



5010 Old 99S, Ashland, OR 97520

Country Living Opportunity



SHOP

HOME

ADU

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WELCOME

5010 Old 99S, Ashland

Township	Range	Section	Tax Lot	Taxes	Account #	Acres	Zoning
40S	2E	16	206	\$4,288.99	1073740	6.65	RR-00

Private Country Living, Ashland, Oregon

Nestled amongst the fir and madrone sits a peaceful homestead on 6.65 acres. The land, composed of a sloped forest with a level clearing, holds the primary residence, a large versatile shop, and a water catchment system. Tucked into the forest is a second dwelling. Discover this small piece of paradise with potential for off-grid living, multigenerational living, or simple solitude.

6.65 Acres, Zoned RR-00

This property is an incredible opportunity for those looking for a quiet lifestyle outside of town. With off-grid or hobby farm potential, the property is served by a water catchment system for domestic water. Four large water cisterns serve as storage for collected or purchased water. The well has not been in use since 2004; a recent bid for a new well is on file. Property to be sold as-is.

DESCRIPTION

5010 Old 99S, Ashland

Ashland, Oregon and the Rogue Valley

Located in Ashland, Oregon, the property offers a rural setting just south of the city limits. For the outdoor enthusiast, there is convenient access to Mt. Ashland and the Pacific Crest Trail, as well as miles of additional hiking trails and USFS recreation areas.

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, permitted uses, rental eligibility, zoning, water catchment, well bid, septic systems, electrical meters, access, and development potential.



DESCRIPTION

5010 Old 99S, Ashland

Two Dwellings

This property includes a 1,200-square-foot, 1986-built cabin-style home with a metal roof, wood siding, a large deck, and attached garage. Custom stonework in the light-filled entryway gives way to a country kitchen with pine paneling and a living room with a wood stove. The two bedrooms include a main-level primary suite and a second bedroom upstairs. Off the laundry room, a large bonus room could serve as additional living space, a studio, or a home office.

The second dwelling is a quaint cabin reminiscent of a bygone era, located a short distance down the hill from the primary home and offering privacy for a tenant or guest. This home includes a full kitchen, a bathroom with tub, a sleeping loft with a separate entrance, and a covered front porch.

Separate Workshop

Situated near the primary residence, a shop built using shipping containers offers ample storage, a concrete slab floor, professional-grade hydraulic engine hoist, and hangar-style doors—perfect for storing equipment, vehicles, tools, or hobby space.





PROPERTY INFORMATION

5010 Old 99S, Ashland

Access	Private dirt access off of paved Old 99S to ADU and shared gravel access to the main home
Present Land Use	Rural residence
2026 Taxes	\$4,882.99
Zoning	RR-00
Elevations	3,240' to 3,440'
Topography	Sloping
Domestic Water	Cistern (no well)
Sanitation	Standard septic system - condition unknown
Power Service	On-grid through Pacific Power plus generator
Gas/Propane	Propane (services the wall heaters and the range)
ADU Notes	Unknown if permitted

