



Red's Cabin

3665 Hyatt Prairie Road, Ashland, Oregon



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WELCOME

3665 Hyatt Prairie Road, Ashland

Township	Range	Section	Tax Lot	Taxes	Account #	Acres	Zoning
38	3E	36	8200	\$6,578.67	10098778	9.12	FR

Red's Cabin | Historic Howard Prairie Lake Property in Southern Oregon

Welcome to Red's Cabin, a truly unique Howard Prairie Lake property with a story that spans more than five generations. Situated on 9.12 wooded acres along the lake, this original Southern Oregon homestead has remained in the same family since 1889 and is now being offered for sale for the first time in its history.

More than a mountain retreat, Red's Cabin combines a custom home, extensive water features, direct recreational access, and an extraordinary family legacy dating back to the earliest days of settlement in the Rogue Valley.

Direct Access to Howard Prairie Lake & Public Lands

Red's Cabin offers exceptional access to the surrounding Southern Oregon high country. The gated property connects directly to Howard Prairie Lake, extensive public lands, and miles of recreational trails, including a trail system that continues around the lake. Whether hiking, fishing, exploring the surrounding forest, or simply enjoying the water and mountain setting, the property provides immediate access to the outdoor lifestyle that

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Custom Mountain Home On Howard Prairie Lake

Built in 2008 as a tribute to the Neil family legacy, the 2,907 SF, 3-bedroom, 3-bath home reflects the character of its mountain setting. Custom juniper woodwork is featured throughout, complemented by exposed timber details, vaulted ceilings, and a dramatic stone fireplace anchoring the great room.

The home offers inviting kitchen and living spaces designed for gathering, along with an upstairs loft/game room and spacious bunk room. A private balcony off the bunk room overlooks one of the property's most distinctive features: an impressive permitted pond surrounded by mature forest.

Unlike many remote mountain properties, Red's Cabin is fully on-grid, offering the convenience of established power while preserving its secluded recreational setting. Full security panels for all main-level windows provide an additional layer of protection when the property is not in use.

The home is offered fully furnished for a seamless transition and is equally well suited as a private family retreat, recreational getaway, or legacy property to be enjoyed for generations.





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Water Features & Outdoor Amenities

Water is a defining feature of Red's Cabin. A year-round spring-fed stream enters the property and feeds the impressive permitted pond before continuing past the home toward Howard Prairie Lake.

The property also includes 4.1 acres of water rights and a certificated reservoir permit, creating a rare combination of natural water, established water rights, and mountain recreation.

Just steps from the stream, an impressive covered outdoor stone fireplace creates a memorable gathering space beneath the trees. A zip line extends over the pond and drops into the water, adding another unique recreational feature.

A detached garage was designed to complement the architecture of the main home and includes an upper storage loft, providing useful additional space while maintaining the cohesive character of the property. Other outdoor amenities include a bocce ball court and the original historic ranch cook shack.

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A Southern Oregon Homestead Dating Back to 1889

The history of Red's Cabin is inseparable from the history of the Neil family in Southern Oregon. Claiborne and Louisa Neil began their journey west in 1852, traveling with their young children on a wagon train bound for Oregon. They arrived in the Rogue River Valley in 1854 and established a 640-acre Donation Land Claim east of Ashland. The creek running through that original property eventually became known as Neil Creek.

The family established farming, livestock, orchard, and irrigation operations in the Rogue Valley. In 1889, W. L. Neil expanded the family operation into the mountains, purchasing approximately 280 acres in what was then known as Grizzly Prairie Meadow near present-day Howard Prairie.

The mountain ranch supported dairy cattle and later served as important summer range for the family's livestock operation. By 1890, the family had constructed irrigation ditches from Willow Creek to flood and irrigate the high mountain meadows.





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The Creation of Howard Prairie Lake

The property's history changed dramatically in 1958 with the creation of Howard Prairie Lake. An earth-filled dam was constructed across Grizzly Creek, flooding much of the broad meadow that had once formed the Neil family's mountain ranch. Approximately 518 acres of the ranch were taken through eminent domain for the reservoir project.

Joan Neil Boyden fought to preserve portions of the family property that were not required for the lake. Her efforts ultimately protected approximately 9.2 acres on the cabin side of Howard Prairie Lake, where Red's Cabin stands today.

As part of the condemnation agreement, the original ranch cook shack was moved from Willow Creek across the meadow by teams of horses. That historic structure remains on the property today, providing a direct connection to the ranch's early history.



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The Story Behind Red's Cabin

Joan Neil Boyden was affectionately known by her family as “Red,” a nickname inspired by her red hair. Following Joan’s passing in 2006, her children, Mark, Dan, and Julie Boyden, designed and built the current home as a tribute to their mother and to the family’s long connection with the land.

Red’s Cabin became a place where future generations could gather and continue a family story that began with an Oregon Trail journey more than 170 years ago.

