

TL800 Main St | Butte Falls
Main St
Butte Falls, OR 97522

\$55,000
1.040± Acres
Jackson County



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

TL800 Main St | Butte Falls
Butte Falls, OR / Jackson County

SUMMARY

Address

Main St

City, State Zip

Butte Falls, OR 97522

County

Jackson County

Type

Residential Property, Single Family, Lot, Undeveloped Land

Latitude / Longitude

42.543334 / -122.571339

Taxes (Annually)

894

Acreage

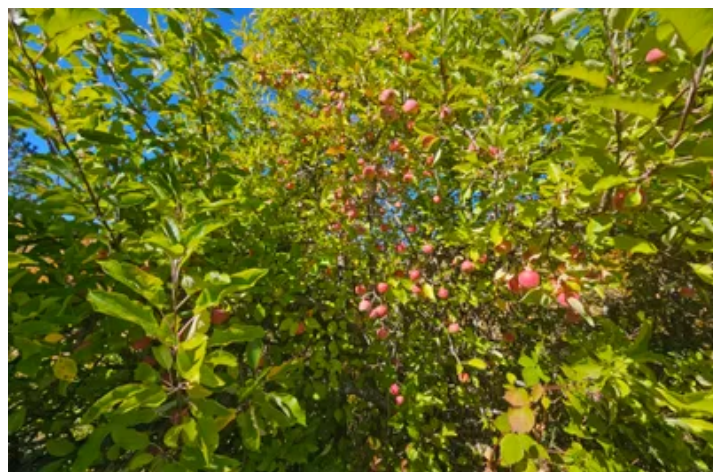
1.040

Price

\$55,000

Property Website

<https://www.landleader.com/property/tl800-main-st-butte-falls-jackson-oregon/47102>



