



FAY
RANCHES

THE BIRD ESTATE

Rogue River, Oregon
\$30,000,000
195.34± ACRES



INTRODUCTION

If you've been searching for something truly special, something beyond the typical luxury home, this is a property that stands in a class of its own.

Set across more than 190 acres of manicured grounds and tranquil woodlands, this estate delivers a rare combination of architectural significance and fully realized lifestyle amenities. Designed by renowned architect Daniel Solomon and featured in Architectural Digest, the residence stands as a true neoclassical masterpiece: timeless in design, intentional in detail, and impossible to replicate.

From the moment you enter through the formal courtyard, framed by hand-carved marble statues, the tone is set. This is a property built with purpose and permanence. Inside, a marble-floored entry hall and grand staircase anchor the home, while a thoughtful layout creates a natural flow between formal entertaining spaces and more intimate living areas. Every element reflects a level of craftsmanship and curation that elevates the experience beyond typical luxury.

The grounds are equally compelling. A multi-tiered amphitheater with cascading water features creates a dramatic setting for events, while terraced entertaining areas offer both scale and privacy. A wisteria-draped pergola leads to an Olympic-sized pool, complete with a hidden speakeasy bar and private theater, blending elegance with unexpected character.

Beyond the main residence, the estate is fully equipped for both recreation and hosting. A guest house complex, tennis and basketball courts, vineyard, and equestrian facilities provide flexibility for a wide range of uses, whether as a private retreat, family compound, or income-producing venue. Existing event contracts further highlight the property's proven functionality at scale.

The Bird Estate is more than a residence; it's a statement of intent, a place where architecture, land, and lifestyle converge to create something truly rare.

QUICK FACTS

- 195.34± acre private estate with manicured grounds and wooded surroundings
- Designed by renowned architect Daniel Solomon
- Featured in Architectural Digest
- Neoclassical architectural masterpiece with curated period furnishings
- 5 residences total, ideal for a family compound or hosting guests
- Over 3,000 square feet of outdoor entertaining space, including terraces and gathering areas
- Multi-tiered amphitheater with a waterfall, built for large-scale events
- Olympic-sized pool with hidden speakeasy bar and private theater
- Established vineyard adding both beauty and potential income
- Equestrian facilities, including horse barns and grounds
- Tennis and basketball courts for recreation and lifestyle
- Existing event contracts are in place, offering immediate income potential





ACREAGE

- 195.34± acres

Spanning over 190 acres, the property offers a diverse, thoughtfully maintained landscape that blends natural beauty with functional land use. The terrain features a mix of manicured grounds, gently rolling hills, and tranquil wooded areas, creating both visual appeal and a sense of privacy throughout the estate.

Open, park-like spaces surround the main residences and improvements, providing ideal settings for entertaining, events, and everyday enjoyment. Beyond these curated areas, the land transitions into natural woodlands and expansive open acreage, offering opportunities for recreation, exploration, and long-term stewardship.

The property is well-suited for a variety of uses, including residential estate living, equestrian activities, vineyard operations, and event hosting. Existing infrastructure, such as horse barns, vineyard plantings, and multiple residences, supports both lifestyle and potential income-generating opportunities.

With its scale, versatility, and balance of improved and natural terrain, the acreage provides a rare opportunity to own a private, multi-use estate that can be enjoyed today while offering flexibility for future vision.





The Bird Estate | Rogue River, Oregon



An aerial photograph of a lush, forested hillside. The upper portion of the image shows a dense canopy of tall evergreen trees. Below this, a more varied forest of deciduous trees with yellow and orange autumn foliage is visible. In the lower-left foreground, a well-maintained green lawn is partially covered by long, dark shadows cast by the trees. A narrow, light-colored path or driveway winds through the trees and across the lawn. The overall scene is peaceful and scenic.

SCENIC VISTAS

Every view from this property feels purposeful and unforgettable. Morning light moves across manicured grounds, rolling terrain, and natural woodlands, while sunsets cast the landscape in rich golden tones. From the terrace, the home, or a quiet walk outside, the scenery offers an uncommon sense of space, privacy, and calm. As evening settles in, the sky becomes part of the experience, creating a setting that feels both peaceful and deeply memorable.

