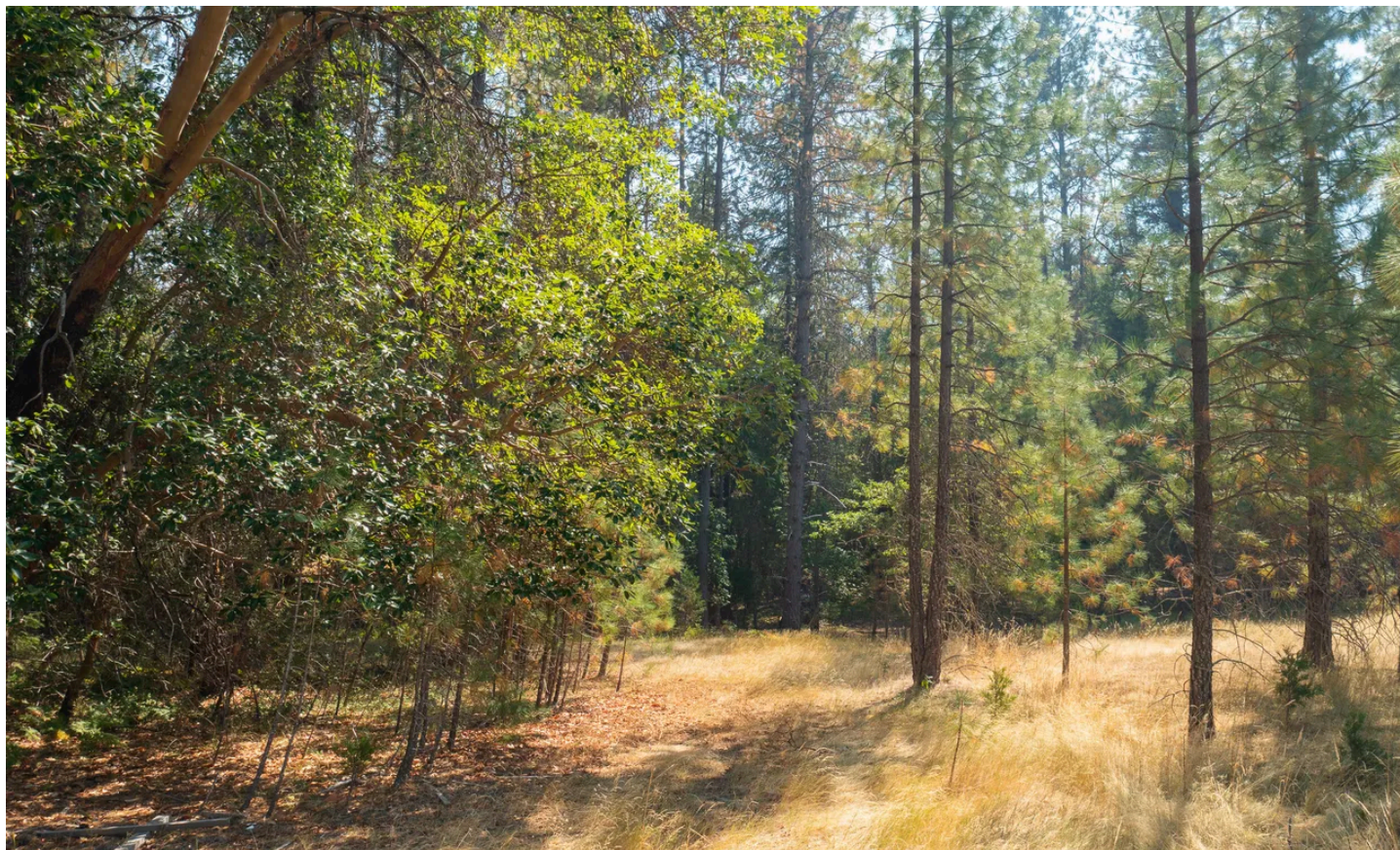


Rural Acreage in Rogue River, Oregon  
0 Pleasant Creek Road  
Rogue River, OR 97537

