

Residential MLS#220176711  
 2526 Cobleigh Road  
 Eagle Point, OR 97524  
 County: Jackson  
 Section: Not Applicable  
 Cross Street: Divide Rd A

Main House SqFt: 936  
 Total Living SqFt: 936

Lot Size Acres  
 10

**\$280,000**

Bedrooms  
 3

Bathrooms  
 Total: 1 (Full: 1 Half: 0)

**Active**  
 DOM: 459 CDOM: 459



**Parcel Number:** 10538323  
**Property Sub Type:** Single Family Residence  
**Subdivision Name:** N/A  
**Lot Size SqFt:** 435,600  
**Year Built:** 1960  
**Zoning:** WR  
**Additional Parcels:** No  
**Tax Lot:** 200  
**Tax Block:**  
**Tax Map Number:** 34S/02E/29  
**Tax Year:** 2023  
**Tax Annual Amount:** \$1,091.24

**Public Remarks:** Rare opportunity to own this well established 10.00 +/- acres on the highly desirable Cobleigh Rd at an affordable price. Adjoining over 6,000 +/- acres of public land to the NW that waters of Big Butte Creek meander through. Endless recreational opportunities, gentle slopes to level tiers, offering plenty of space for a dream home. Historical homesite established w/Jackson county, that's been kept in place for the ease of future development. Located far enough away for a nature escape, yet close enough to Butte Falls to conveniently offer small town amenities like schools, restaurant/tavern & basic shopping. Only a half hour drive to the larger city amenities in Medford. Two separate ingress/egress allows options of easy paved access at the south & additional access from the north to the lower pasture/ seasonal spring area to the SW corner of the property. Mature timber, open meadows & tiered topography provide stunning hillside views & privacy makes it an ideal getaway/ residence.  
**Directions:** North on Highway 62, Right onto Butte Falls Highway, Left onto Cobleigh Road, property is on the Left approximately half mile past the steel bridge.

General Property Information	Interior Information	Exterior Information
<b>Rented:</b> No <b>CC&amp;R's:</b> No <b>FIRPTA:</b> No <b>Association:</b> No <b>Short Term Rental Permit Issued:</b> No <b>Elementary School:</b> Check with District <b>Middle Or Junior School:</b> Check with District <b>High School:</b> Check with District <b>Tax Annual Amount:</b> \$1,091.24 <b>Tax Year:</b> 2023 <b>Tax Lot:</b> 200 <b>Tax Map Number:</b> 34S/02E/29 <b>Potential Tax Liability:</b> No <b>Assessment:</b> No <b>Senior Community:</b> No	<b>Cooling:</b> None <b>Flooring:</b> None <b>Heating:</b> None <b>Rooms:</b> Other	<b>Architectural Style:</b> Bungalow; Other <b>Lot Size Acres:</b> 10 <b>Garage:</b> No <b>Parking Features:</b> Other <b>Horse Property:</b> Yes
Construction	Listing/Contract Information	Listing Office Information
<b>New Construction:</b> No <b>Accessory Dwelling Unit YN:</b> No <b>Levels:</b> One <b>Common Walls:</b> No Common Walls <b>Construction Materials:</b> Frame; Unknown <b>Foundation Details:</b> None <b>Utilities:</b> Electricity Connected <b>Roof:</b> Metal <b>Sewer:</b> None <b>Water Source:</b> None <b>Irrigation Water Rights:</b> No	<b>Original List Price:</b> \$300,000 <b>List Price per SqFt:</b> \$299.15 <b>Listing Contract Date:</b> 02/06/2024 <b>Back on Market Date:</b> 01/13/2025 <b>Listing Terms:</b> Cash; Conventional <b>Preferred Escrow Company &amp; Officer:</b> First American Title - Jeanene Christiansen <b>Special Listing Conditions:</b> Standard	

**Listing courtesy of:**  
**Garrett Zoller License:**200411174  
 Land and Wildlife  
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