



 **MARTIN**
OUTDOOR PROPERTY GROUP

631 Cliffside Drive

MEDFORD, OREGON



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*Property lines are approximate
and for illustration purposes only*

- Property Details -

The property has a physical address of 631 Cliffside Drive, Medford, Oregon 97504 .
It is made up of 1 tax lot and 1 account number as shown in the table below.

| Property Identification | | | | | |
|-------------------------|-------|---------|---------|-----------|-------|
| Township | Range | Section | Tax Lot | Account # | Acres |
| 38S | 1W | 12 | 203 | 10040884 | 47.08 |

| | |
|-------------------|---|
| Access: | Access is via dirt/gravel driveways off of paved Cliffside Drive |
| Present Land Use: | Development for Rural Residence |
| 2023 Taxes: | \$737.03 |
| Zoning: | EFU (Exclusive Farm Use) |
| Elevations: | +/- 2,000' to +/-2,220' above sea level |
| Topography: | Sloping |
| Water Rights: | None - Property borders the TID irrigation canal |
| Electric/Power: | Available at Cliffside Drive underground |
| Domestic Water: | 81 GPM well (JACK_65447) |
| Sanitation: | Approved for ATT Septic - Nothing installed |
| Homesite: | Approved |
| Additional Notes: | Established gated road to homesite, perimeter fencing, natural backdrop under Payne Cliffs. Cattle is currently grazed under a lease. |



631 Cliffside Drive - Medford, Oregon

Nestled in the eastern foothills of the Rogue Valley, this remarkable property offers a commanding vantage point with sweeping views of the valley below. Located within a private & gated rural development, 631 Cliffside provides an extraordinary opportunity to enjoy privacy, spacious living, and the unparalleled beauty of Southern Oregon. Spanning 47 acres of gently rolling terrain, the property sits just below the iconic Payne Cliffs, offering a picturesque western outlook and the perfect blend of natural beauty and rural lifestyle. With homesite and septic approval already in place and a strong artesian well on site, the property is primed for building your dream home.

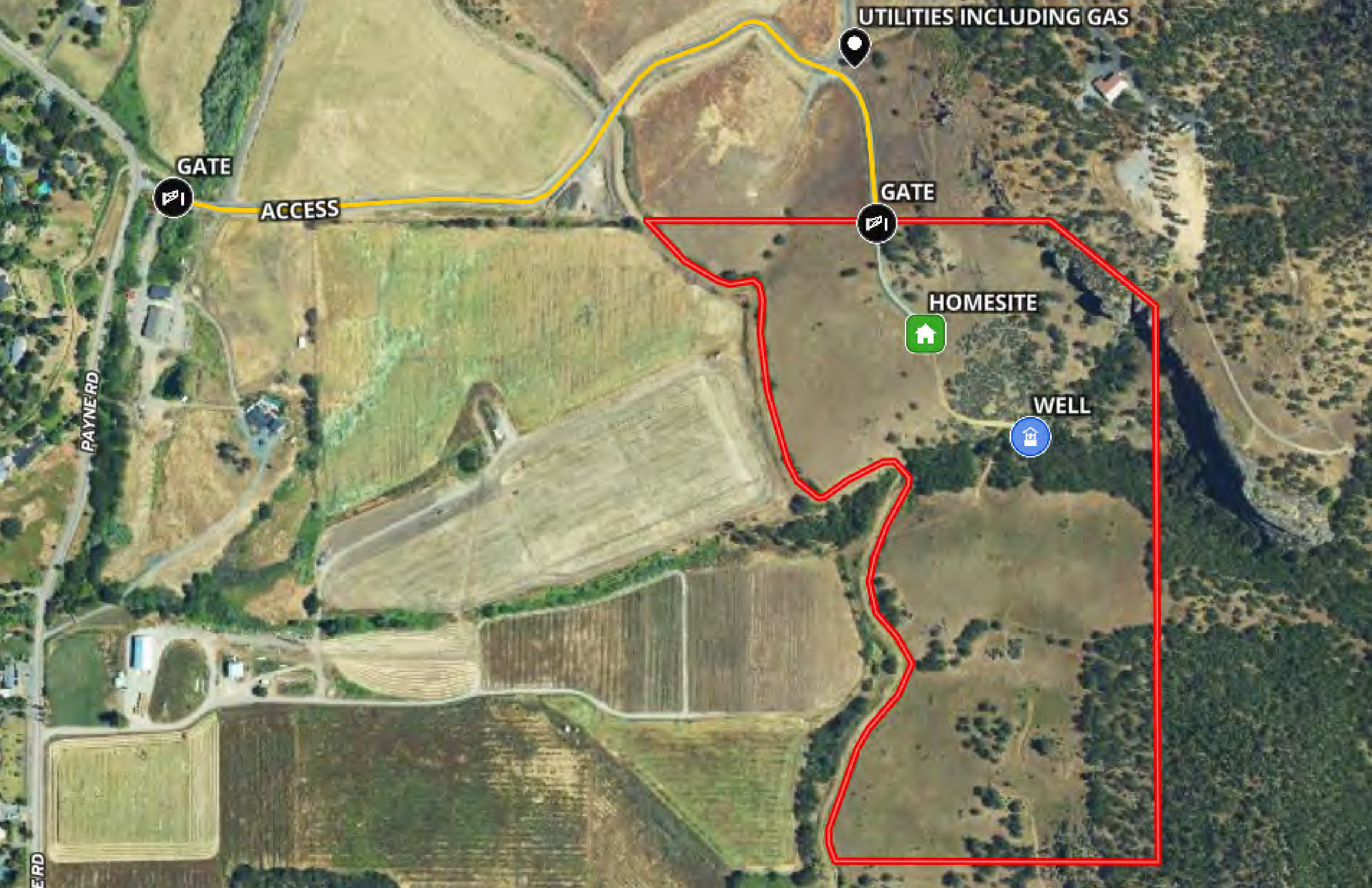
The property is within the vast wilderness of the Cascade Mountain Range to the east - the area is a haven for wildlife, with large private tracts and public lands creating a natural corridor for wildlife commutes. Residents can expect to encounter blacktail deer, Roosevelt elk, and a variety of other wildlife, making this property an ideal choice for nature lovers and outdoor enthusiasts.

Access to the property is convenient and paved, with a roughed-in driveway leading to a prepared building site on the northern section of the property. This site offers breathtaking views of the valley and neighboring farmland, where orchards and pastures create a picturesque landscape. The land is versatile, with ample space for agricultural endeavors, such as grazing or light farming, as well as room for outbuildings, a shop, or other amenities. With 47 acres at your disposal, the property provides a combination of space, privacy, and endless possibilities.

The Rogue Valley is known for its temperate climate and distinct four-season experience, making it a sought-after location for both recreation and relaxation. Local attractions and activities include fine dining in Ashland, world-class wines along the Applegate Wine Trail, the natural wonder of Crater Lake National Park, and thrilling adventures on the Rogue River. This property offers not only a serene rural lifestyle but also easy access to the best of Southern Oregon. Whether you're looking to build your forever home, enjoy outdoor pursuits, or simply bask in the beauty of nature, 631 Cliffside is a truly exceptional opportunity.







UTILITIES INCLUDING GAS

GATE

ACCESS

GATE

HOMESITE

WELL

PAYNE RD

E RD



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