-10-foot roll-up doors, and two man doors.

Five additional steel-framed shops each measure approximately 60 feet by 60 feet, providing approximately 3,600 square feet per building and 18,000 square feet of combined space. Each shop has concrete flooring and a 12-foot-by-12-foot roll-up door. Electricity is connected to the first of the five buildings.

A Rare Three-Homesite Configuration

Three established homesites are a significant component of the property and create flexibility that is difficult to find on a large EFU holding. An existing mobile home totaling approximately 2,680 square feet preserves one homesite and may provide an opportunity for future residential or farm-labor housing needs.

The combination of three homesites, two wells, and established electrical service, and separate improvement areas creates potential for multi-family homesteading, farm management, employee accommodations, or other permitted residential uses connected to the agricultural operation.



DESCRIPTION

6120 Highway 62

Gated Access and Property Configuration

A gated entrance provides private access from a paved road. The configuration of the property also creates potential for multiple access points, which may improve equipment circulation, agricultural management, and access to separate portions of the property.

The acreage combines open and wooded terrain with predominantly level topography, broad sightlines, and views of Mt. McLoughlin and the surrounding Southern Oregon landscape.

Medford and the Rogue Valley

Medford is Southern Oregon's primary commercial, medical, and transportation center. The city provides hospitals, schools, shopping, restaurants, professional services, and the Rogue Valley International-Medford Airport, with convenient access to the region's rural and agricultural areas.

The Rogue Valley is known for its agricultural diversity, warm and generally dry summers, and moderate spring and fall seasons. The region supports farms, ranches, vineyards, orchards, livestock operations, and specialty crops. The broader area also provides access to the Rogue River, public lands, wineries, golf courses, and year-round outdoor recreation.



DESCRIPTION

6120 Highway 62



A Significant Southern Oregon Agricultural Opportunity

With approximately 203 irrigated acres, RRVID water, two irrigation bulges, predominantly level terrain, approximately 30,500 square feet of agricultural building space, and three established homesites, 4460 Highway 62 offers an uncommon combination of land, water, infrastructure, and flexibility. The property's scale and existing improvements provide a substantial foundation for commercial agriculture, multi-family homesteading, equipment operations, or long-term rural ownership in the Rogue Valley.



PROPERTY INFORMATION --- 6120 Highway 62

Access	Access via private drive off Crater Lake Avenue
Present Land Use	Irrigated farm
2025 Taxes	\$29,536.00
Zoning	EFU - Exclusive Farm Usage
Elevations	~2000' to 2100' above sea level
Topography	Level
Water Rights	203 acres of irrigation through RRVID with an annual fee of \$20,109.75
Domestic Water	Two on-site wells (Well #1 at 17.5 GPM and Well #2 at 7.5 GPM)
Sanitation	Public sewer - buyer to confirm
Power Service	3 meters (two 200 amp services confirmed)
Gas/Propane	None
Internet	Hunter available at the road
Farm Equipment	Negotiable



PROPERTY INFORMATION

6120 Highway 62

Year Built	1999
Approx. SF	2,680
Bed / Bath	3 bedrooms / 2.5 bathrooms
Levels	1
Garage Parking	Paved driveway
HVAC	Central air Electric furnace
Hot Water Heater	Electric water heater
Exterior Siding	Lap siding
Roofing	Composition
Doors and Windows	Standard door, double pane vinyl windows



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OUTBUILDINGS

6120 Highway 62

Outbuildings	
Equipment Storage Shops	• Five steel-framed shops • 60' by 60' each (3,600 SF each) • Concrete flooring throughout • One 12' by 12' foot roll-up door per shop • Electricity connected to one building • Extensive space for agricultural equipment, machinery, vehicles, maintenance, materials, and general storage
Large Storage Shop	• Wood-framed shop located near the main residence • 200' by 50' (10,000 SF) • Concrete flooring • Connected electricity • Two 10' by 10' roll-up doors • Two walk-in doors • Substantial open space for equipment, machinery, vehicles, maintenance activities, and storage



MAP

6120 Highway 62

Medford, Oregon

Medford is Southern Oregon's primary commercial, medical, and transportation center. The city offers established neighborhoods, schools, parks, restaurants, shopping, healthcare, and community events, with convenient access to surrounding rural areas.

The Rogue Valley

The Rogue Valley is known for its varied landscape, productive agricultural ground, and distinct communities. Nearby Jacksonville and Ashland offer historic districts, dining, cultural attractions, wineries, and seasonal events.

