

Williams Creek Ranch

18200 Williams Highway, Williams, OR 97544



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WELCOME

18200 Williams Highway, Williams

Township	Range	Section	Tax Lot	2026 Taxes	Account #	Acres	Zoning
38	5	3	1000	$7,409.79	R326552	10	EF
38	5	3	1000	$127.44	R344871	27.55	EF
Totals:				**$7,537.23**	--	**37.55**	--
Note: Two tax accounts (R326552 and R344871), one legal parcel: Tax Lot 1000, totaling 37.55 acres.							

Welcome to Williams Creek Ranch, a distinguished equestrian estate on 37.55 acres in Southern Oregon's Applegate Valley. A custom farmhouse, detached guest quarters, and approximately 50,000 square feet of ranch facilities under roof anchor a property designed for country living and equestrian pursuits. Strong senior water rights include primary irrigation rights serving 24 acres with an 1858 priority date, complemented by supplemental rights dating to 1891. Irrigated pastures, mountain views, and more than 1,000 feet of frontage on year-round Williams Creek complete a property offering natural beauty, extensive improvements, and income potential.







PROPERTY OVERVIEW

18200 Williams Highway, Williams

Access	Gravel driveway off paved Williams Highway with custom gated entry
Present Land Use	Rural residential estate - operated as an equestrian facility
2026 Taxes	$7,535.23
Zoning	EFU - Exlusive Farm Use
Elevations	~1,320' above sea level
Topography	Level
Water Rights	24 acres of primary irrigation rights from Williams Creek, 1858 priority date. 21 acres of supplemental irrigation rights from Williams Creek, 1891 priority date.
Irrigation System	Irrigation water is delivered via a buried main line to multiple risers throughout the property. The system is powered by a Paco pump with a 20 HP Baldor 3-phase motor (JMM2514T) and a Selectric 460V 3-phase control panel. The pump was reconditioned in October 2026. Also included in the sale is a large quantity of aluminum hand-move pipe with sprinkler heads.
Domestic Water	The domestic well serves both the home and the guest quarters. It was drilled in 2006 to a depth of 320 feet and is equipped with a variable drive pump. A 4-hour flow test in 2020 produced 32 gallons per minute. The property is served by a CSI Water Treatment Systems whole-house filtration setup, which includes three tanks with electronic controls, an arsenic trap, a nitro sulfur iron filter, and a salt-based softener.
Sanitation	On-Site septic system with a 1,500 gallon, 2-compartment tank and standard drainfield, serving both the main residence and the guest quarters.
Power Service	Two services. Residential: 400 amp, single-phase. Irrigation: three-phase.
Gas/Propane	Leased propane tank from Ed Staub & Sons with 500 gallon capacity
Solar	A 16 kW grid-tied solar system was installed in 2023, consisting of 40 panels with Enphase IQ8PLUS microinverters, an IQ Combiner 4, and an IQ Gateway. Estimated production is 22,235 kWh per year.
Internet	Starlink









The Custom ICF Home

Built in 2006, the 3,906-square-foot custom home combines Insulated Concrete Form (ICF) construction with farmhouse architecture and thoughtful craftsmanship. Sprawling green lawns and established landscaping surround the home, with open pastures and mountain views beyond. More than 2,500 square feet of covered wraparound porch and patio extend the living spaces outdoors, providing generous room for gathering, dining, and enjoying the ranch throughout the seasons.

Inside, grand vaulted ceilings and a custom knotty alder and wrought iron staircase create a striking first impression. The open-concept floor plan connects the main living spaces, while expansive windows and upper dormers fill the interior with natural light, creating an airy, bright atmosphere. Excellent views are a defining feature throughout the home, enjoyed from the formal dining room, casual eating area off the kitchen, living room, and bedrooms.