Today, the property represents a rare intersection of Southern Oregon history, natural water, lakefront recreation, privacy, and direct access to public lands. With its custom home, year-round stream, permitted pond, water rights, on-grid infrastructure, distinctive improvements, and remarkable provenance, Red’s Cabin offers an opportunity that is difficult to replicate.

For the first time since the Neil family established its Howard Prairie ranch in 1889, the next chapter of this extraordinary property is ready to be written.



PROPERTY INFORMATION

3665 Hyatt Prairie Road, Ashland

Access	Gated, private gravel drive off of paved Hyatt Prairie Road
Present Land Use	Family vacation home
2025 Taxes	\$6,578.67
Zoning	FR - Forest Reserve
Elevations	Between 4,540' tp 4,560'
Topography	Mostly Level
Live Water	Lake, stream, and pond
Water Rights	4.1 acres of irrigation + 1.2 acre feet for reservoir storage + water rights for domestic use up to 4.5 GPM from Swimming Spring Creek
Domestic Water	Private well producing approximately 30 GPM
Sanitation	1,500-gallon standard septic system (leach field is located uphill from the septic tank)
Power Service	Pacific power (standard on-grid service)
Gas/Propane	435-gallon leased tank
Internet	Starlink
Exclusions	Seller to provide a list of family heirlooms and sentimental items, all other items would remain

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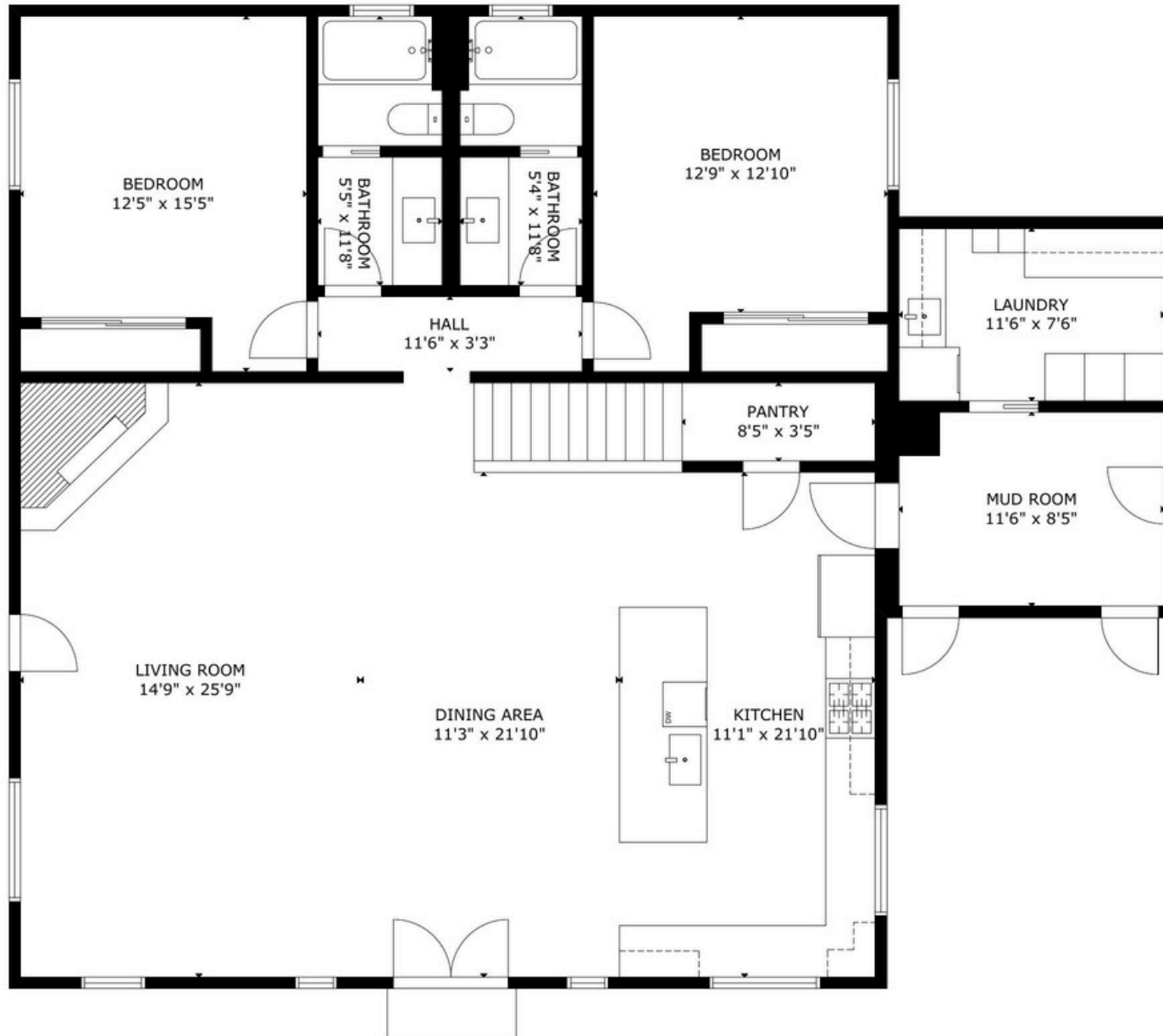
Year Built	2008
Approx. SF	2,907
Bed / Bath	3 Bedrooms + Bunk Room / 3 Bathrooms
Levels	2
Garage Parking	2 car garage w/ unfinished storage attic
Floor Plan Notes	Main Level: Entry foyer with laundry/mudroom to the right and two storage closets to the left. Straight ahead opens into the kitchen, dining area, and living room. The living room features a custom stone wood-burning fireplace with gas starter. The home centers around this phenomenal great room with grand ceilings and incredible lodge finishes. Two bedrooms and two bathrooms are located on the main level off the living room. Second Level: A staircase adjacent to the kitchen leads to an upper loft with storage, a bunk room with access to the wraparound upper balcony, and a third bedroom plus another guest bathroom.
HVAC	-Central heating and cooling (electric) -Wall-mounted mini split in kitchen -Fireplace (with gas starter)
Hot Water Heater	Tankless (propane)
Exterior Siding	Wood siding with cedar shake accents
Roofing	Metal
Exterior Features	Covered rear patio w/locking slide down weather screens on patio and all main level windows (electric/automatic), bocce ball court, outdoor stone fireplace (with gas starter), zip line, balcony, mature native landscape





