1048 Coleman Hills 1048 Coleman Hills Drive Medford, OR 97501 \$599,000 23± Acres Jackson County







# 1048 Coleman Hills Medford, OR / Jackson County

## **SUMMARY**

#### **Address**

1048 Coleman Hills Drive

## City, State Zip

Medford, OR 97501

#### County

Jackson County

#### Type

Hunting Land, Recreational Land, Undeveloped Land, Lot

## Latitude / Longitude

42.247033 / -122.840737

#### Acreage

23

#### Price

\$599,000

#### **Property Website**

https://www.landleader.com/property/1048-coleman-hills-jackson-oregon/64406/









#### **PROPERTY DESCRIPTION**

#### **Coleman Hills** - A Rural Gated Community

Coleman Hills View Parcels - a premier gated community in gorgeous SW Medford. This meticulously designed rural living experience is the definition of private, rural luxury. Two lots have sold and are in phases of construction, with utilities on site and septic approved this lot is prepped for building - the onsite private well is logged at a healthy 17 gallons per minute.

Lot 1 is furthest from the gated entry on Coleman Creek Road and is set against public lands assuring a level of privacy hard to duplicate. The selection of views this lot offers are spectacular and it offers are large 23 acres of space below the homesite area.

#### **Gorgeous Views and Endless Adventure - A Rural Gated Community**

Much like it's companion lots, Parcel 1 provides for a rolling topography away from the homesite that would allow for the creation of a breathtaking deck off of a home's main living space and a wall of windows will bring soft northern sunlight throughout the home. The parcel provides for direct access to public lands for those interested in additional adventure whether that be simply hiking and taking in nature or putting your tracking skills to use to track down Southern Oregon's desirable blacktail deer.

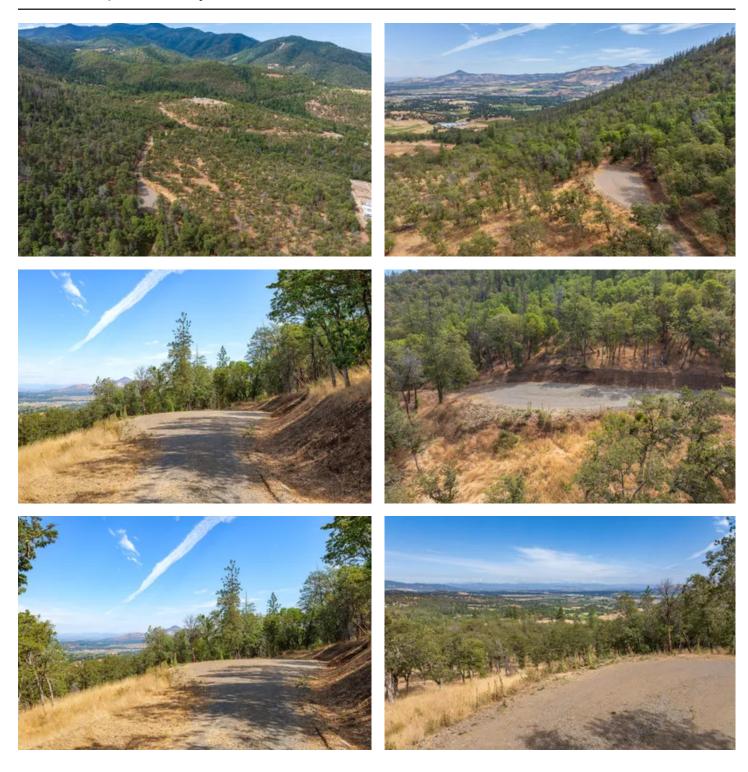
Conveniently located between major metros of San Francisco and Portland, and an easy drive to the <u>Oregon coast</u>, this property could also be a wonderful second home or family retreat. Southern Oregon enjoys state-of-the-art medical facilities and exceptional conveniences, in addition to being one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

#### Sought after region - A Rural Gated Community in a Desirable Climate

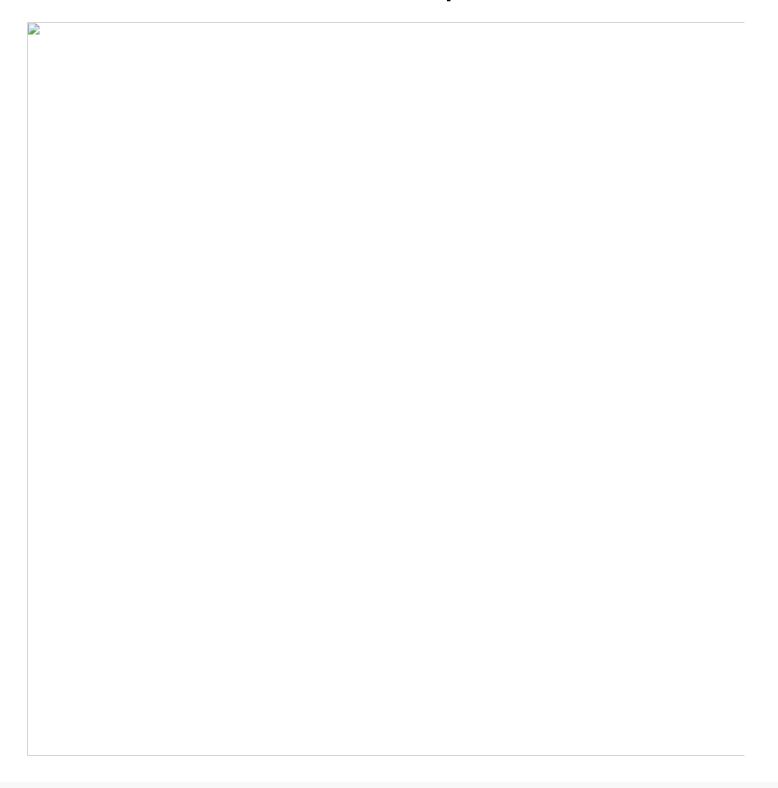
Southern Oregon is an outdoor recreational paradise, with access to thousands of acres of public lands, phenomenal hiking, great camping and RV'ing, horseback riding, numerous lakes and rivers including the renowned Rogue River, Mt Ashland Ski Resort, and Crater Lake National Park. The avid outdoorsman will love the infinite opportunities provided by this estate property and the surrounding area.