The great room centers on a wood-burning stove with a stone surround and alder beam mantel, while polished concrete floors complement the home’s substantial woodwork. The spacious island kitchen features granite countertops, custom knotty alder cabinetry, a six-burner propane range, double convection ovens, and a large walk-in pantry. A generous bar counter connects the kitchen to the living areas, with both casual and formal dining spaces nearby. A laundry and mudroom with a sink and half bathroom adds everyday convenience.







The Custom ICF Home Continued

The large, beautifully appointed main-floor office features custom built-in shelving and views toward the barn and arena. This versatile room could also serve as a den or library. The primary suite occupies its own end of the main floor, offering space for a sitting area and French doors opening to the covered porch. The adjoining bathroom includes dual vanities with granite countertops, a walk-in shower, and a spacious walk-in closet. Upstairs, two additional bedrooms share a full bathroom with a vintage-style clawfoot tub. In addition to the ICF construction the home is built on a 12-inch slab foundation with post-tension rods and features in-floor radiant heating, triple-pane windows, a constant-pressure water system, cement-board siding, and a metal roof. Grid-tied solar helps significantly reduce the property's utility costs.

Detached Guest Quarters & Garage

Located near the main home is the two-bedroom and one bath guest quarters with inviting living space and an open kitchen. High ceilings, abundant natural light, and quality finishes create a bright, comfortable setting for family and guests.

The building also includes garage/shop space with a half bathroom and a carport, preserving practical space for projects, equipment, and vehicle storage. An exterior RV hookup and sewer cleanout, together with ample parking, provide additional flexibility for visitors, trailers, and recreational vehicles.







RESIDENCE OVERVIEW

18200 Williams Highway, Williams

Year Built	2006
Approx. SF	3,906
Bed / Bath	3 bedrooms, 2 full bathrooms, 1 half bathroom
Levels	2
Garage | Parking	Detatched two-car garage with adjoining carport
Floor Plan Notes	Grand entry with staircase, formal dining room, office with built-ins, central living area, kitchen with island and walk-in pantry, laundry/mudroom with half bath, main-level primary suite, and additional bedrooms upstairs.
Exterior Features	Large wraparound porch, concrete walkways, mature landscaping, expansive lawns and vegetation, mountain and pasture views, and access to trails throughout the property
HVAC	Central cooling, wood stove and in-floor radiant heating
Hot Water Heater	Two propane hot water tanks - one serving appliances and amenities and one associated with the in-floor heating system
Exterior Siding	Concrete Board Lap siding
Roofing	Metal
Doors and Windows	Solid oak interior doors, triple pane glass, large bay windows, and dormers.







GUEST QUARTERS OVERVIEW — *18200 Williams Highway, Williams*

Year Built	2021
Approx. SF	Approximately 1,080 sq ft (per seller)
Bed / Bath	2 bedrooms, 1 full bathroom
Levels	1
Garage | Parking	Connected to the main detached garage and carport
Floor Plan Notes	Open-concept living, dining, and kitchen area with two rooms located off the right side of the unit and separated by the bathroom. Additional exterior door off the dining area provides access to the backyard.
Interior Features	Granite countertops, kitchen island, oak cabinetry, coffered ceilings, ceiling fans, and tub/shower combination
HVAC	Forced air system - Electric Heat Pump
Hot Water Heater	50 gallon standard propane tank
Exterior Siding	Lap siding
Roofing	Metal
Doors and Windows	Standard door and window package




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Equestrian Improvements

The main barn measures 50 by 135 feet and includes eight 14-by-14-foot Noble stalls with stall mats, a large tack room, feed room, preparation area with wash rack, and cross ties. Large roll-up doors provide convenient access and airflow, while covered areas at either end offer additional storage. Rubber flooring over concrete serves the tack, feed, preparation, and cross-tie areas.

The trainer's barn measures 85 by 228 feet and offers substantial covered space for additional stabling and training. Its layout includes sixteen 16-by-20-foot stalls, a 52-foot round pen with sand footing, three storage rooms, and cross ties. Additional features include a breeding stanchion, foal holding pen, and teasing rail. Two wash racks are conveniently positioned between the barns, and both buildings have lighting, water, and power.

