

Lower River Road Building Lot
Lot 1202 Lower River Road
Grants Pass, OR 97526

\$185,000
2.370± Acres
Josephine County



Lower River Road Building Lot
Grants Pass, OR / Josephine County

SUMMARY

Address

Lot 1202 Lower River Road

City, State Zip

Grants Pass, OR 97526

County

Josephine County

Type

Undeveloped Land

Latitude / Longitude

42.43347 / -123.352781

Dwelling Square Feet

0

Acreage

2.370

Price

\$185,000

Property Website

<https://www.landleader.com/property/lower-river-road-building-lot-josephine-oregon/44742/>



PROPERTY DESCRIPTION

Welcome home! This premier two-acre home site is located in the West Hills of Grants Pass. This location allows an owner to enjoy the beauty of rural living, while benefiting from the amenities of town only a few minutes away. The property features rolling pasture, domestic well, and septic approval. The property is zoned RR-2.5 and provides for one homesite. The lot gets consistent sun exposure and could be great for a hobby farm and or large homestead garden. The property is situated in a region known for its beautiful rural landscape, charming small-town culture, and outdoor recreation. Whitehorse Park is only a stone's throw away and provides access to the Rogue River for fishing, boating, and more.

Southern Oregon is known for its stunning natural beauty, abundant water, hunting and camping, all with a rich small-town culture. The climate is highly sought after with four distinct seasons including a mild winter and a long growing season. The area is also an outdoor recreational paradise, with access to thousands of acres of public lands, phenomenal hiking, great camping and RV'ing, horseback riding, and Crater Lake National Park.

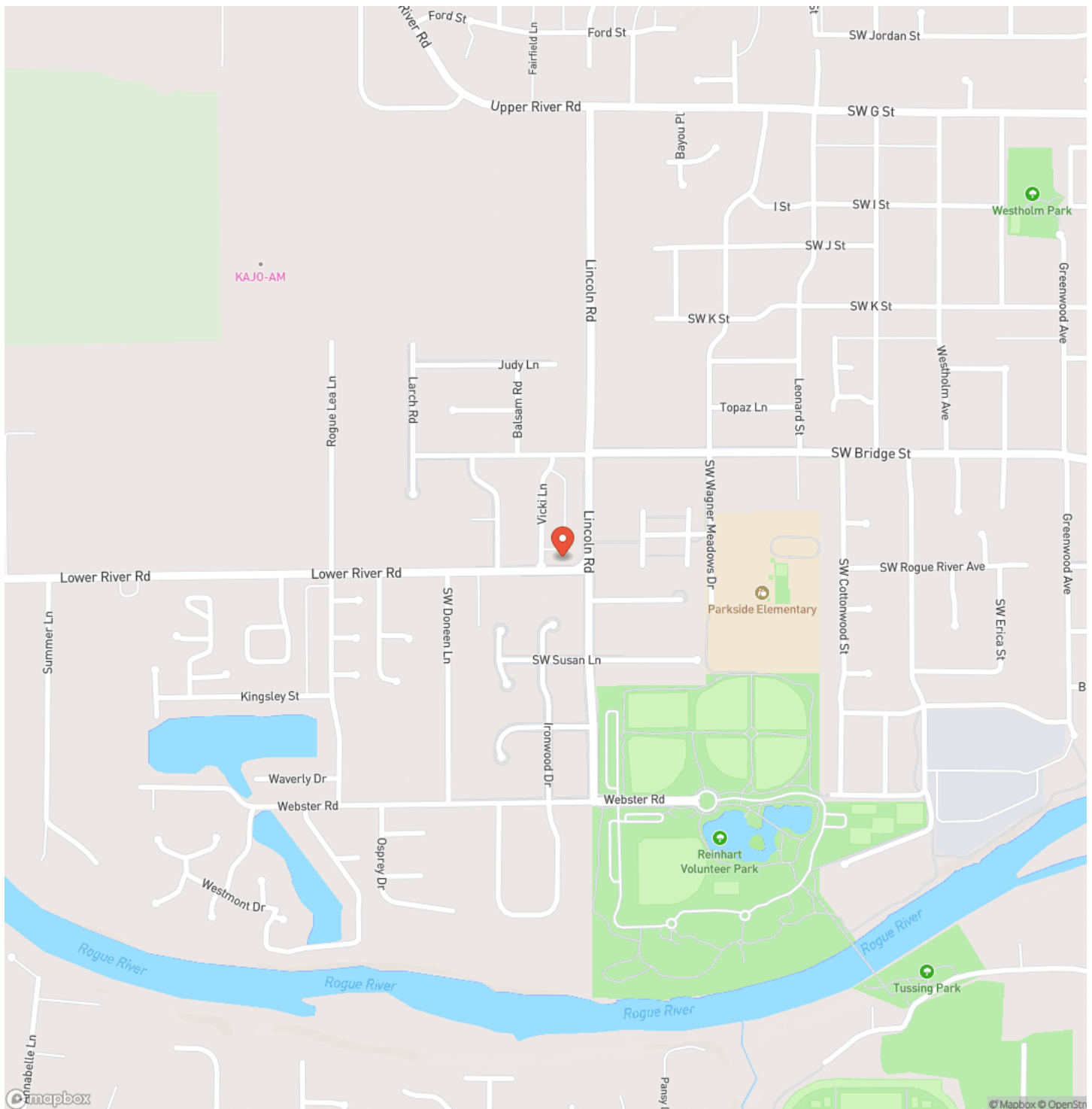
Southern Oregon is home to abundant water, including the world-renowned Rogue River which offers phenomenal fishing, white water rafting, and many other recreational opportunities. The Applegate and Illinois Rivers, in addition to over ten other lakes, provide southern Oregon residents ample options for enjoying livewater adventures.

