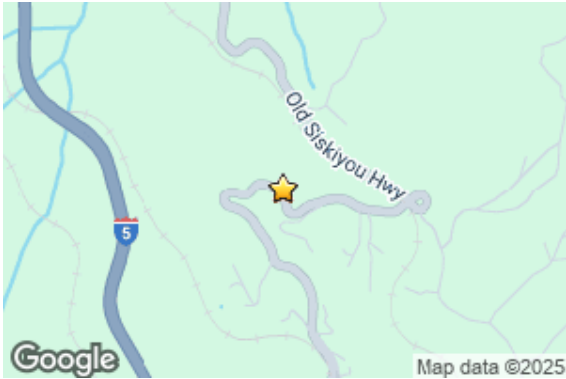


Land MLS#220189088
 4712 Old Highway 99 S
 Ashland, OR 97520
 County: Jackson
 Section: Not Applicable
 Cross Street: Steinman Dr

Lot Size Square Feet: 93,654	Annual Taxes: \$468.57	\$265,000
Lot Size Acres 2.15	Zoning: RR-5	Active DOM: 271 CDOM: 271



Parcel Number: 10109614
Property Sub Type: Residential Lots
Subdivision Name: N/A
Zoning: RR-5
Additional Parcels: No

Public Remarks: Bare land w/ extras, close to town yet feels like your own private wooded escape. 2.15 acres on a beautiful hillside w/ tons of leveling work done. Gated shared access, down the left side of the fork to the 1st level. First level has a leveled approved homesite. Also is the well pump building & holding tank. 2nd leveled area is a stunningly set up outbuilding w/ an oversized finished 1 car garage. Just beyond the outbuilding is a custom built sauna & a certified woodstove. Just behind the sauna is a seasonal pond, pipe fed from an upper creek located on the property from Mt Ashland snow melt. Medium sized solar vented greenhouse, capped off septic tank, finished outbuilding w/ a toilet w/ running water from the gravity fed well. Lastly there is a metal storage container & what the seller calls the pond shed. This property will not disappoint and is highly ready for the next owner to make it their forever home in the woods.

Directions: I-5 S toward Ashland, Take Exit 14 towards OR-66, L on OR-66 E/ Ashland St, R on OR-237 S, in about 4.0 miles the drive will be on the Right.

General Property Information	Exterior Information	Land Information
CC&R's: No FIRPTA: No Association: No Elementary School: Bellview Elem Middle Or Junior School: Ashland Middle High School: Ashland High Tax Annual Amount: \$468.57 Tax Lot: 402 Tax Map Number: 40S/02E/16 Tax Year: 2023 Potential Tax Liability: No Assessment: No Senior Community: No	Home/Build Site: Approved Manufactured Structure Allowed YN: No Other Structures: Shed(s); Other	Current Use: Recreational; Vacant Horse Property: No Easements: Access; Other Utilities: Electricity Available Utilities Location: At Street; On Property
Listing Office Information	Listing/Contract Information	Construction
	Original List Price: \$265,000 List Price per Acre: \$123,255.81 Listing Contract Date: 08/29/2024 Back on Market Date: 02/03/2025 Listing Terms: Cash; Conventional Preferred Escrow Company & Officer: Jeneane Christiansen - FATCO Special Listing Conditions: Standard	Power Production: None Utilities: Electricity Available Sewer: Septic Tank; Other Water Source: Well Irrigation Water Rights: No

Listing courtesy of:



Z5Ranch Group
License:200411174
 Land Leader
 3811 Crater Lake Hwy
 Ste B
 Medford, OR 97504-9377
 541-696-5263
 866-559-3478
team@z5ranch.com
<http://team@z5ranch.com>



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