**\$199,000**  
12.320± Acres  
Jackson County





## Rural Acreage in Rogue River, Oregon Rogue River, OR / Jackson County

### SUMMARY

#### Address

0 Pleasant Creek Road

#### City, State Zip

Rogue River, OR 97537

#### County

Jackson County

#### Type

Undeveloped Land, Lot

#### Latitude / Longitude

42.605612 / -123.162272

#### Acreage

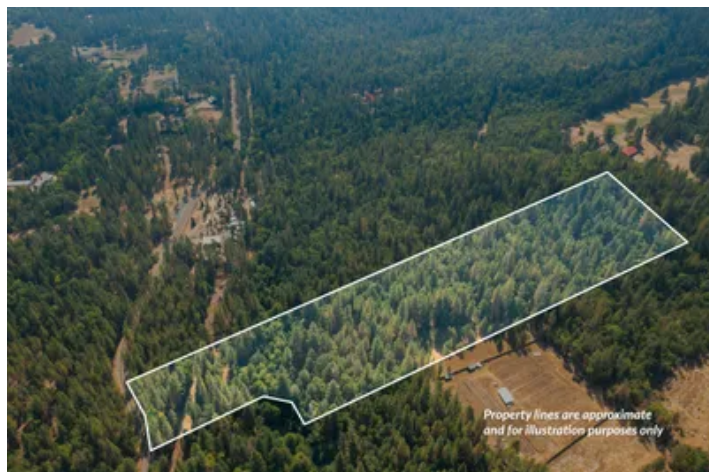
12.320

#### Price

\$199,000

#### Property Website

<https://www.landleader.com/property/rural-acreage-in-rogue-river-oregon-jackson-oregon/65150/>



## Rural Acreage in Rogue River, Oregon

### Rogue River, OR / Jackson County

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#### **PROPERTY DESCRIPTION**

Waterfront, privacy, & gently rolling land!

This secluded property offers a buyer the opportunity to create a mid-sized estate in the beautiful Pleasant Creek valley - a peaceful and private valley with no through traffic from other neighborhoods! North of the property, Pleasant Creek Road provides access to thousands of acres of public land for recreation including trail riding with horses, off-roading, hunting, hiking, and more. A short drive South brings you to the lovely town of Rogue River, providing access to I5 that leads to Medford or Grants Pass. Rogue River is home to a hardware store, basic shopping, dining, & other essentials - it is a quaint country town with all the necessities for a rural lifestyle.

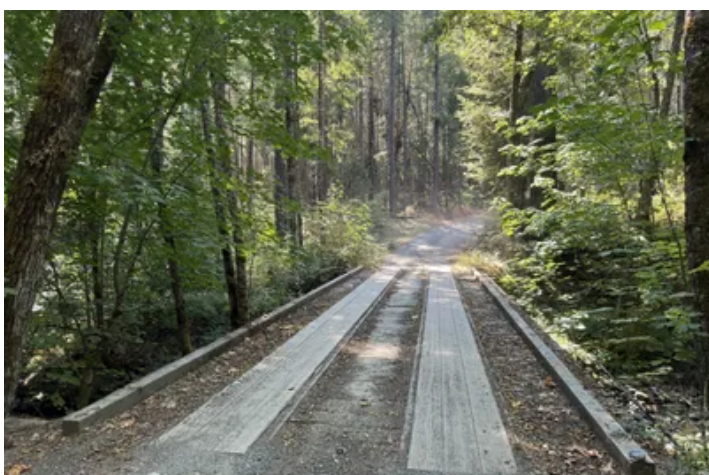
This wooded landscape is upon a gently sloped topography that leads down to the creek. A gravel driveway leads over Pleasant Creek via an easement over adjacent properties, leading into the center of the 12+ acre property from the North. This location offers easy access & a very mild slope making this section of the property more easily developed in a number of ways, & leaves options to a buyer on where to locate infrastructure. Public power is delivered via aerial cable in the area & does cross the subject property, no meter or power service is currently installed.

Come see the potential that this property presents today!