FLOOR PLANS - MAIN LEVEL

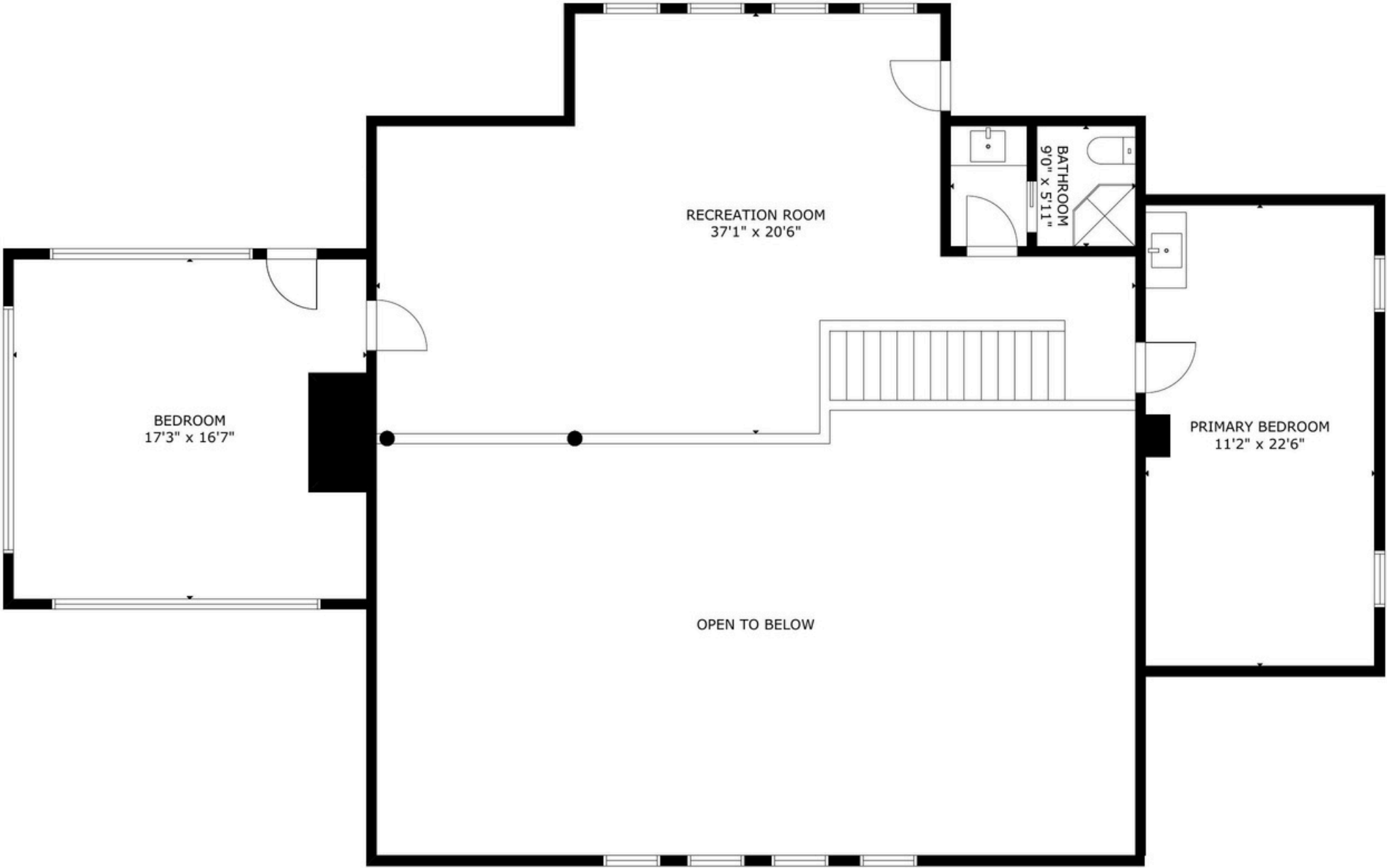
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GROSS INTERNAL AREA
TOTAL: 2,958 sq ft
MAIN FLOOR: 1,752 sq ft, UPPER LEVEL 1: 1,206 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR PLAN - UPPER LEVEL