IMPROVEMENTS

The property is fully improved, with a well-balanced mix of residential, agricultural, and recreational structures that support both everyday living and large-scale use. The main residence is a custom-designed home that showcases timeless neoclassical architecture, curated interiors, and high-end finishes throughout. Designed for both informal and formal entertaining and daily living, the layout provides a seamless indoor-outdoor flow.

In addition to the primary home, the estate includes four additional residences, creating flexibility for a family compound, guest accommodations, or staff housing. A dedicated guest house complex is complemented by nearby recreational amenities, including tennis and basketball courts, offering a private retreat for visitors.





For agricultural and equestrian use, the property is equipped with horse barns, utility buildings, and supporting infrastructure. These improvements are well-positioned for functionality while maintaining the estate's overall aesthetic.

Additional standout features include a multi-tiered amphitheater with an integrated water feature, expansive outdoor entertaining terraces, and an Olympic-sized pool area with a concealed speakeasy bar and private theater, creating a resort-style environment rarely found in private ownership. A vineyard further enhances both the visual appeal and potential utility of the land.

Overall, the improvements are thoughtfully integrated across the property, offering a rare combination of architectural significance, recreational amenities, and functional infrastructure to support a wide range of uses.





The Bird Estate | Rogue River, Oregon





RECREATION

Recreation on this property is not an afterthought; it's built into the very fabric of the estate. With over 190 acres to explore, the land invites you to be as active or as relaxed as you choose, all within the privacy of your own surroundings. For outdoor enthusiasts, the expansive grounds provide endless opportunities for walking, hiking, horseback riding, and exploring through a mix of open terrain and wooded areas. The setting offers a peaceful escape where you can disconnect, recharge, and enjoy nature without ever leaving the property.

The estate is equally suited for social and active recreation. A tennis court and a basketball court provide space for friendly competition, while the Olympic-sized pool serves as a central hub for relaxation and gathering during warmer months. Nearby, the thoughtfully designed outdoor areas encourage everything from quiet mornings to lively afternoons with family and guests.

For larger gatherings, the multi-tiered amphitheater with cascading water features offers a truly unique recreational experience, perfect for hosting performances, celebrations, or memorable events in a one-of-a-kind setting.

Equestrian enthusiasts will appreciate the dedicated facilities and open space, which allow riding and training right on the property. Meanwhile, the vineyard and surrounding grounds create a scenic backdrop for leisurely afternoons and evening entertaining.

Whether your ideal day includes activity, connection, or complete tranquility, this estate delivers a lifestyle where recreation is effortless, private, and always within reach.





The Bird Estate | Rogue River, Oregon

HUNTING | WILDLIFE

The Rogue River region is known as one of Oregon's most respected areas for hunting and wildlife, supported by a diverse landscape of forested mountains, open ground, and productive river valleys. The nearby Rogue River-Siskiyou National Forest adds exceptional scale and access, creating the kind of terrain serious hunters value.

The area supports strong populations of black-tailed deer, Roosevelt elk, black bear, and cougar, with regulated hunting opportunities for certain species. This varied habitat creates favorable conditions for both general season and controlled hunts across multiple elevations and settings.

Beyond big game, the region also offers quality opportunities for upland birds such as grouse, quail, and turkey, as well as waterfowl in nearby habitat corridors. With expansive public lands, low population density, and a wide range of terrain, the area offers an outstanding sporting environment for both hunters and wildlife enthusiasts.



Photo not taken on property



Photo not taken on property



FISHING

The Rogue River is one of the West's most storied fisheries, renowned for its outstanding salmon, steelhead, and trout. Anglers enjoy access to Chinook salmon during both spring and fall runs, steelhead in summer and winter seasons, and resident rainbow and cutthroat trout. With strong seasonal diversity and the potential for impressive salmon in the 15- to 40-pound range, the river offers exceptional fishing opportunities throughout much of the year.

INCOME OPPORTUNITY

This property offers more than exceptional lifestyle appeal; it presents a rare opportunity for diversified income generation. With its scale, infrastructure, and proven track record, the estate is well-positioned to support multiple revenue streams.

