

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: 522 CDOM: 522



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

Public Remarks: Rural residential land in the woods with improvements and an approved homesite, just minutes from the City of Ashland yet feeling like a private forest retreat at approximately 3,200 ft elevation. This 2.15-acre hillside parcel features extensive excavation, a gated gravel driveway, privacy, and partial mountain views through evergreens. Wildlife including deer, turkeys, and quail are frequent visitors. The sunny upper homesite pad includes a well, pumphouse, and holding tank. The lower shaded area features an ADU-style cottage outbuilding with living area and attached oversized 1-car garage (approx. 600 sq ft). Additional improvements include a custom sauna with certified woodstove, seasonal creek and pond fed by Mt. Ashland snowmelt, solar-vented greenhouse plumbed from the wellhouse, and a versatile shed. Temporary outhouse with flush toilet connected to holding tank. DEQ septic approval obtained. Power at entrance. Well log, 2024 flow test, and improvement cost estimates available.

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: 03/05/2026 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

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