The separate 85-by-228-foot covered riding arena features skylights, 16-foot clearance, recently updated footings, and a sprinkler system. Its scale accommodates a broad range of riding and driving disciplines, with covered space for training throughout the year.

A 175-by-400-foot outdoor arena provides additional room for riding and training. The separate 36-by-48-foot hay barn offers generous clearance for hay handling and storage.

Multiple irrigated turnouts with shed-row stalls and connecting alleyways add flexibility for turnout, shelter, and the daily movement of horses throughout the property.









EXTERIOR IMPROVEMENTS

18200 Williams Highway, Williams

Main Barn	• ~ 50' by 135' • Eight 14' by 14' Noble stalls with stall mats • Large tack room, feed room, and preperation area with wash rack • Four large roll up doors • Rubber floor mats covreing the concrete floor
Trainer Barn	• ~85' by 228' • Sixteen 16' by 20' stalls • 52' round pen with sand footing • Three storage rooms • Cross ties • Breeding stanchion • Foal holding pen • Teasing rail • Two wash racks
Covered Riding Arena	• ~85' by 228' • Skylights • 16' clearance • Recently updated footings • Sprinkler system
Outdoor Riding Arena	• ~175' by 400'
Turnouts	• Six seperate turnouts with additional paddocks • All irrigated
Hay Barn	• ~36' by 48'



Land, Water Rights & Creekside Trails

The ranch's 37.55 acres feature level to gently rolling terrain, irrigated pastures, mature trees, and mountain views. Fenced and cross-fenced, the property includes six interconnected pastures of approximately three to five acres each. Frost-free hydrants and water serve the pastures, with shelters providing additional protection for livestock. Water rights include 24 acres of primary irrigation rights with an 1858 priority date and 21 acres of supplemental irrigation rights with an 1891 priority date. More than 2,000 feet of underground irrigation mainline and three-phase power support the ranch's agricultural infrastructure. Well-drained and high qualityloam soils provide a productive foundation for pasture and a variety of agricultural uses.

More than 1,000 feet of frontage on year-round Williams Creek brings a distinctive natural element to the property. Developed riding trails along the creek offer an opportunity to enjoy the ranch beyond the arenas and pastures. A seasonal pond, established landscaping, and a high-producing well further complement the setting.