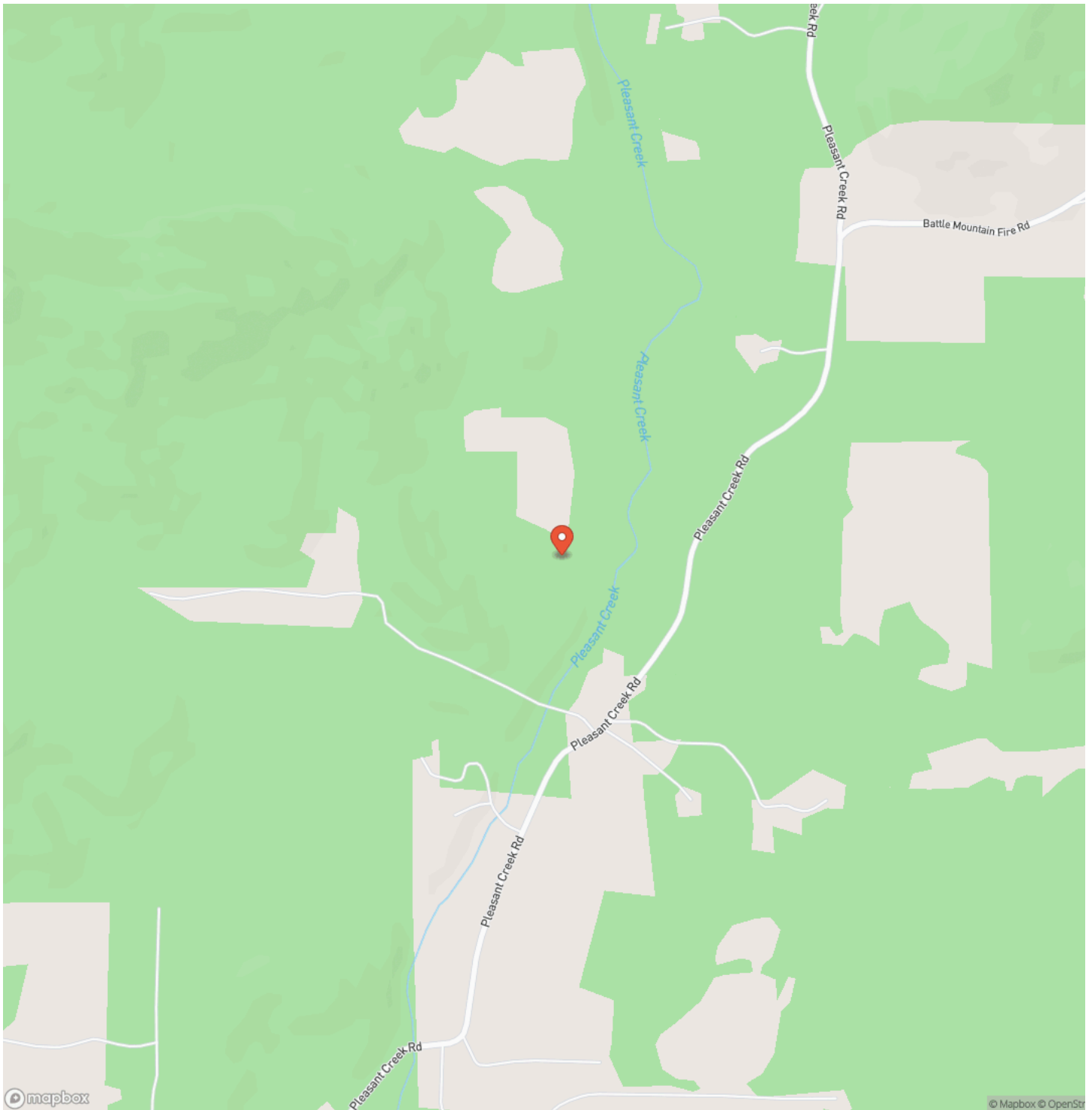


Rural Acreage in Rogue River, Oregon  
Rogue River, OR / Jackson County

