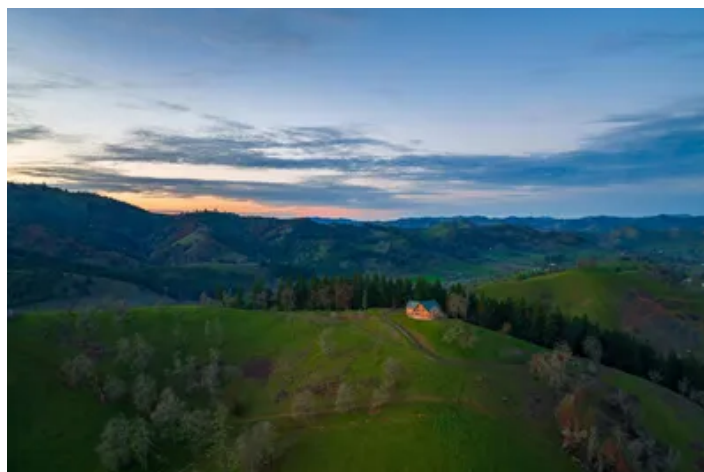
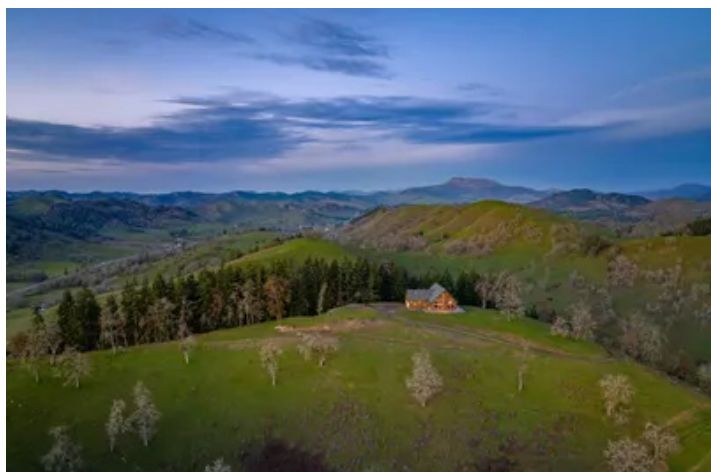


**North Umpqua Ranch & Estate**  
10181 N Umpqua Hwy  
Roseburg, OR 97470

**\$1,999,000**  
160.140± Acres  
Douglas County



**North Umpqua Ranch & Estate**  
**Roseburg, OR / Douglas County**

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**SUMMARY**

**Address**

10181 N Umpqua Hwy

**City, State Zip**

Roseburg, OR 97470

**County**

Douglas County

**Type**

Recreational Land, Residential Property

**Latitude / Longitude**

43.246447 / -123.216261

**Dwelling Square Feet**

3949

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

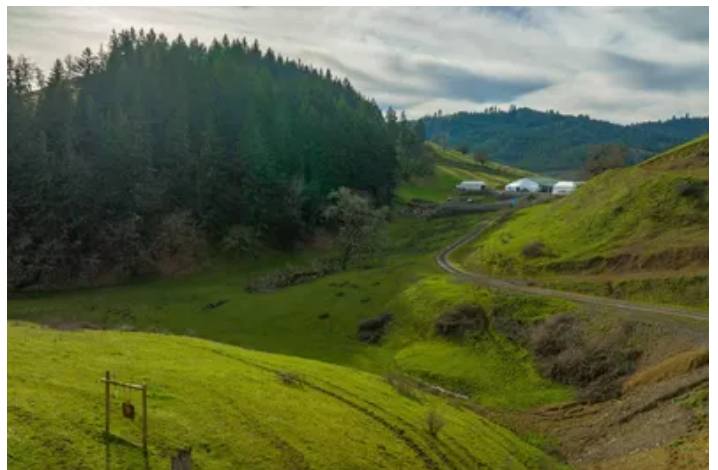
160.140

**Price**

\$1,999,000

**Property Website**

<https://www.landleader.com/property/north-umpqua-ranch-estate-douglas-oregon/33121/>



## **PROPERTY DESCRIPTION**

### **Southern Oregon Ranch with Lodge Home: Overview**

Located in the beautiful Umpqua River Valley, this inviting Southern Oregon Ranch with Lodge Home boasts remarkable privacy and views on its 160 acres of rolling pasture, and a stunning lodge home. The property offers approximately 10,000 square feet of shop space, multiple ponds, and a personal rock quarry.