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

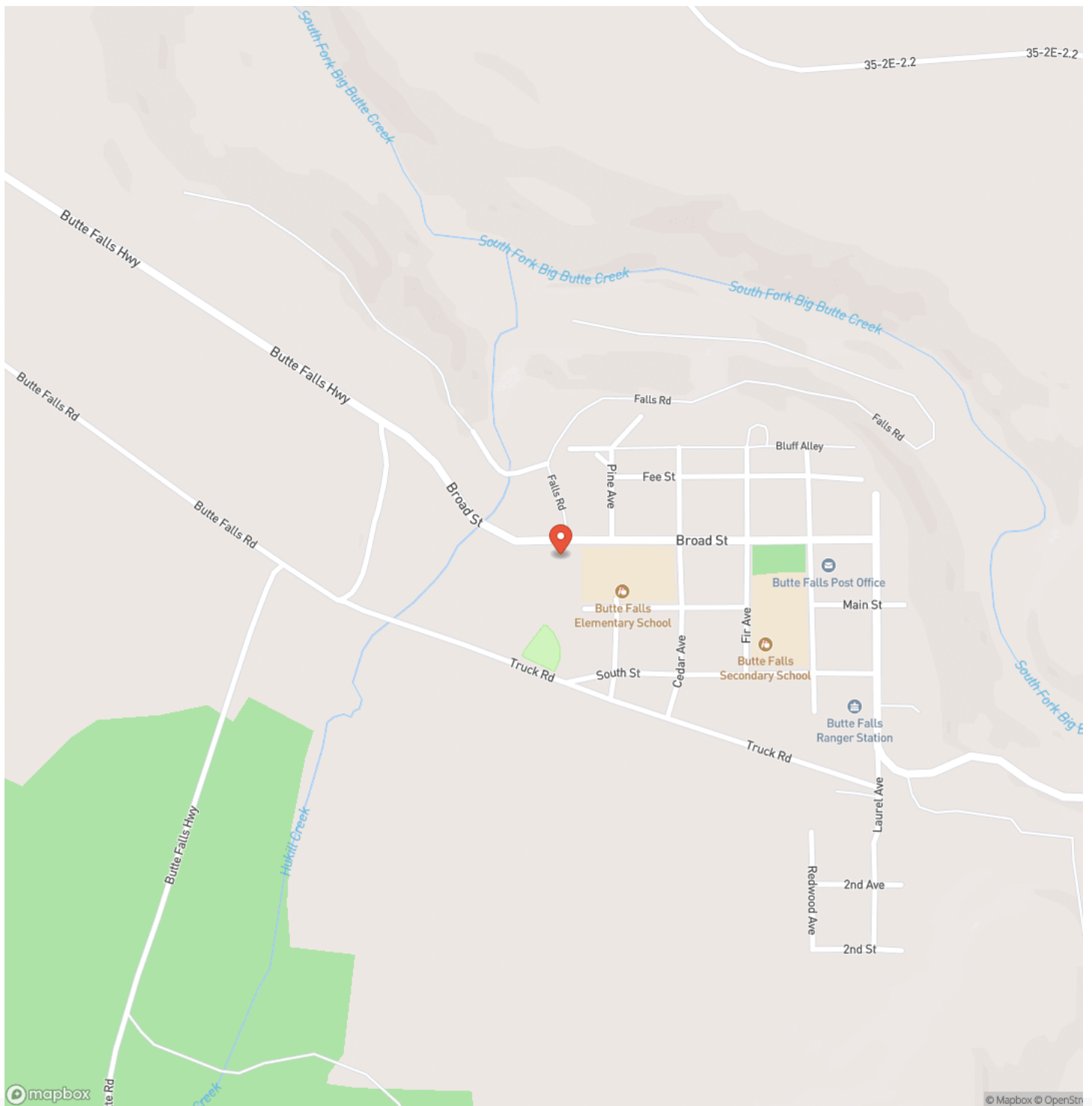
PROPERTY DESCRIPTION

Country living, affordability & close to accommodations!... These two 1+/- acre buildable parcel(s) are being offered together or separately. (See Flex MLS numbers [220173006](#) &). Level homesite approval(s), city sewer & water located at the property line & a developed gravel road along the eastern boundary make this offering a fantastic start to the next steps of development. Multiple trees provide plenty of privacy on the spacious lots, yet they border the quaint country town of Butte Falls, OR. Allowing convenient access to take your ATV down to the local market or nearby tavern for a meal. While additionally located within minutes of excellent fishable waters, flourishing Roosevelt elk, Blacktail habitat, hiking, & much, much more. Larger accommodations like WalMart, hotels & medical facilities are also only located about 27 +/- miles away for expanded personal or business needs. Don't miss the opportunity to live the small town life with all the big city access at an affordable price!