The Bird Estate is already actively utilized for events, with existing contracts in place, providing immediate income and demonstrating its capability as a high-end venue. The amphitheater, terraces, and expansive grounds create an ideal setting for weddings, private events, corporate retreats, and large gatherings.





The presence of multiple residences offers additional flexibility, including short-term or extended-stay rentals, guest accommodations, and staff housing, all of which can contribute to consistent income.

Agricultural elements further enhance the property's earning potential. The established vineyard offers opportunities for boutique wine production, leasing, or branding, while the equestrian facilities can support boarding, training, or recreational use.

With its combination of event-ready amenities, residential capacity, and agricultural infrastructure, the property is uniquely suited to operate as a private estate, luxury retreat, income-producing venue, or a blend of all three.

Few properties offer this level of versatility, where lifestyle and investment potential exist side by side.

AREA HISTORY

The Rogue River region carries a deep and layered history that continues to shape its identity today. Long before settlement, the area was home to Native American tribes, including the Takelma people, as well as the Shasta and other Indigenous groups who lived along the river, relying on its abundant salmon runs and fertile land. The river itself was central to daily life, trade, and culture, and remains an enduring symbol of the region.



In the mid-1800s, Southern Oregon became a focal point during the Oregon Gold Rush, drawing settlers, miners, and entrepreneurs seeking opportunity. This period brought rapid growth and development, particularly along the Rogue River, where mining camps and early towns began to take shape. The expansion, however, also led to conflict, culminating in the Rogue River Wars, a defining chapter in the region's history.

As the gold rush faded, the area transitioned into a landscape of agriculture, ranching, and timber, industries that continue to influence the region today. Over time, Southern Oregon evolved into a destination that balances its working-land roots with a growing appreciation for conservation, recreation, and the arts.

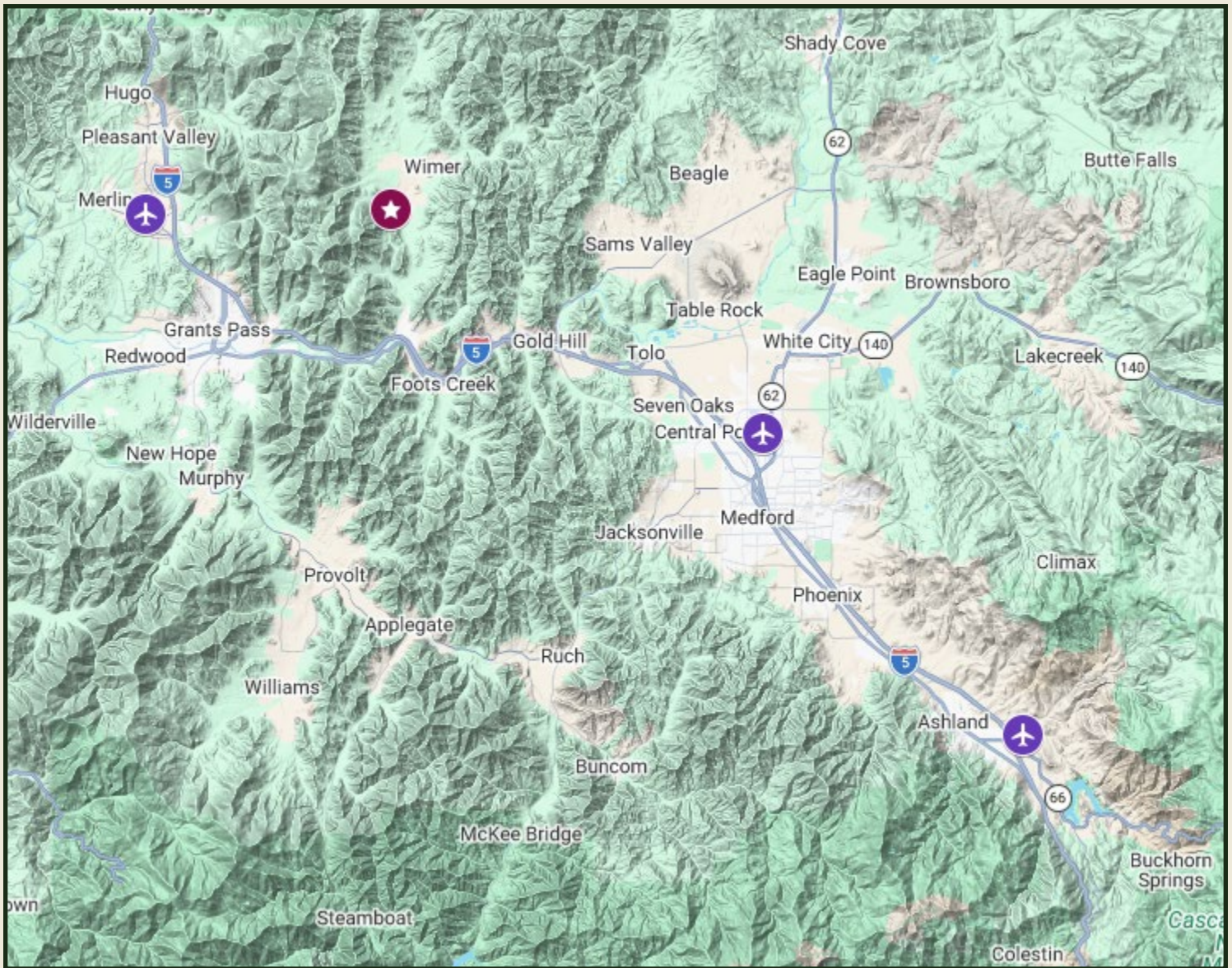
Today, that heritage is still visible, from historic towns and preserved landmarks to the continued use of the land for farming, vineyards, and outdoor recreation. Cultural hubs like Ashland reflect a more modern chapter, where history meets creativity through theater, festivals, and community events.