Income Potential

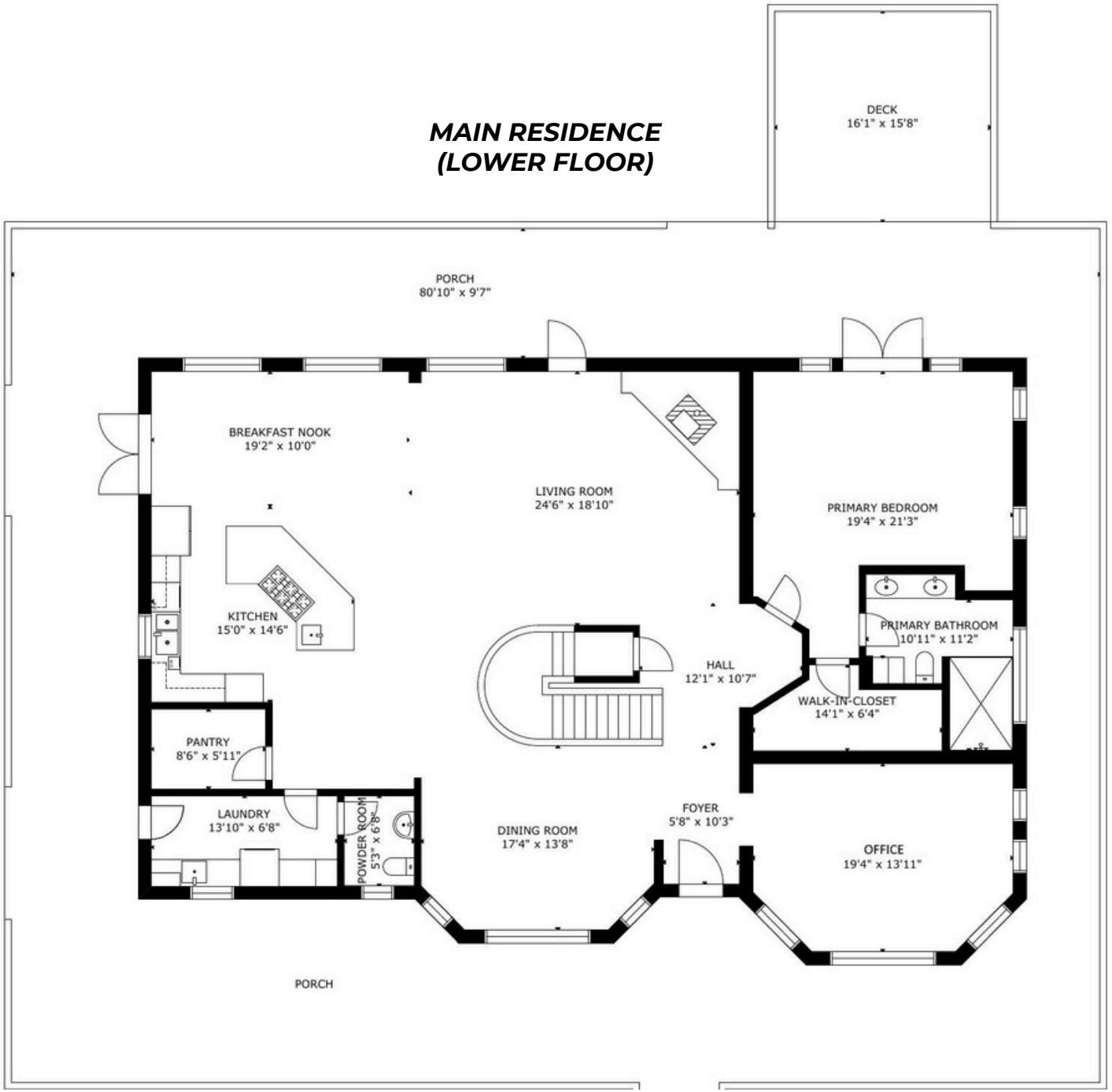
The scale and arrangement of the improvements offer significant income potential through horse boarding, training, and related equestrian activities. An owner-operator could bring together the barns, arenas, turnouts, and pastures for an integrated boarding and training program.

Another approach would be to lease the trainer's barn and selected pastures while retaining the main barn for personal equestrian use. The separate facilities provide flexibility in how the ranch is occupied and operated, allowing an owner to balance privte enjoyment with income-producing activities.