Conveniently located along the Interstate-Five corridor between San Francisco and Portland, and an easy drive to the Oregon coast, this property could also be a wonderful second home or family retreat. Southern Oregon also enjoys state-of-the-art medical facilities and exceptional conveniences, in addition to being one of the most naturally beautiful regions in the country.

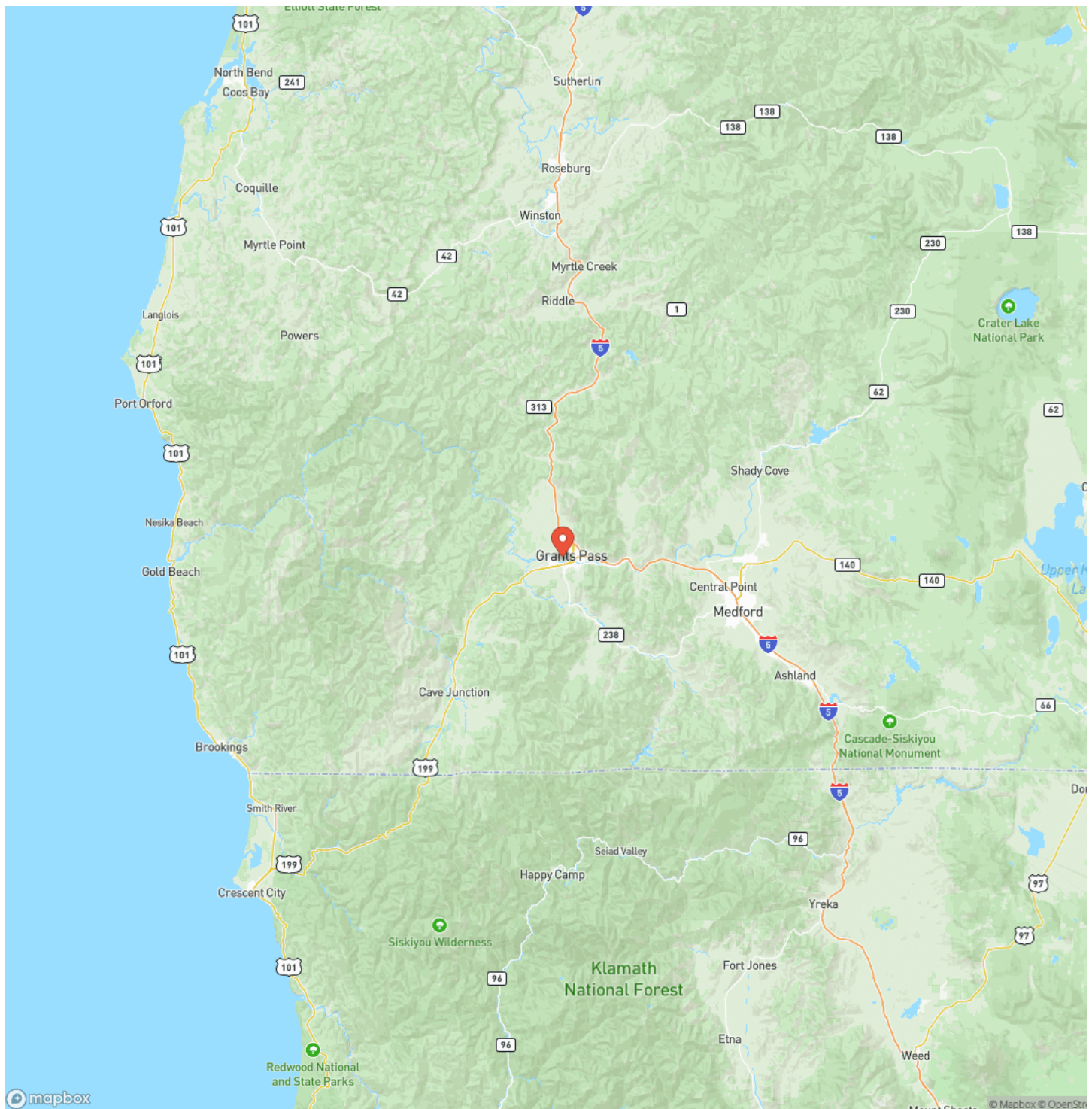
Lower River Road Building Lot
Grants Pass, OR / Josephine County