Owning property in this region means more than enjoying its beauty; it's an opportunity to be part of a place shaped by resilience, natural resources, and a strong connection to the land.



NEARBY ATTRACTIONS & ACTIVITIES

Southern Oregon offers far more than exceptional hunting and fishing. The Rogue River supports rafting, kayaking, and scenic float trips, while nearby public lands provide abundant hiking, biking, and outdoor exploration. The region is also known for its respected wineries, quality golf, and vibrant arts and dining scene, including the renowned Oregon Shakespeare Festival in Ashland. What sets the area apart is its balance of recreation, culture, and natural beauty, creating a lifestyle that feels both active and grounded.



LOCATION

Located just outside Rogue River and approximately 30 minutes from Medford, this property offers an ideal balance of privacy and convenience. Buyers benefit from quick access to shopping, dining, healthcare, and the regional airport in Medford, while still enjoying a peaceful rural setting. Positioned in the Evans Creek valley, it also provides easy access to the Rogue River–Siskiyou National Forest and surrounding outdoor recreation, making it a highly desirable location for both everyday living and weekend escape.

GETTING THERE

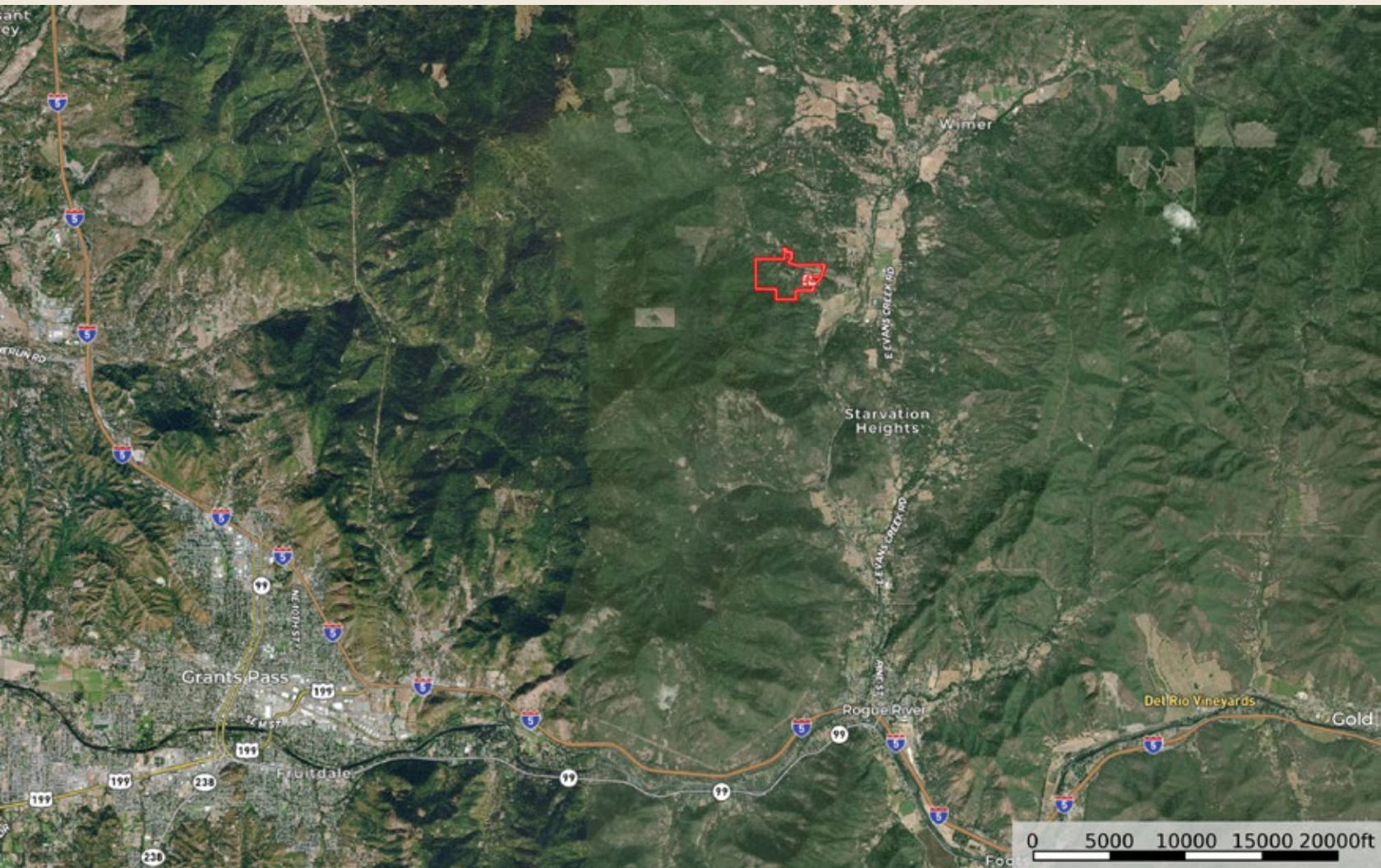
Head north on I-5 from Medford and take the exit toward Rogue River/Gold Hill. Turn left onto Rogue River Highway (OR-99) and continue west. In the town of Rogue River, turn right onto W Evans Creek Road. Continue along W Evans Creek Road as it winds through the valley to reach the property.