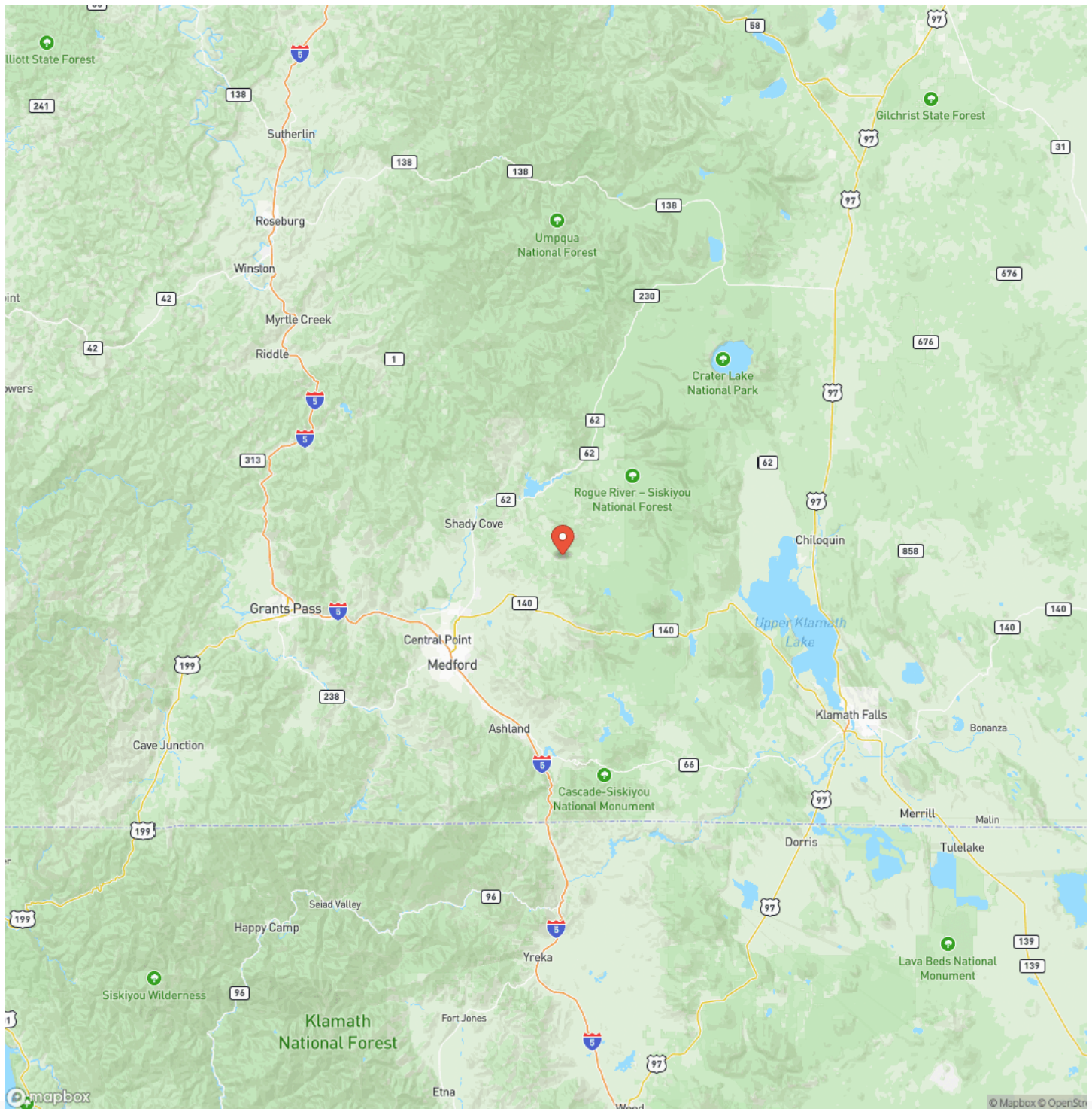




Locator Map

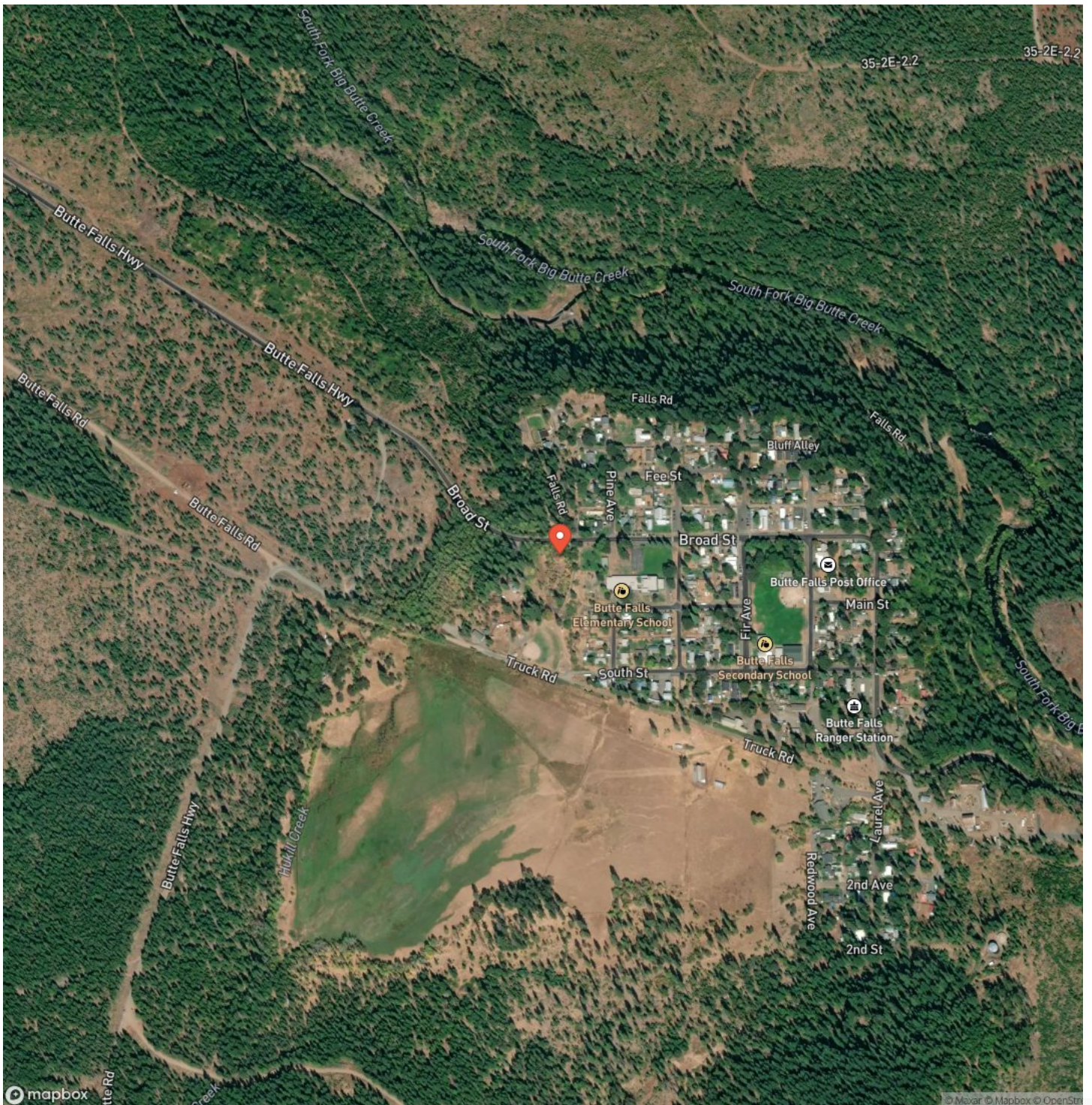


Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>



[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.



Land and Wildlife LLC
Serving Oregon, Washington, and Idaho
Medford, OR 97504
(866) 559-3478
<https://www.landleader.com/brokerage/land-and-wildlife-llc>