Conveniently located only ten miles from Roseburg and 15 minutes from the Roseburg Regional Airport, this ranch provides you a rural lifestyle with all the conveniences only a short drive away.

A well maintained driveway takes you through the center of the property and around the horn of the southern knob; as you ascend the drive and leave the pastures and outbuildings behind, you begin to experience breathtaking views and an extremely private setting.

### **Southern Oregon Ranch with Lodge Home: Custom Lodge Home**

Custom built in 2003 this Energy Star Certified mountain chalet features quality craftsmanship, true log siding, an open & airy ambience and is a truly inspiring place to call home. Entering the house, you are greeted by a 30 foot vaulted ceiling cascading with knotty white pine tongue and groove and a south facing view that soaks in the depth and expanse of the valley below and distant mountains.

The main floor features an elegant rock fireplace between the towering chalet windows, an open design living space, dining room, & kitchen that overlook the valley below and are bathed in sunlight, creating a natural warmth in the home. Rounding out the main floor are two guest bedrooms, one with deck access, the full guest bath, laundry, and attached garage; the garage is 2 car width and roughly one and a half times standard depth, leaving ample room.

A lodgepole staircase leads up to the master suite – at this level you get yet another vantage point of the views to the south as well as a private deck to enjoy the view to the north. The large master suite includes grand amenities, including a kitchenette, master bath, walk-in closet, private balcony, and even a secret office.

### **Southern Oregon Ranch with Lodge Home: Magnificent Views**

A wraparound deck and concrete patio are also off of the main level, situated to partake in the southern view; with access from the kitchen it adds stunning entertainment space – it is beautifully lit as well, lighting has been installed in the eaves surrounding the home making for both a pleasing aesthetic as well as space that can be utilized well into the summer evenings. The north facing deck is covered and also has an outdoor kitchen space.

Downstairs to the daylight basement, you will find an in-home movie theater as well as a large multi-purpose room with sliding glass doors to the exterior. The large open space is currently used as a family area and host to a home gym – it has potential for many uses. Other features include a geothermal heating and cooling, three gas fireplaces, starlink internet and more.

### **Southern Oregon Ranch with Lodge Home: Property Features**

The property totals 160 acres that is primarily used for grazing cattle; it includes miles of interior roads, five certified ponds, perimeter and cross fencing, and a private rock quarry. The topography ranges from rolling pasture to private draws – two knolls create a truly unique character of valleys and peaks that provide a feeling of seclusion, character and privacy.

### **Southern Oregon Ranch with Lodge Home: Shop Space**

In the heart of the property is the ranch headquarters – this area provides approximately 10,000 square feet of shop and storage space and ample parking for equipment. The area is cross fenced separately from the east and west pastures, creating the ability to control grazing with efficiency. Also located here, is the property's source of domestic water; a spring that supplies water to the shops as well as the home has been developed with easy access for maintenance.



## **Southern Oregon Ranch with Lodge Home: Wildlife**

Ideal for any admirer of wildlife, the home is visited regularly by blacktail deer, wild turkey, and Roosevelt Elk; the Umpqua River Basin is also one of few places known to be home to Columbian Whitetail deer.

## **Southern Oregon Ranch with Lodge Home: Umpqua Valley**

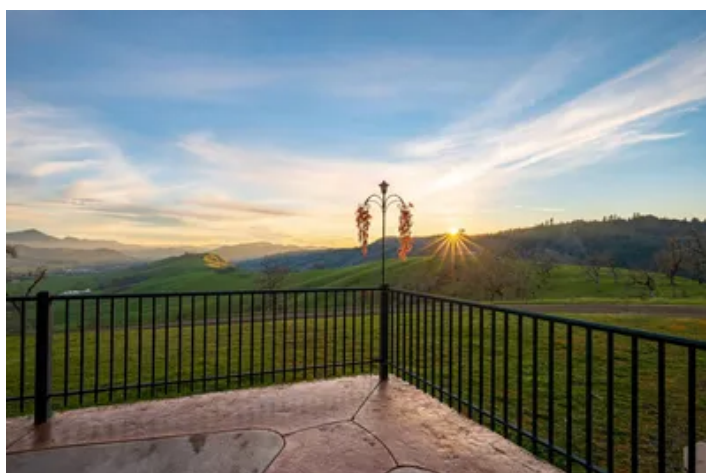
The Umpqua River Valley and Southwest Oregon are known for an intense natural beauty that includes world renowned attractions such as the Umpqua River, Crater Lake National Park, Toketee Falls, Diamond Lake and many more recreational opportunities. With a distinct four seasons, and mild winter, this climate is known as one of the most enjoyable in North America.