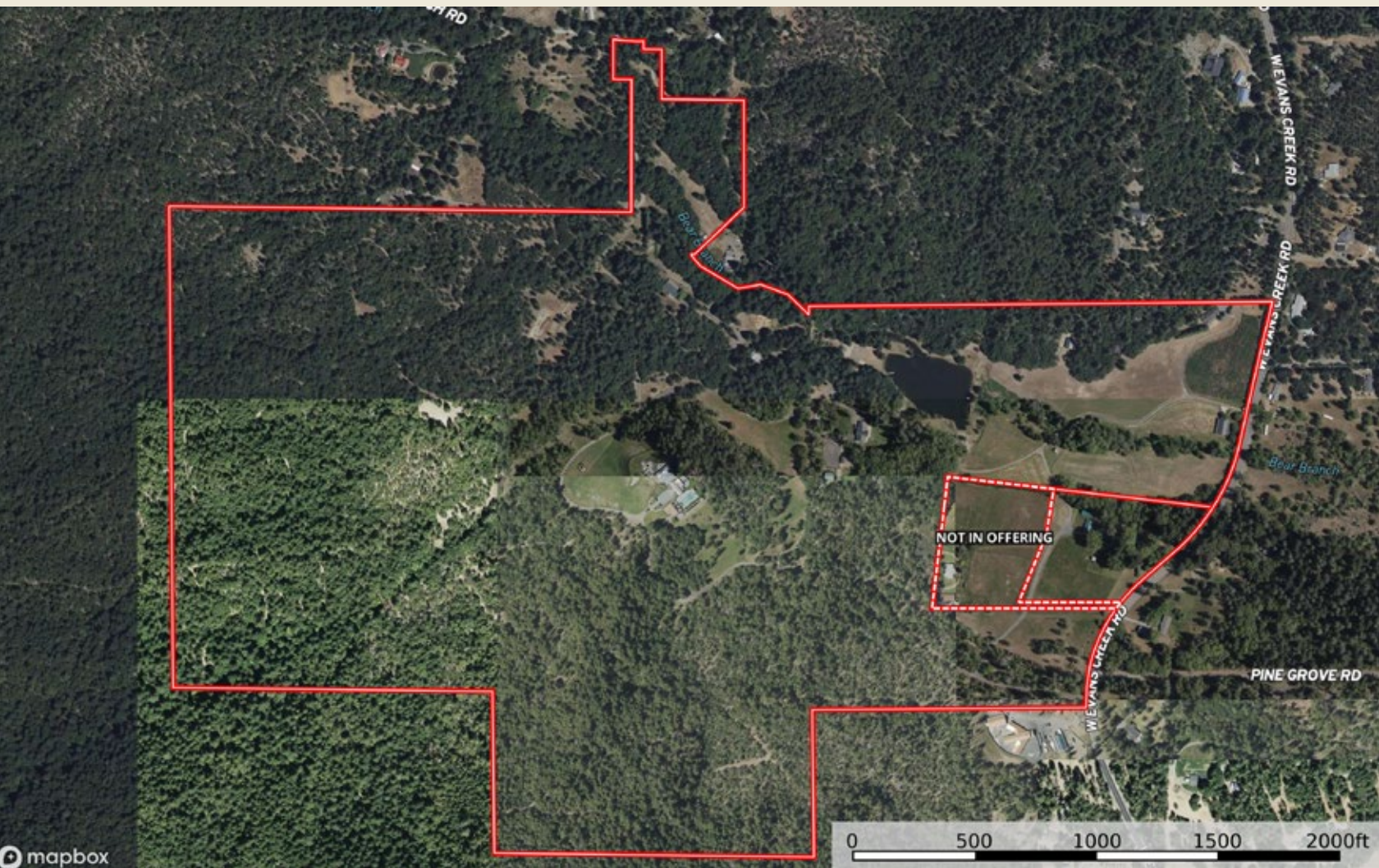
Drive time is approximately 30 minutes from Medford, offering an easy, scenic route into a private, rural setting.

AIRPORT SERVICES

- **Rogue Valley International–Medford Airport (MFR)** | 30± minutes | Primary commercial airport with daily flights, plus private aviation services through Jet Center and Million Air
- **Grants Pass Airport (GTP)** | 10–15± minutes | Convenient local access for general aviation
- **Ashland Municipal Airport (AHM)** | 45± minutes | Additional regional access for private aviation

Together, these airport options provide efficient commercial and private travel access while maintaining the privacy and pace of Southern Oregon.





WATER RIGHTS

There are no documented irrigation water rights; however, the property is supported by six strong domestic wells, providing ample water to maintain the manicured grounds and landscaping.

Under Oregon law, all water belongs to the public. With some exceptions, cities, irrigators, businesses, and other water users must obtain a permit or license from the Water Resources Department to use water from any source - whether it is underground, or from lakes or streams. Generally speaking, landowners with water flowing past, through, or under their property do not automatically have the right to use that water without authorization from the Department.





CONSERVATION | STEWARDSHIP

Each of us at Fay Ranches loves the land and wants to see it remain a productive agricultural ground and a quality fish and wildlife habitat. Through promoting thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, our clients' conservation ethics and land-use practices have significantly enhanced our work landscape.

MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the seller will convey to the buyer at closing. Mineral rights are not guaranteed. It is suggested that the buyer conduct a mineral search with a title company.

SUMMARY

Set across more than 190 acres of manicured grounds and quiet woodlands, this estate defines a true luxury lifestyle, where privacy, scale, and design come together seamlessly. The Daniel Solomon–designed neoclassical residence anchors a landscape of vineyards, equestrian facilities, and resort-level amenities, including an amphitheater, terraces, and curated entertaining spaces. Life here is elevated and effortless; private mornings overlooking pristine grounds, afternoons spent hosting or enjoying world-class amenities, and evenings that unfold in complete tranquility. The Bird Estate is a setting where luxury is not just seen but experienced daily.







PRICE
\$30,000,000

TERMS
Cash
Conventional Financing
1031 Exchange

CONTACT

This is an exclusive co-listing with Fay Ranches and Oregon Ranch and Home LLC. Please contact **Jesica Hicks** at (949) 280-6762 | jesicah@fayranches.com or **Sheri Wytcherley** at (541) 659-5574 | oregonsheri@gmail.com to schedule a showing. An agent from Fay Ranches or Oregon Ranch and Home LLC must be present at all showings unless otherwise noted or other arrangements are made. To view other properties we have listed, please visit our web page at www.fayranches.com.

NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.





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5 As used in this pamphlet, "principal broker" means a real estate agent authorized to control and supervise the professional real
6 estate activity of other agents.

Real Estate Agency Relationships

10 Oregon law provides for three types of agency relationships between real estate agents and their clients:

Disclosed Limited Agent - Represents both the buyer and seller, or multiple buyers who want to purchase the same property. Representation of more than one client in the same transaction can be done only with the written permission of all clients.

15 When different agents associated with the same firm establish agency relationships with different parties in the same transaction,
16 the principal broker authorized to control and supervise the agents ("Authorized Principal Broker"), the principal broker responsible
17 for the firm ("Managing Principal Broker"), and other agents may be Disclosed Limited Agents, depending on the specific situation.

1. Agent(s) in the Same Firm Representing Different Parties. When one or more agents associated with the same firm establish agency relationships with different parties in a transaction, the firm's Managing Principal Broker is the Disclosed Limited Agent of all parties. The Authorized Principal Broker of an agent involved is a Disclosed Limited Agent of the agent's client.

2. Agents Supervised by the Same Authorized Principal Broker Representing Different Parties. If (a) more than one of a firm's agents are involved in a transaction, (b) those agents are representing different parties, and (c) those agents are supervised by the same Authorized Principal Broker, then the Authorized Principal Broker is the Disclosed Limited Agent of the agents' clients.

3. Agent(s) Supervised by the Same Authorized Principal Broker Representing More than One Party. If one or more of a firm's agents who are supervised by the same Authorized Principal Broker establish agency relationships with more than one client in a transaction, the agent(s) and the agent's Authorized Principal Broker are Disclosed Limited Agents of those clients.

4. Team Member(s) Representing More than One Party. If one or more members of the same real estate team represent more than one party in a transaction, all members of the real estate team, the team's Authorized Principal Broker and the firm's Managing Principal Broker are Disclosed Limited Agents of those parties.

31 The agents who are not Disclosed Limited Agents represent only the buyer or seller with whom they have already established an
32 agency relationship unless all parties agree otherwise in writing.

33 The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the
34 time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate
35 agent.

Definition of "Confidential Information"

37 Generally, agents must not disclose confidential information about their clients. "Confidential information" is information
38 communicated to the agent or the agent's firm by the buyer or seller of one to four residential units regarding the real property

39 transaction, including but not limited to price, terms, financial c
40 does not mean information that:

41 a. The buyer instructs the agent or the agent's principal broker to
42 instructs the agent or the agent's principal broker to
43 b. The agent or the agent's principal broker knows the
44 representation.