FLOORPLANS

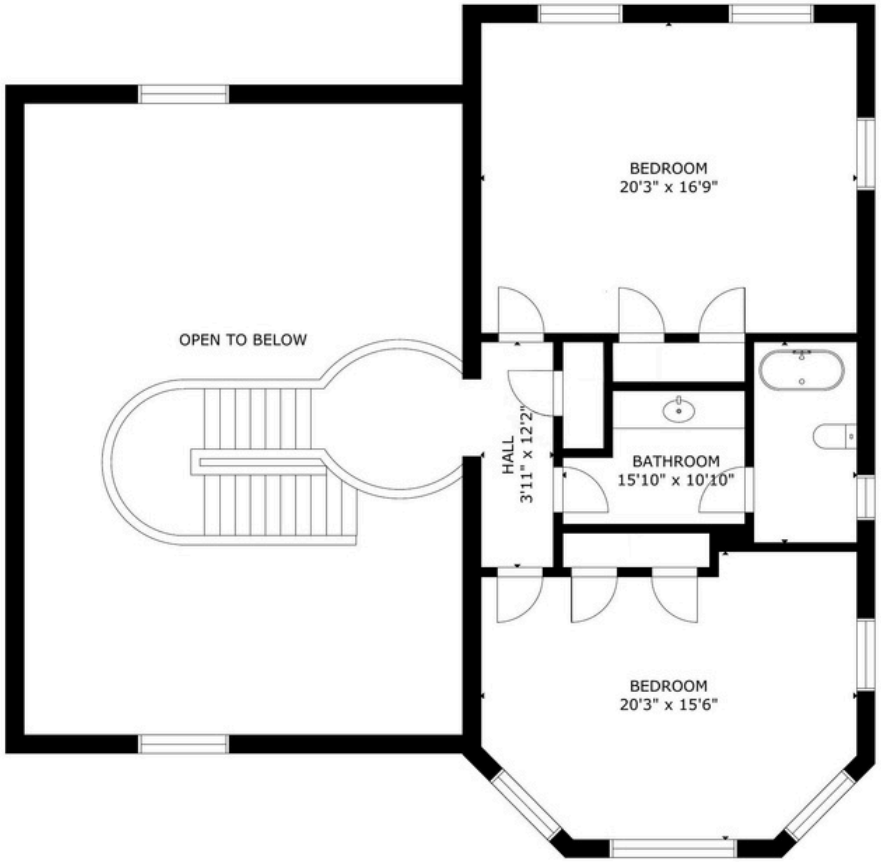
18200 Williams Highway, Williams

MAIN RESIDENCE
(LOWER FLOOR)

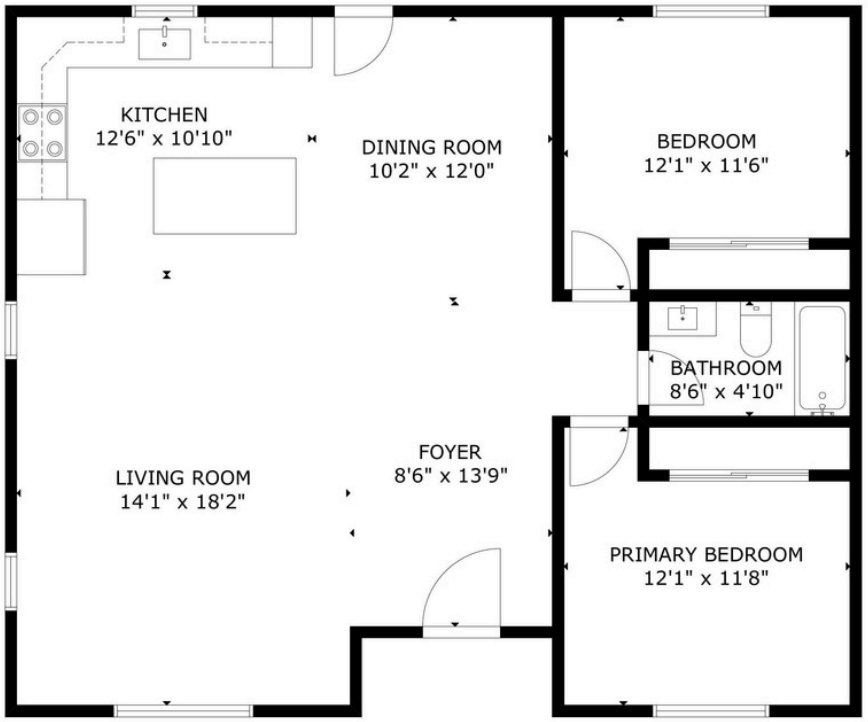


FLOORPLANS

18200 Williams Highway, Williams



MAIN RESIDENCE (UPPER FLOOR)