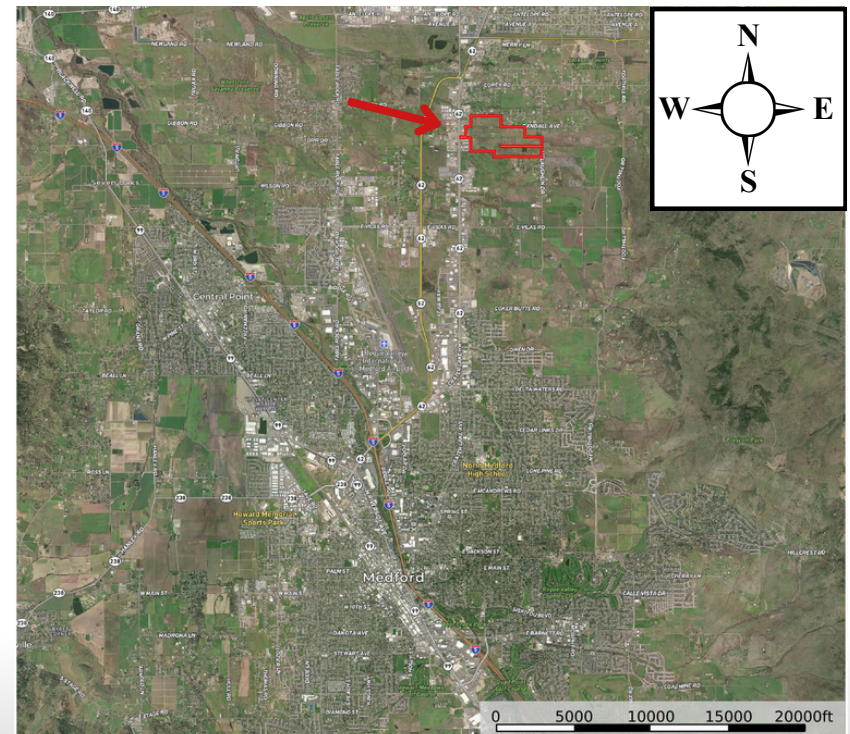
Medford Climate

Medford experiences four distinct seasons with warm, dry summers and cool, wetter winters. Moderate spring and fall temperatures, combined with the valley's growing season, support vineyards, orchards, farms, and gardens.

Nearby Amenities

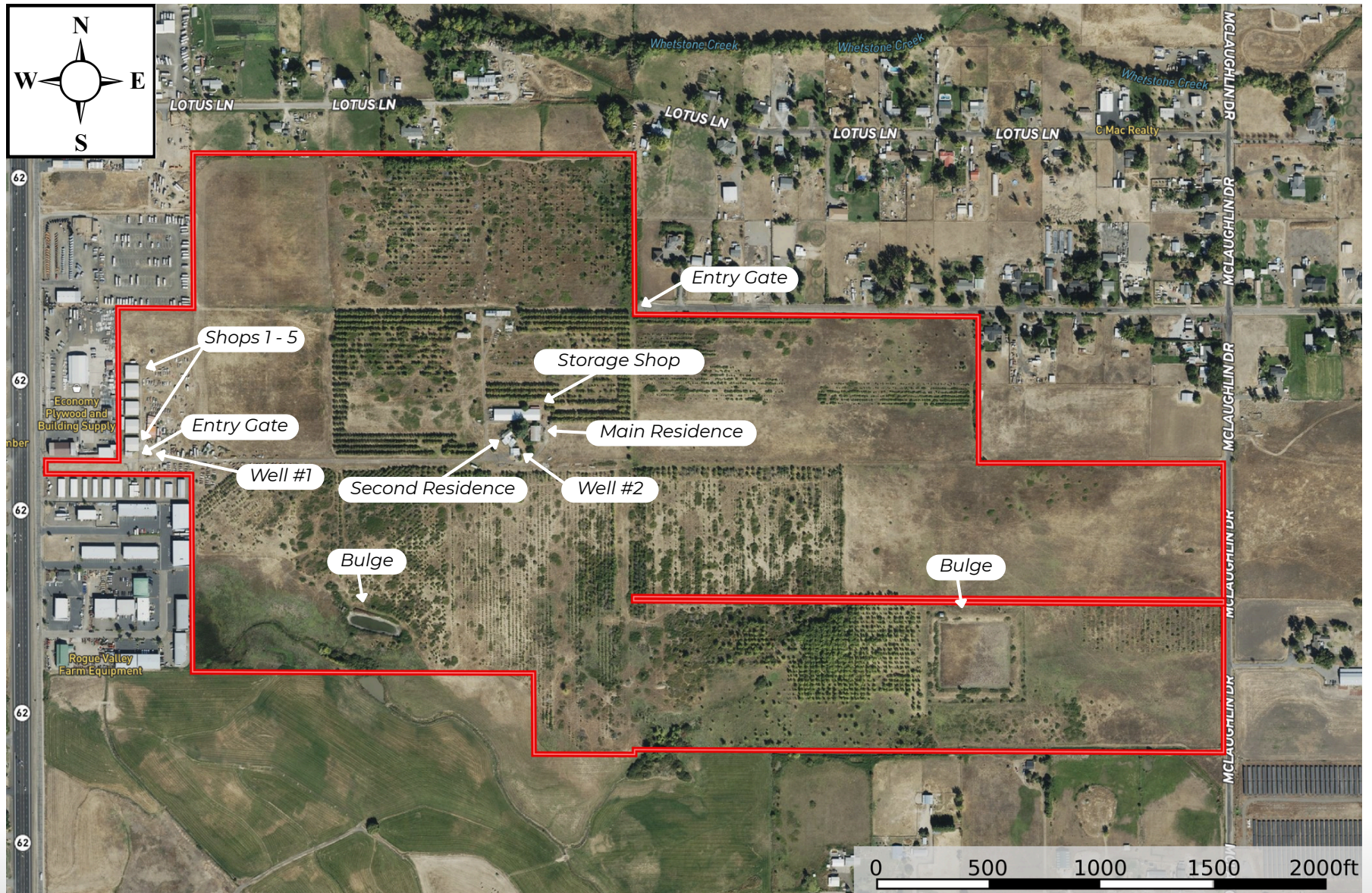
Medford provides hospitals, specialty medical care, major retailers, restaurants, professional services, entertainment, and the Rogue Valley International-Medford Airport. Interstate 5 also provides direct regional access through Southern Oregon.

Destination	Approx. Drive
White City	~ 3.5 Miles
Rogue Valley International Airport	~ 5 Miles
Downtown Medford	~ 6 Miles
Downtown Ashland	~ 20.5 Miles
Grants Pass	~ 30 Miles



MAP

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