Duties and Responsi

46 Under a written listing agreement to sell property, an agent represents
47 agent to also represent the buyer. An agent who represents only
48 parties and the other parties' agents involved in a real estate transaction

- 49 1. To deal honestly and in good faith;
- 50 2. To present all written offers and other communications
- 51 the property is subject to a contract for sale or the buyer
- 52 3. To disclose material facts known by the agent and not

53 A Seller's Agent owes the seller the following affirmative duties:

- 54 1. To exercise reasonable care and diligence;
- 55 2. To account in a timely manner for money and property
- 56 3. To be loyal to the seller by not taking action that is adverse
- 57 4. To disclose in a timely manner to the seller any conflict
- 58 5. To advise the seller to seek expert advice on matters relating
- 59 6. To not disclose confidential information from or about the
- 60 of the agency relationship; and
- 61 7. Unless agreed otherwise in writing, to make a continuous
- 62 Seller's Agent is not required to seek additional offers
- 63 for sale.

64 None of the above affirmative duties of an agent may be waived
65 written agreement between seller and agent.

66 Under Oregon law, a Seller's Agent may show properties owned
67 properties for sale without breaching any affirmative duty to the

68 Unless agreed to in writing, an agent has no duty to investigate
69 but not limited to investigation of the condition of property, the le

Duties and Responsi

71 An agent, other than the Seller's Agent, may agree to act as the
72 even if the Buyer's Agent is receiving compensation for service
73 Seller's Agent.

74 An agent who represents only the buyer owes the following aff
75 agents involved in a real estate transaction:

- 76 1. To deal honestly and in good faith;
- 77 2. To present all written offers and other communications
- 78 the property is subject to a contract for sale or the buyer
- 79 3. To disclose material facts known by the agent and not

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LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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qualifications or motivation to buy or sell. "Confidential information"

principal broker to disclose about the buyer to the seller, or the seller to disclose about the seller to the buyer; and
 or should know failure to disclose would constitute fraudulent

Duties and Responsibilities of Seller's Agent

represents only the seller unless the seller agrees in writing to allow the seller to represent the buyer. If the seller agrees to represent the buyer, the seller owes the following affirmative duties to the seller, the other parties to the transaction:

to and from the parties in a timely manner without regard to whether the seller is already a party to a contract to purchase; and
 apparent or readily ascertainable to a party;

received from or on behalf of the seller;
 adverse or detrimental to the seller's interest in a transaction;
 of interest, existing or contemplated;
 related to the transactions that are beyond the agent's expertise;
 the seller except under subpoena or court order, even after termination

ous, good faith effort to find a buyer for the property, except that a
 to purchase the property while the property is subject to a contract

d, except #7. The affirmative duty listed in #7 can only be waived by

ed by another seller to a prospective buyer and may list competing
 seller.

matters that are outside the scope of the agent's expertise, including
 legal status of the title or the seller's past compliance with law.

Duties and Responsibilities of Buyer's Agent

Buyer's Agent only. The Buyer's Agent is not representing the seller,
 as rendered, either in full or in part, from the seller or through the

affirmative duties to the buyer, the other parties and the other parties'

to and from the parties in a timely manner without regard to whether
 or is already a party to a contract to purchase; and
 apparent or readily ascertainable to a party.

80 A Buyer's Agent owes the buyer the following affirmative duties:

- 81 1. To exercise reasonable care and diligence;
- 82 2. To account in a timely manner for money and property received from or on behalf of the buyer;
- 83 3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
- 84 4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
- 85 5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
- 86 6. To not disclose confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
- 87 7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

90 None of these affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between buyer and agent.

92 Under Oregon law, a Buyer's Agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

94 Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past compliance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

96 One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

100 Disclosed Limited Agents owe the following duties to their clients:

- 101 1. To the seller, the duties listed above for a seller's agent;
- 102 2. To the buyer, the duties listed above for a buyer's agent; and
- 103 3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - 104 a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - 105 b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; and
 - 106 c. Confidential information as defined above.

108 Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

109 The principal broker and the real estate agents representing either seller or buyer shall owe the following duties to the seller and buyer:

- 111 1. To disclose a conflict of interest in writing to all parties;
- 112 2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
- 113 3. To obey the lawful instructions of both parties.

114 No matter who they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

116 *You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make an agent your agent without the agent's knowledge and consent, and an agent cannot make you their client without your knowledge and consent.*



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QR code
to learn
more.