Centrally located between the Bay Area and the Pacific Northwest Metropolitan areas of Portland and Seattle, this offering provides a buyer an opportunity to enjoy luxury, a refreshing rural lifestyle, and a charming small-town culture.

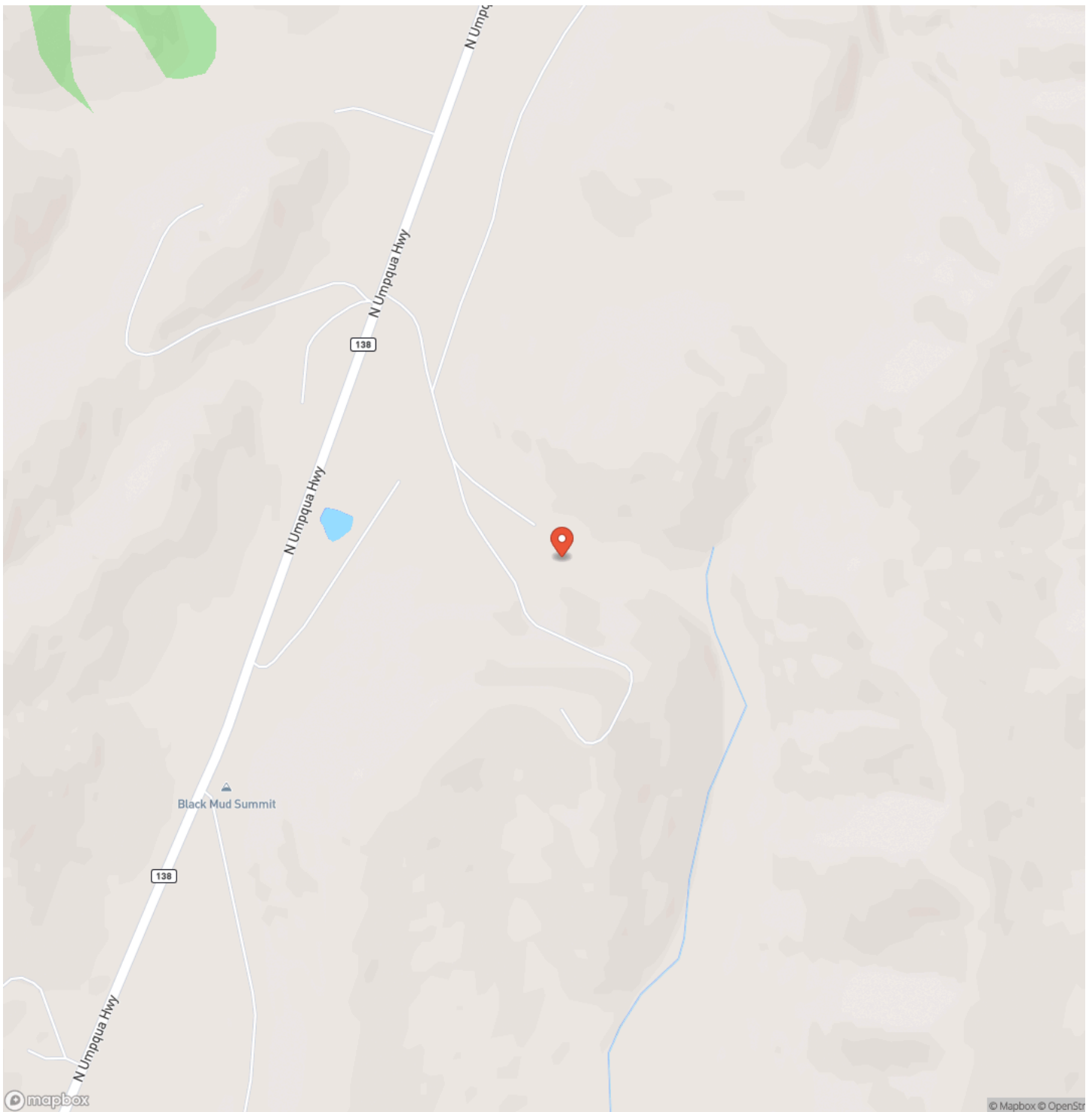
About Martin Outdoor Property Group

Brought to you by [Martin Outdoor Property Group](#) in partnership with [Land Leader](#). MOPG is a leading Southern Oregon Real Estate brokerage for ranch land, riverfront property, luxury homes, commercial and residential development properties, ranches, vineyards, and waterfront homes in Southern Oregon