Brought to you by Martin Outdoor Property Group in partnership with Land Leader. MOPG is a leading Southern Oregon Real Estate brokerage for Land, Rural Residences, Ranches, Vineyards, and Waterfront Real Estate in the Rogue Valley.



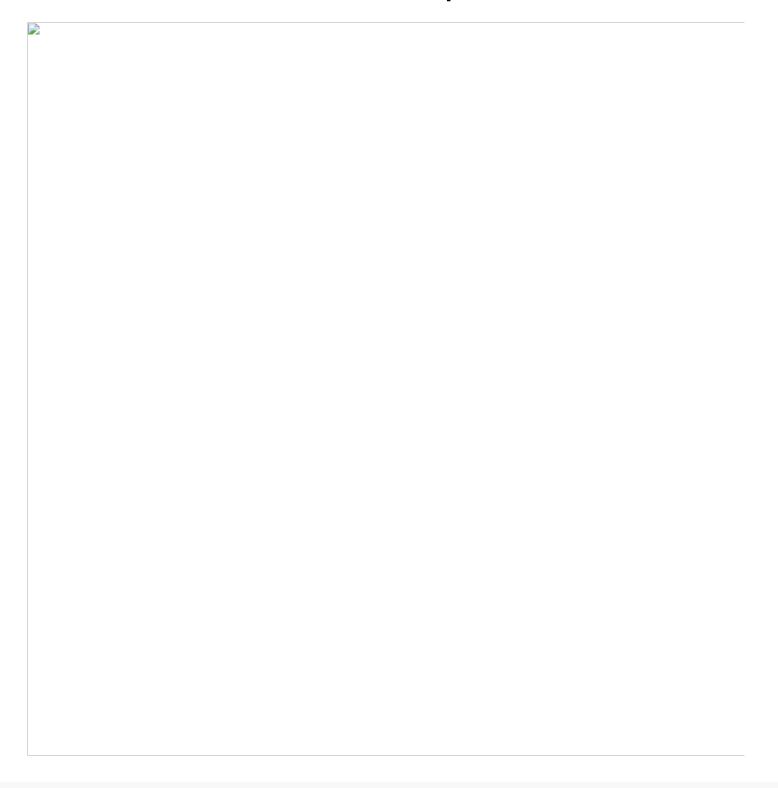


# **Locator Map**



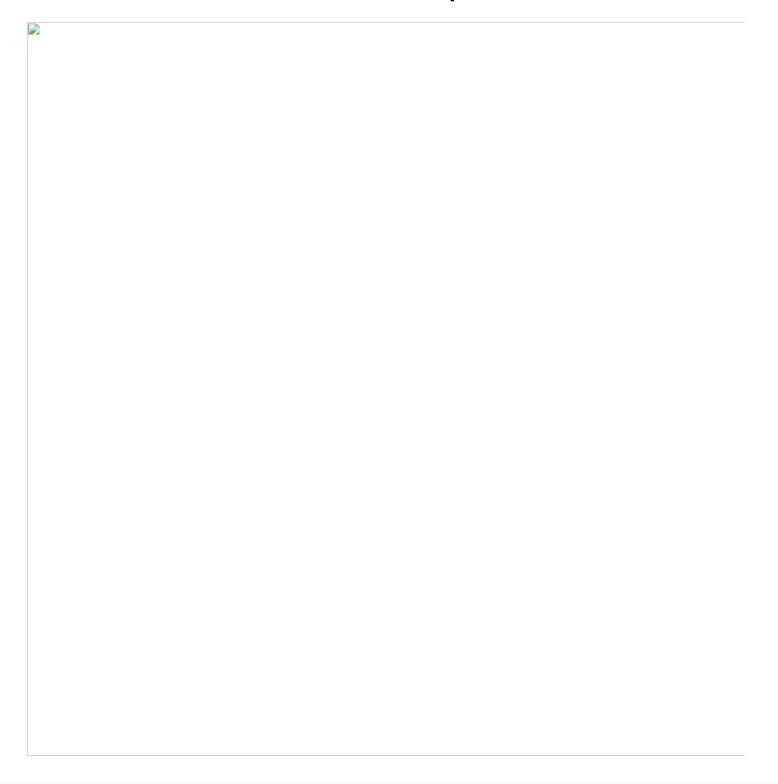


# **Locator Map**





# **Satellite Map**





# 1048 Coleman Hills Medford, OR / Jackson 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

<u>NOTES</u>		



<u>NOTES</u>	



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