PROPERTY INFORMATION

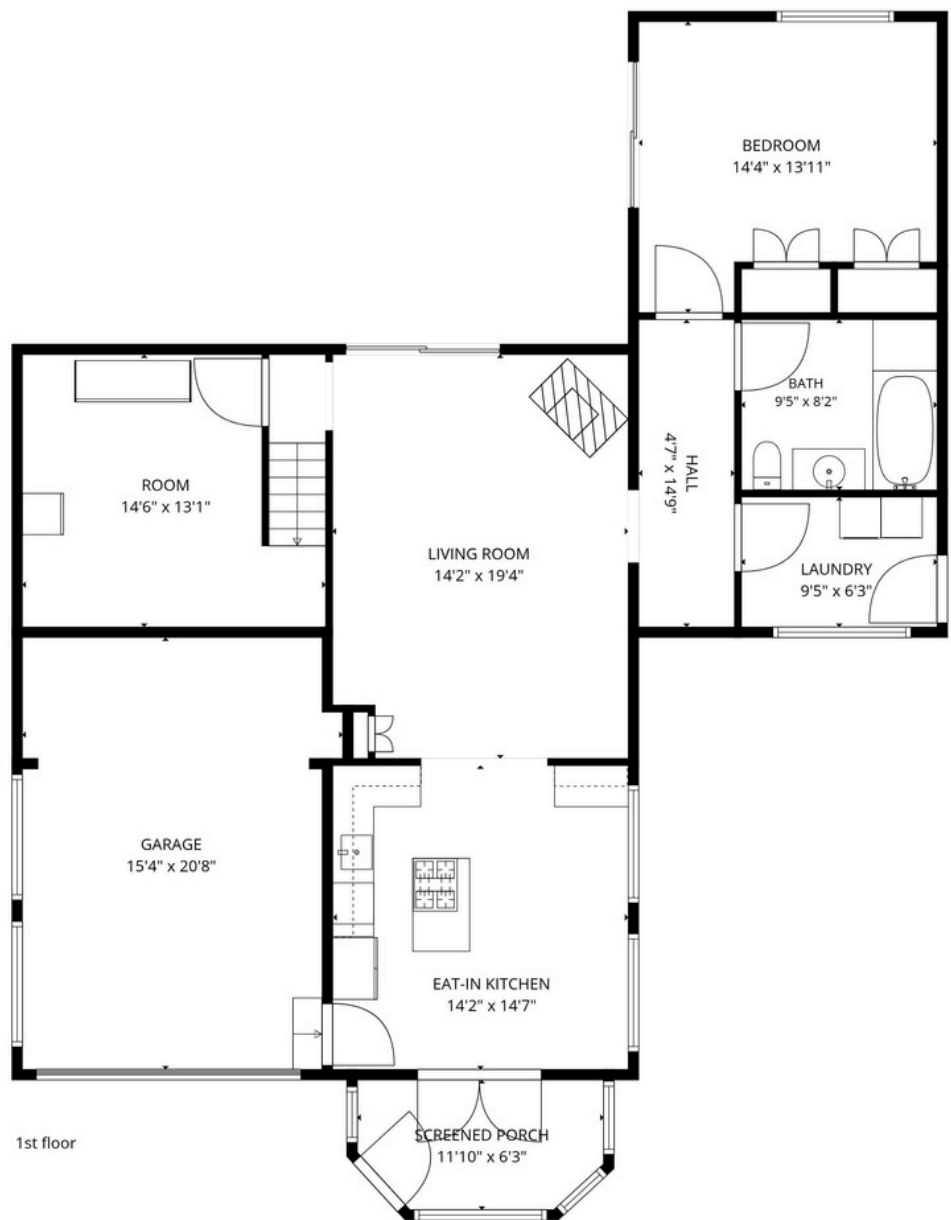
5010 Old 99S, Ashland

Year Built	1986
Approx. SF	1,200
Bed / Bath	2 Bedrooms, 2 Bathrooms
Levels	Two
Garage Parking	Attached garage
Floor Plan Notes	Entering through the screened porch, the home opens into an eat-in kitchen with a central island and easy flow into the main living room. The main level also includes a flexible bonus room, attached garage, bedroom, full bathroom, and laundry area. Upstairs, the spacious primary suite offers added privacy with its own bathroom, creating good separation between the two bedroom areas.
HVAC	Wall heaters and a wood stove (no AC)
Exterior Siding	Board and batten
Roofing	Metal
Doors and Windows	Mixed vinyl and aluminum (double pane)