North Umpqua Ranch & Estate  
Roseburg, OR / Douglas County

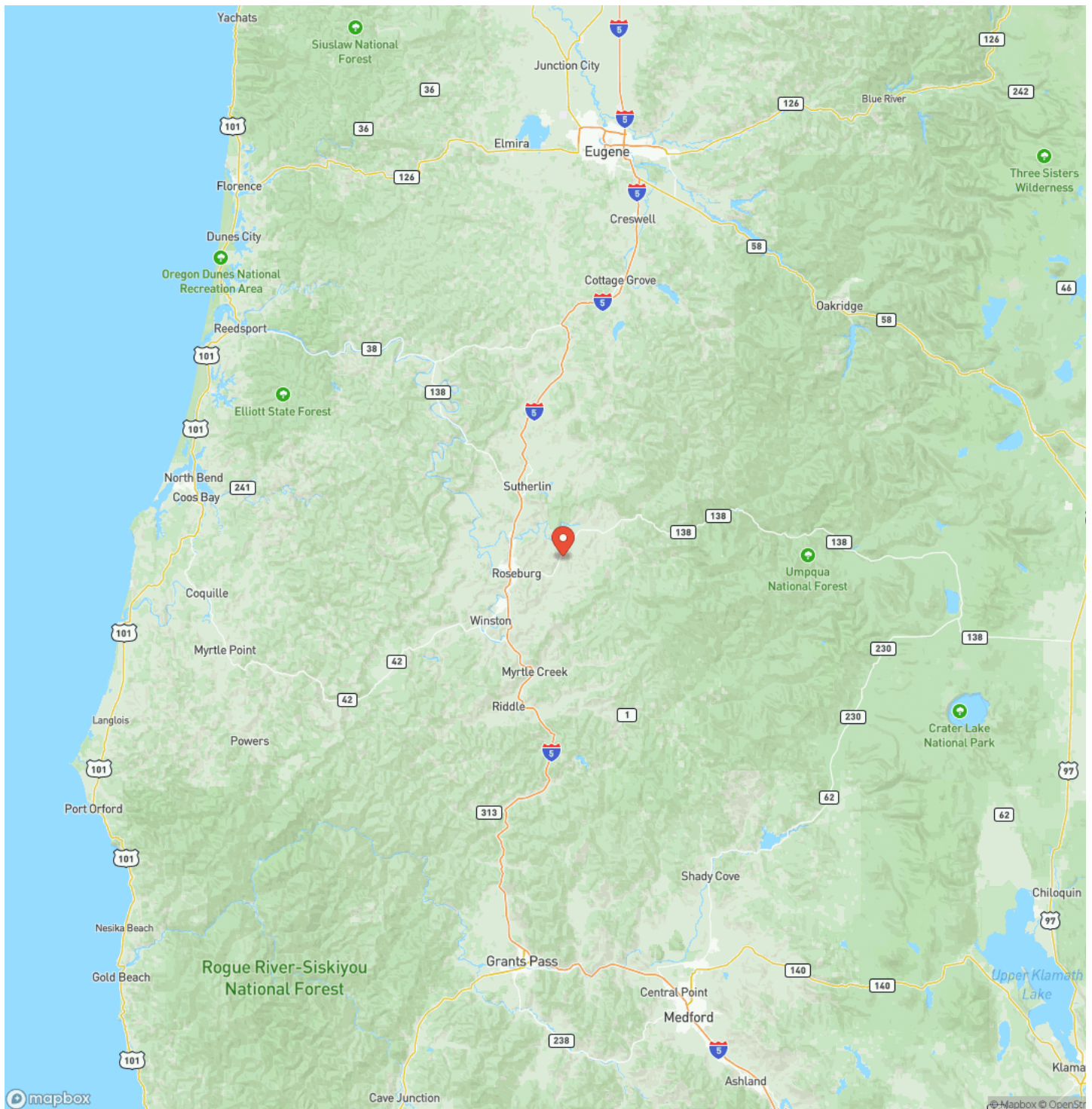


## Locator Map



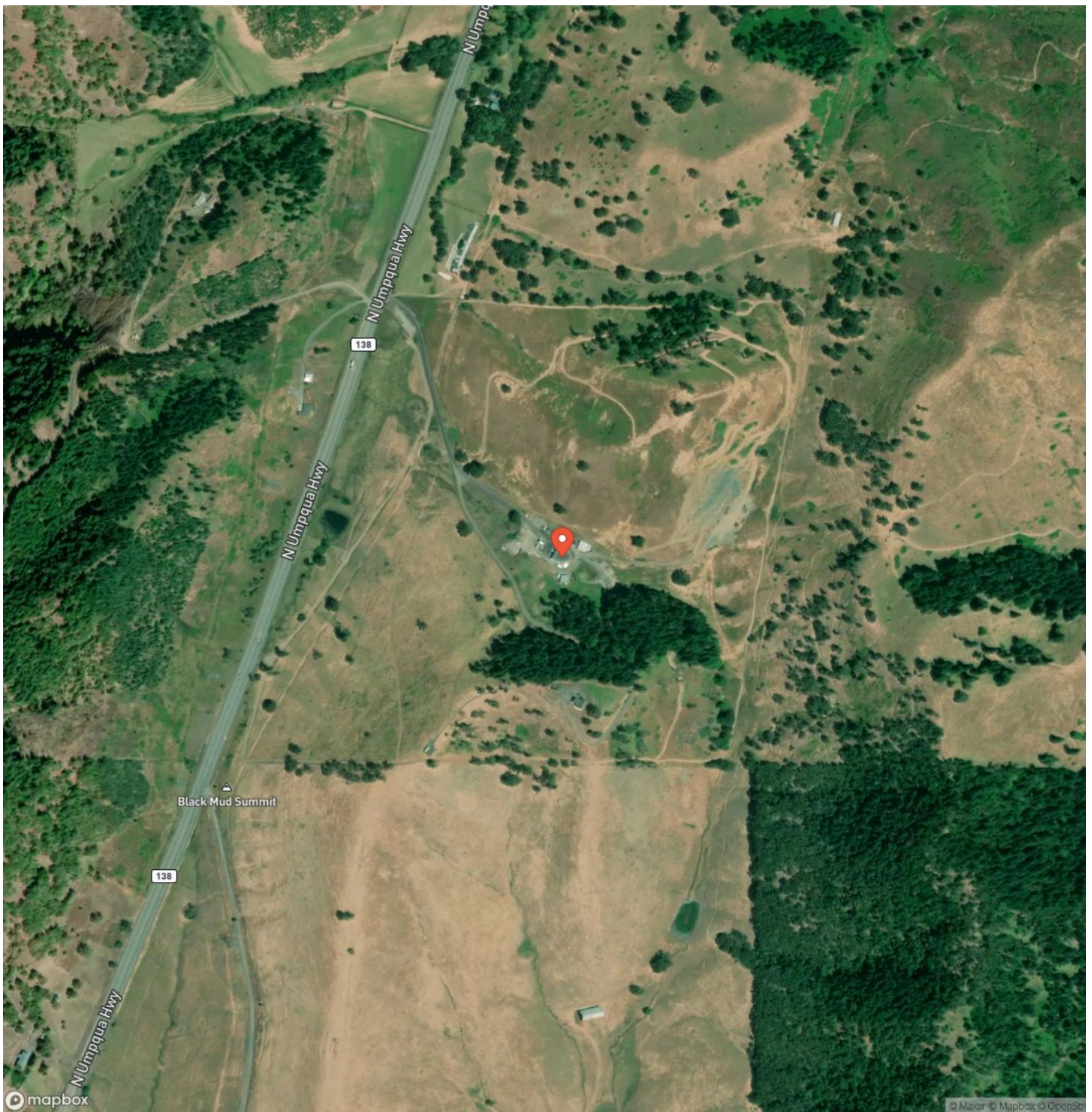


## Locator Map





## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chris Martin

## Mobile

(541) 660-5111

## Email

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## Address

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## City / State / Zip

Medford, OR 97504

## NOTES

[illegible]

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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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