GUEST QUARTERS

LOCATION

18200 Williams Highway, Williams

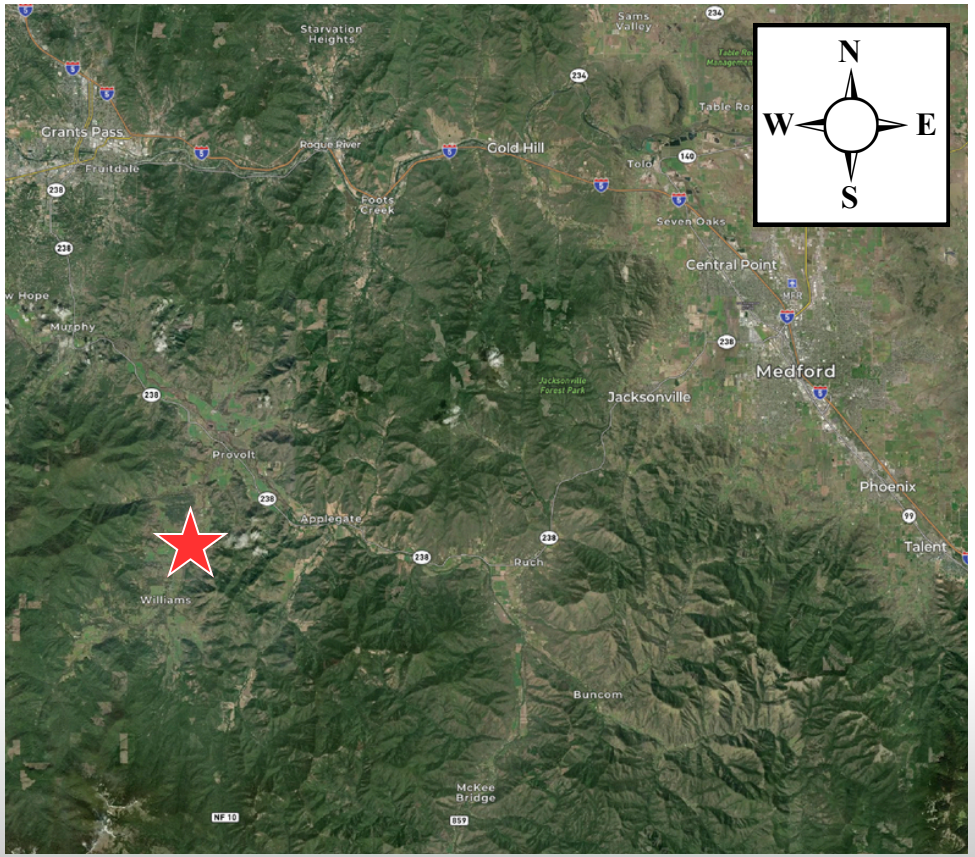
Williams Creek Ranch enjoys a rural setting just over two miles from Williams, approximately 20 miles from downtown Grants Pass, and approximately 23 miles from historic Jacksonville. Medford and the Rogue Valley International Airport provide access to additional services, shopping, and regional air travel.

The Applegate Valley's appeal extends beyond its scenery to its small-town culture, agricultural roots, and sense of community. Family farms, local businesses, and welcoming tasting rooms give the area a relaxed, personal character. The Applegate Valley Wine Trail connects distinctive wineries throughout the valley, offering opportunities to meet local producers and enjoy wines that reflect the surrounding landscape.

Four distinct seasons, mountain scenery, and abundant outdoor recreation complement the valley's rural lifestyle. Nearby public lands offer opportunities for riding and hiking, while the region's rivers and lakes provide fishing, boating, camping, and places to explore throughout the year.