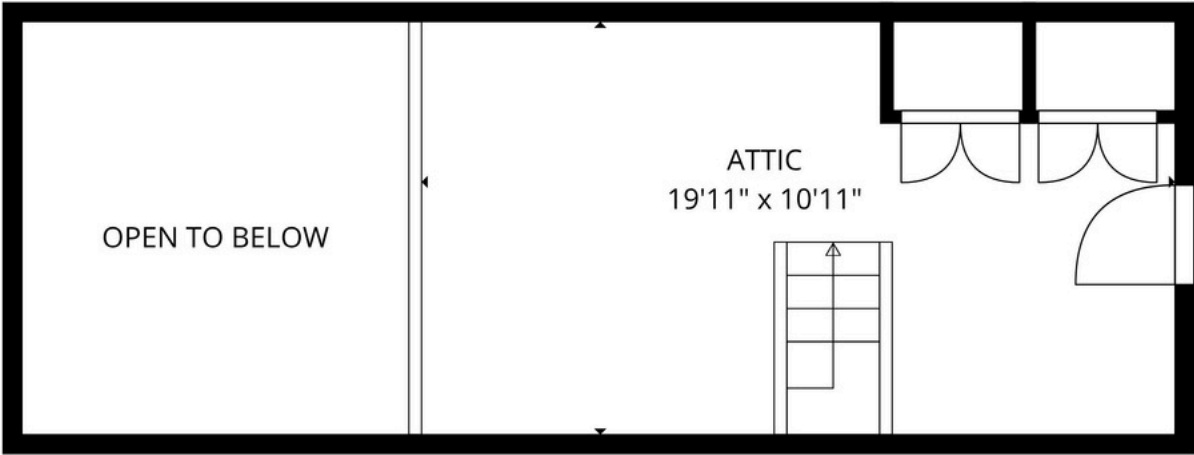


FLOOR PLANS - MAIN RESIDENCE ————— 5010 Old 99S, Ashland

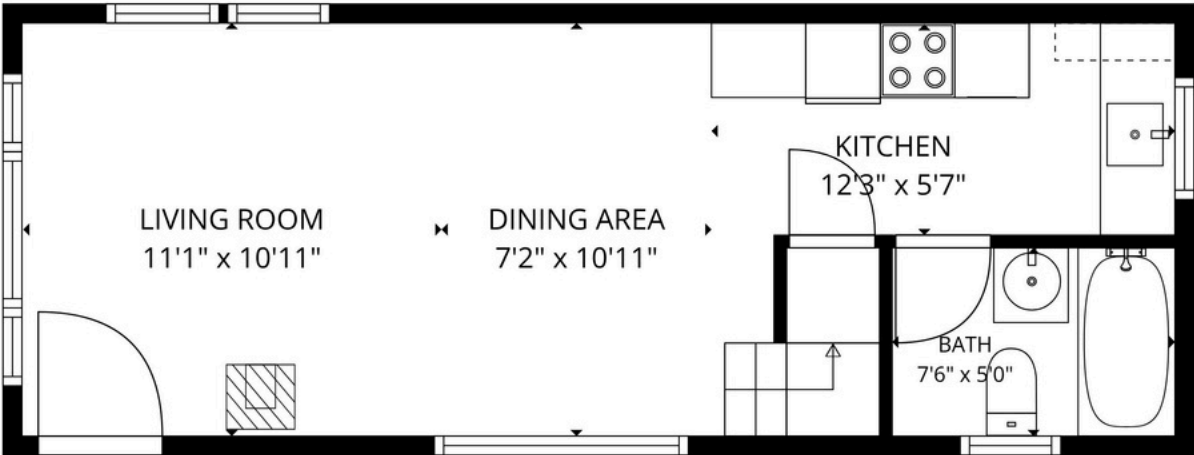


FLOOR PLANS - ADU

5010 Old 99S, Ashland



2nd floor



1st floor



MAP

5010 Old 99S, Ashland

Climate

The Siskiyou foothills offer four distinct seasons, with warm, dry summers, colorful fall weather, cool winters, and pleasant spring conditions. The elevated setting generally provides cooler summer temperatures and more winter snowfall than the Rogue Valley floor.

Nearby Recreation and Amenities

The property offers convenient access to Interstate 5, Mt. Ashland Ski Area, the Pacific Crest Trail, Emigrant Lake, and the surrounding Siskiyou Mountain trails and public lands. The area supports hiking, mountain biking, fishing, boating, hunting, skiing, and other seasonal recreation.

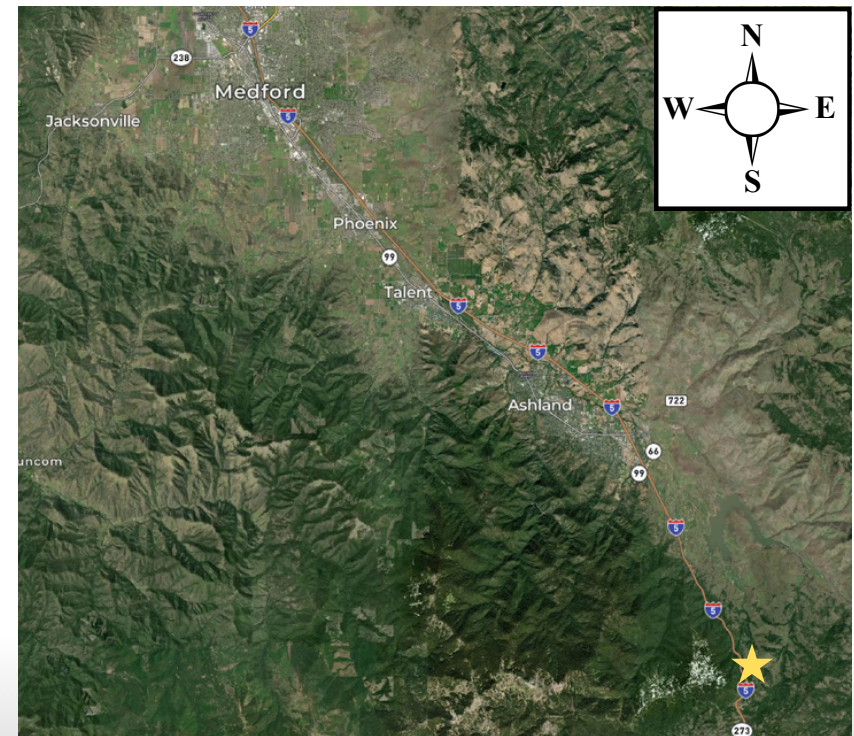
Ashland

Nearby Ashland combines small-town character with an active arts, dining, and outdoor culture. The community is home to the Oregon Shakespeare Festival, Southern Oregon University, Lithia Park, local restaurants, galleries, boutique shopping, and an extensive network of hiking and biking trails.

Rogue Valley

The Rogue Valley is known for its scenic mountain surroundings, vineyards, farms, wineries, and year-round outdoor recreation. Medford serves as the regional center for major shopping, healthcare, professional services, and commercial air travel.

Destination	Approx. Drive
Rogue Valley International Airport	~ 29.5 Miles
Ashland Asante Hospital	~ 18.5 Miles
Downtown Medford	~ 26 Miles
Downtown Ashland	~ 12 Miles
Mt. Ashland	~ 15 Miles



MAP

5010 Old 99S, Ashland





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