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MAP

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Rural Ashland

Located in the mountains east of Ashland, Red's Cabin offers a peaceful recreational setting surrounded by forest and public lands. Ashland's restaurants, shops, cultural attractions, and essential services remain within reach, providing a comfortable balance between mountain seclusion and access to town.

Climate of Rural Ashland

The higher elevation offers four distinct seasons, with warm summer days, cool evenings, colorful autumns, snowy winters, and refreshing mountain springs. Each season creates new opportunities to enjoy the surrounding forests, trails, water, and abundant wildlife.

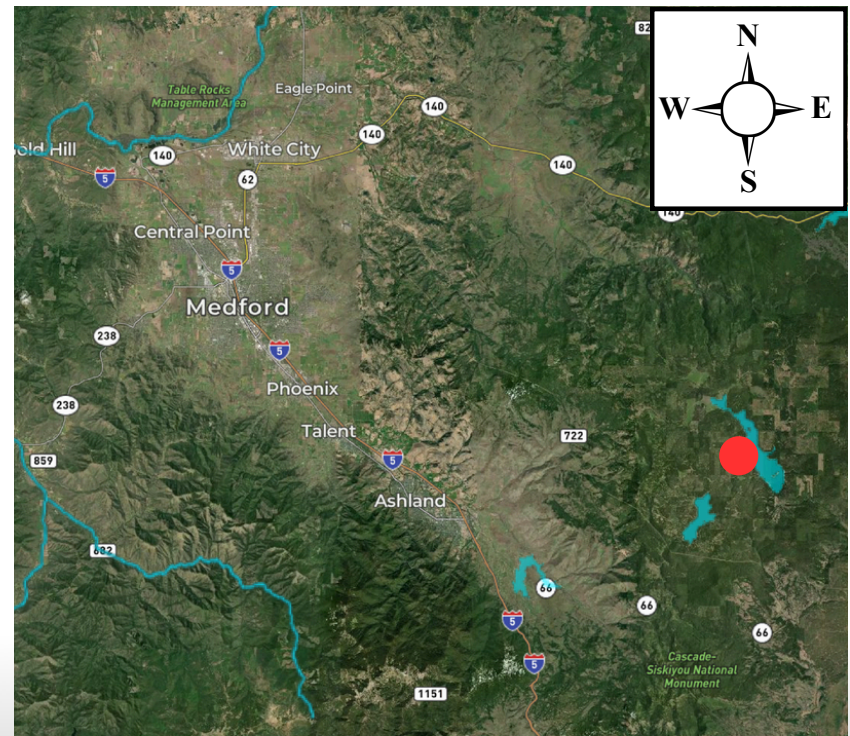
Rogue Valley

The Rogue Valley is one of Southern Oregon's premier outdoor destinations. The region offers fishing, rafting, hiking, hunting, mountain biking, wineries, lakes, rivers, and extensive public lands, along with convenient access to the communities of Ashland, Medford, and Jacksonville.

Howard Prairie Lake

Howard Prairie Lake is a popular mountain recreation destination known for fishing, boating, kayaking, camping, hiking, and wildlife viewing. Miles of trails, nearby public lands, and the surrounding Cascade landscape provide nearly endless opportunities to explore the Southern Oregon high country.

Destination	Approx. Drive
Lake of the Woods	~ 22 Miles
Mount Mcloughlin Trailhead	~ 23 Miles
Downtown Ashland	~ 24 Miles
Asante Ashland Hospital	~ 25 Miles
Rogue Valley International Airport	~ 40 Miles





MARTIN

OUTDOOR PROPERTY GROUP
by John L. Scott

CHRIS MARTIN | ASHLEY LACER | ALEX LARSON | SHANNON FORREST

541.660.5111 - Team@MOPG.com / Licensed Brokers in the State of Oregon