

Cascade
Hasson

Sotheby's
INTERNATIONAL REALTY

17600 Hwy 238, Grants Pass, OR 97527

FEATURES LIST

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17600 Hwy 238, Grants Pass, OR

Sprawling 176-acre ranch less than two miles from Applegate boasts serenity and convenience. This 3 bed, 2 bath ranch home overlooks a versatile farm set up for multiple land uses, commercial agriculture and ranching with epic water rights! Made up of 3 tax lots—162.7 acres zoned WR with a large trail network connecting to thousands of acres of BLM land, perfect for hunting, motocross, or horseback riding. The 12.96-acre EFU-zoned lot includes a 2,800 sq ft 2-story barndominium with stables below and a 1,400 sq ft finished office and storage space above, complete with kitchenette and permitted bath. Property includes 2 barns, 2 ponds, paddocks, orchard, commercial greenhouses, guest cabin, and more!

Interior

- 3-bedroom, 2-bath ranch-style main home with scenic views
- 2-story, 2,800 sq ft barndominium with:
 - Ground-floor stables
 - 1,400 sq ft finished upper-level office and storage space
 - Kitchenette and permitted bathroom
 - Well-appointed office space ideal for ranch operations or remote work

Exterior

- Sprawling 176-acre property made up of 3 tax lots
- 162.76 acres zoned WR with trail network connecting to thousands of acres of BLM land
- 12.96-acre EFU-zoned lot
- Extensive trail system suitable for:
 - Hunting
 - Motocross
 - Horseback riding
- 2 large barns for equipment or livestock
- Multiple fenced paddocks for animal management
- 2 ponds
- Thriving orchard
- Commercial-grade greenhouses
- Epic water rights for agricultural use
- Less than 2 miles from Applegate—offering both serenity and convenience