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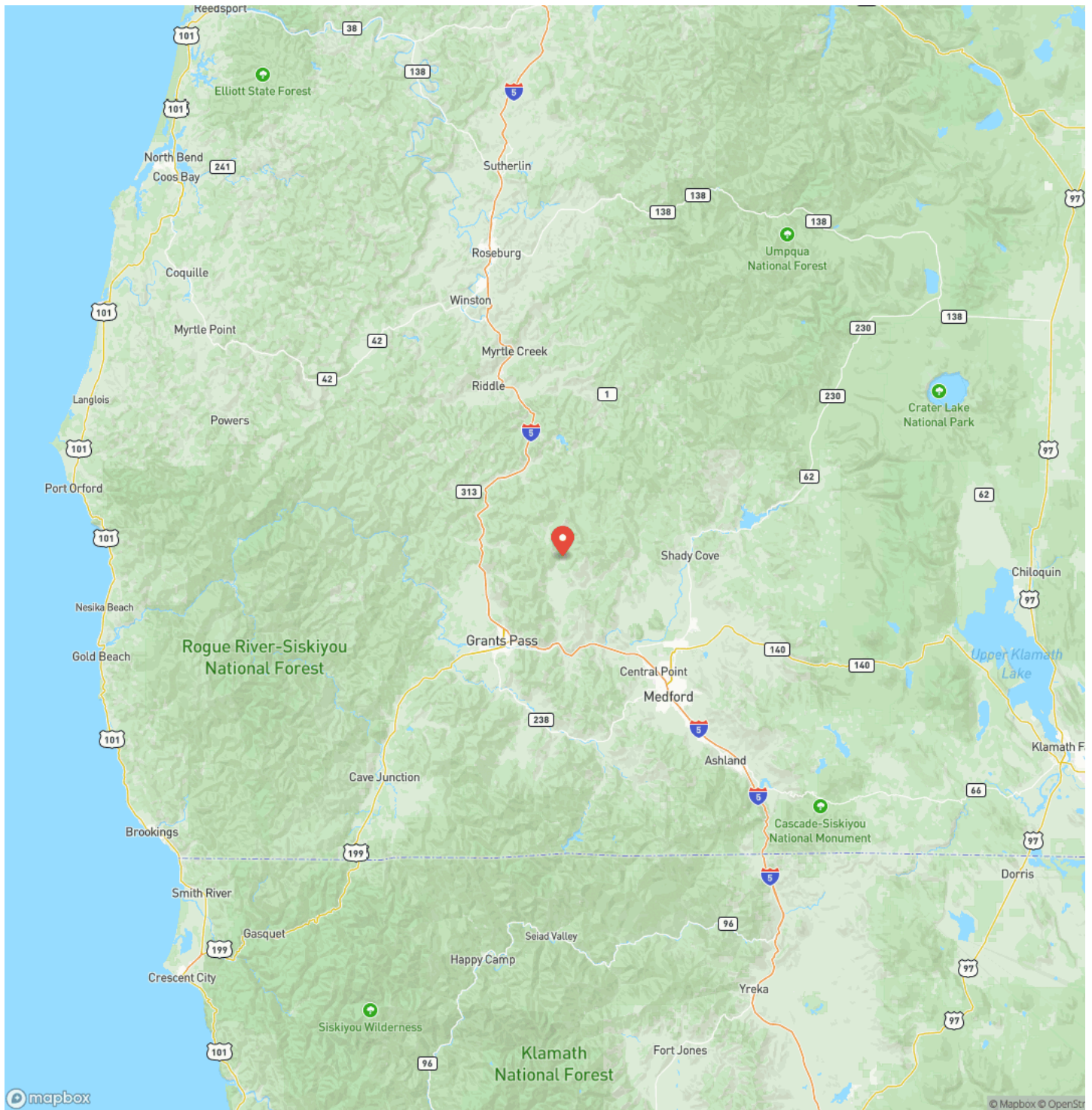