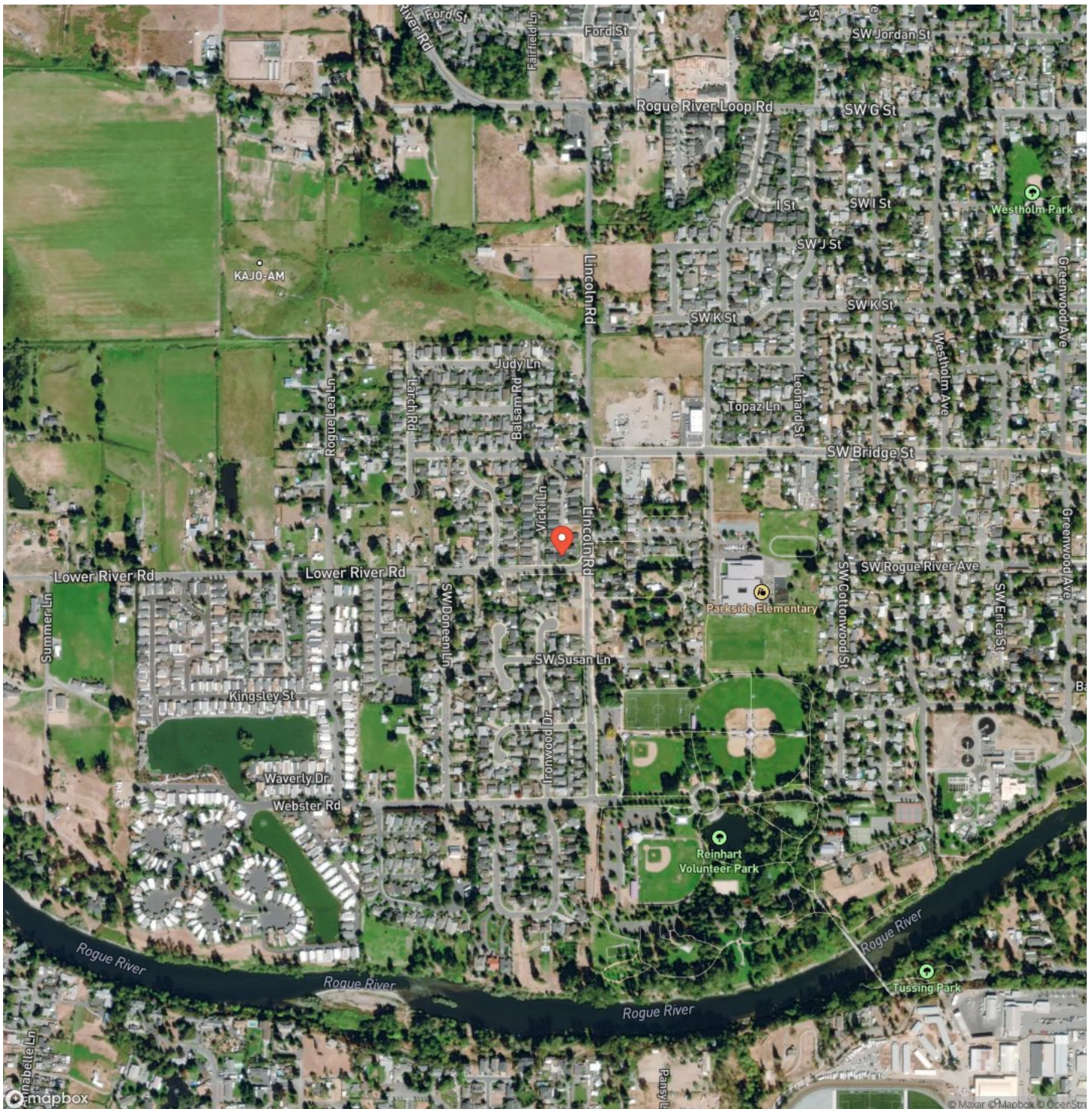
Locator Map



Locator Map



Satellite Map



Lower River Road Building Lot Grants Pass, OR / Josephine County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Martin

Mobile

(541) 660-5111

Email

chris@martinoutdoorproperties.com

Address

3811 Crater Lake Hwy, Suite B

City / State / Zip

Medford, OR 97504

NOTES

[illegible]

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Martin Outdoor Properties
3811 Crater Lake Hwy, Ste B
Medford, OR 97504
(541) 660-5111
www.martinoutdoorproperties.com

