



Listing Specialist for Talent & Ashland Since 2002

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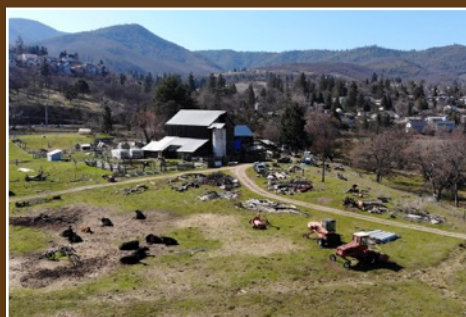


REAL ESTATE

Historic Billings Farm – Legacy Property of Ashland

3 Tax Lots, 139 EFU Acres, 4 Water Rights, 5-Bedroom Home

1140 Jackson Rd, Ashland



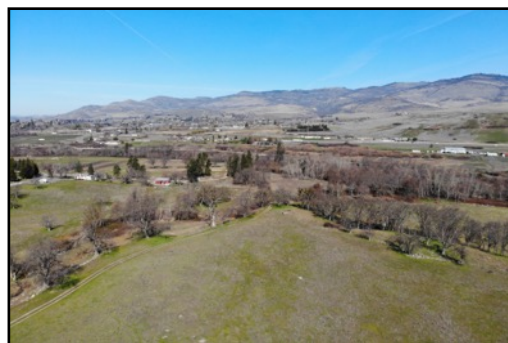
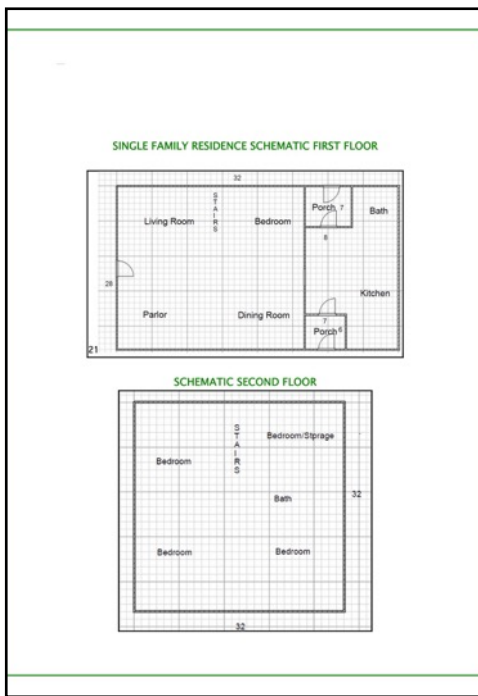
2 Creeks & Billings Pond • Large Barn • 145.7 Acres of Water Rights

One-of-a-kind historic Billings Farm legacy property in Ashland, Oregon! First time on the market since 1872. This 139-acre property is made up of 3 tax lots and is the largest single property contiguous with the city of Ashland. FOUR different water rights from Wrights Creek, Ashland Creek, Talent Irrigation District (TID), and the iconic Billings Pond give this property the capacity to irrigate more acreage than it has. Year-round creeks, Bear Creek and Wrights Creek, run through. The historic Myer home was built in 1867 and has 5 bedrooms, 2 bathrooms, 2,126 sqft, hardwood floors, central heating & A/C, fireplace & wood stove, and 2 walk-in closets. Large 1880's equipment/livestock barn with dairy barn addition, several grain bins, and EFU-zoning makes this property suitable for cattle-ranching, farming, horses, or livestock. Buyers to do due-diligence regarding the current UGB, the possibility of annexation, and potential future development.

5 bedrooms | 2 bathrooms | 2126 sqft | 138.82 acres \$3,000,000

www.GregGoebelt.com

Royce Real Estate Services Inc. 145 E Main St. Ashland, OR 97520



Incredible opportunity to own the largest property contiguous with Ashland's UGB!



GREG GOEBELT– Hello. I have built a very well-known and successful 18-year Real Estate career by assisting my valued clients, step by step, in discovering the joys and benefits of home ownership and building wealth through Real Estate. My assistant, Meghan, and I invite you to call today and ask as many questions as you'd like. Your search for the right home is important. It takes time and knowledge of the local real estate market. I'm always happy to help! Call today!

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