

Turnkey OLCC Facility on 15+ Irrigated Acres w/ Future UGB Upside!



Property Highlights

- Prime Location: Just outside Medford UGB with massive future development upside.
- 15.27 EFU Acres: Fully irrigated with reliable MID water rights.
- Versatile Use: Turnkey for OLCC cannabis, hemp, or traditional commercial ag.

Buildings & Infrastructure

- 4,000 SF Main Building: Multi-purpose space with lighting, power, and storage.
- Propagation Rooms: Two climate-controlled 20'x20' rooms.
- Water Locker: Custom 8'x20' 541 Water municipal locker regulating irrigation.
- Security Hub: Climate-controlled 8'x20' station with owned cameras & Vyanet monitoring.

Cultivation & Power

- Premium Soil: 2 fully fenced/irrigated acres of 6+ year living soil beds.
- Expansion Land: 10+ additional irrigated acres for expansion or alternate crops.
- Heavy Power: 600-Amp single-phase service with a 3-phase converter for industrial freezers.



Asking Price
\$1.2M

Josh Keller -Principal Broker
Keller Williams Southern Oregon
jkelleher@kw.com
541.690.8618



OPTIC REALTY GROUP
KEEPING YOUR VISION IN FOCUS

kw SOUTHERN OREGON
KELLERWILLIAMS REALTY

BuyOregonCannabis.com