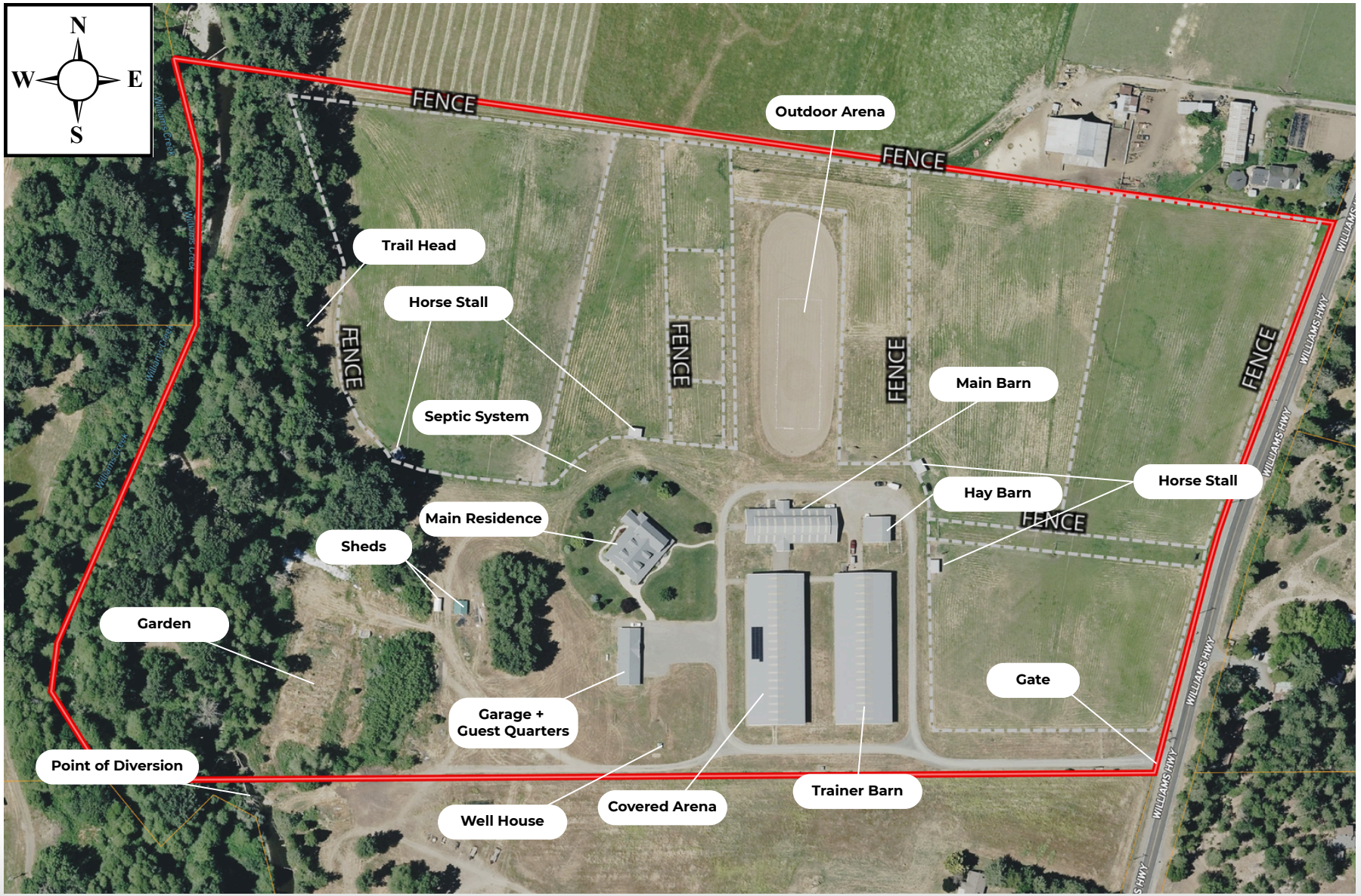
Framed by mountain views, Williams Creek Ranch brings together fine craftsmanship, expansive facilities, and an exceptional setting for both private enjoyment and equestrian pursuits.

Destination	Approx. Drive
Grants Pass	~ 19 Miles
Jacksonville	~ 23 Miles
Medford	~ 28 Miles
Rogue Valley International Airport	~ 35 Miles
Ashland	~ 40 Miles



MAP

18200 Williams Highway, Williams





CHRIS MARTIN | ASHLEY LACER | ALEX LARSON | SHANNON FORREST

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