## Locator Map



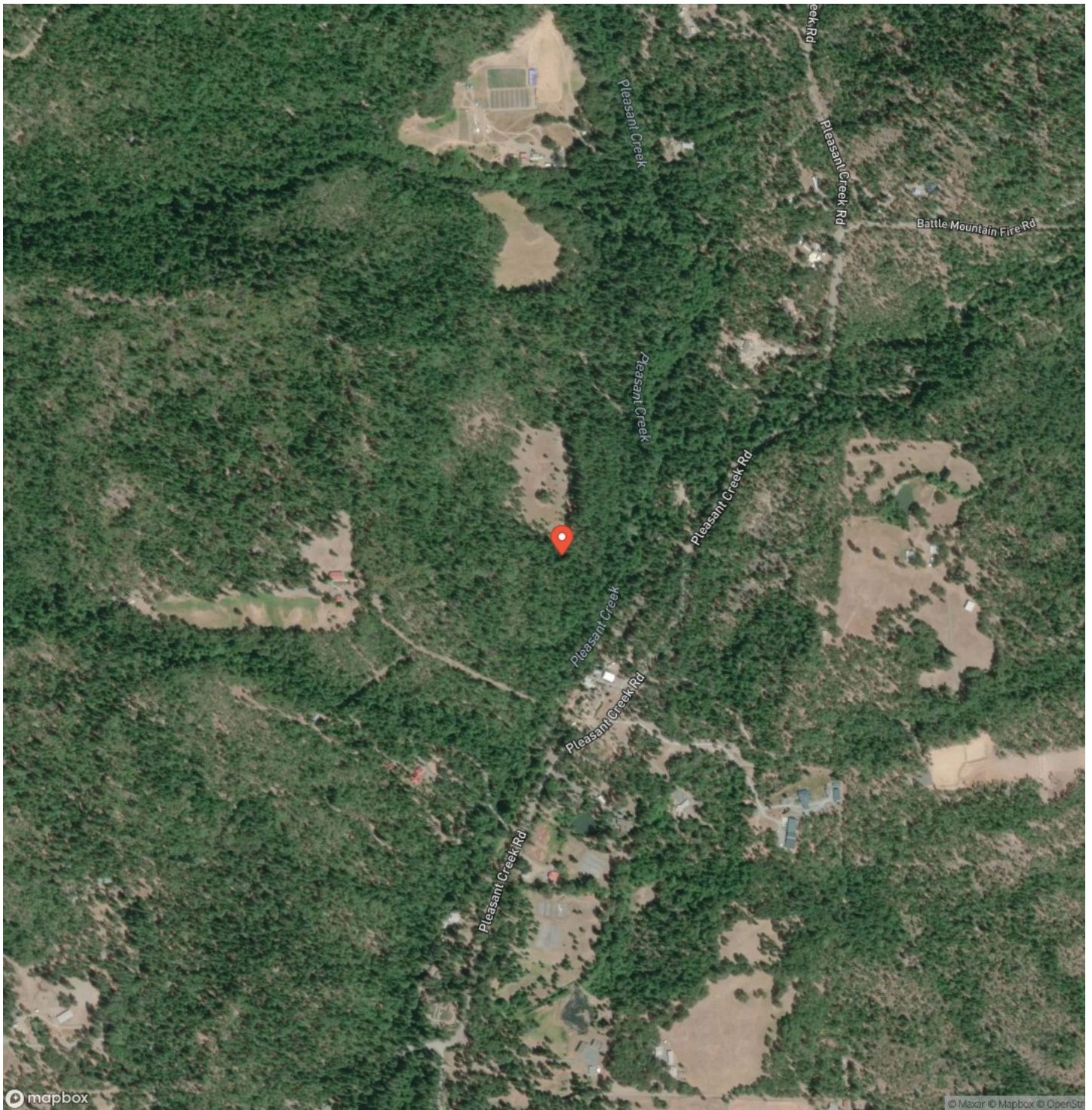


## Locator Map





## Satellite Map



## Rural Acreage in Rogue River, Oregon

### Rogue River, 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

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



[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.



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**Martin Outdoor Properties**  
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Medford, OR 97504  
(541) 660-5111  
[www.martinoutdoorproperties.com](http://www.martinoutdoorproperties.com)

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