



> **MARTIN**
OUTDOOR PROPERTY GROUP



Country Hills Resort

— Cave Junction, Oregon —

Welcome

Welcome to Country Hills Resort - This unique and income-generating property is located at the gateway to the stunning Oregon Caves National Monument. Nestled in the temperate and picturesque Illinois Valley, this expansive 38.58-acre property offers an incredible array of opportunities for an entrepreneurial buyer looking to invest in both a profitable business and a tranquil, nature-filled lifestyle.

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- Country Hills Resort -

Comprised of three tax lots, the resort occupies approximately 20 acres of the 38.58 total acres. The business is currently set up with 11 vacation rentals, which include 6 individual units and a 5-room motel, offering a solid base for future overnight accommodations. Additionally, the property features 20 RV sites and 10 tent sites, catering to a variety of travelers looking for outdoor experiences. The infrastructure is well-established with ample space to expand, providing the perfect opportunity for a new owner to add more nightly accommodations.

The 1,838 square foot ranch-style manager's quarters is well-appointed with two bedrooms, a full kitchen, a spacious living area, and an office, as well as a check-in booth for guests. Additional structures include a 1,440 square foot shop, 960 square foot covered RV/equipment storage, and a coin-op laundry facility located near the office for added convenience. A charming ice cream parlor and 960 square foot eating hall create a welcoming space for guests to gather and enjoy meals or snacks. On-site bathroom and shower facilities add to the convenience and comfort for visitors.

The vacation rentals, RV, and tent sites have historically been rented out both monthly and nightly, adjusting to demand throughout the year. Recently, these have transitioned to monthly rentals, providing steady and consistent income while reducing overhead for labor. However, there is significant opportunity to reintroduce nightly rentals and to expand further, tapping into a growing market of travelers. In addition, new revenue streams could be developed through hosting events, offering food sales, or establishing a convenience store, allowing the new owner to diversify their income.



The owner's residence is a private retreat situated on the third tax lot, which spans approximately 18 acres. Set apart from the business and nestled next to the creek, this 2,729 square foot manufactured home offers a peaceful sanctuary. Built in 2008, the home features a spacious open floor plan with a large kitchen, three bedrooms, an office, and expansive decks that overlook the private outdoor setting. Additionally, there is an oversized two-car garage (812 square feet), perfect for storage or other uses. For additional privacy and charm, there is a quaint creekfront cottage just a short drive from the main home, ideal for guests or as a rental unit.





- Business Overview -

A Brief History - Historically, Country Hills Resort has been operated as an RV park with a combination of vacation rentals, RV sites, and tent sites. In the past, the units and sites have been rented both monthly and nightly based on demand in and out of season. In the last few years, all of the units and sites have transitioned to monthly rentals. The rationale by the current owners was to decrease staffing demand and overall costs - this originally began as a result of COVID-19 as well as the temporary closure of the Oregon Caves National Monument, and the owners have not yet built back up the nightly business model as they intend to sell.



Business Expansion Opportunities

Nightly Rentals - changing to nightly rentals when seasonal demand is high.

Increase Lodging Facilities - the two tax lots, +/- 20 acres currently devoted to the business has ample room for expansion of cabins, RV sites, and tent sites. It is estimated that only 50-60% of the 20 acres is currently in use. The balance of the property is level and moderately wooded. The owner's 18-acre tax lot has less than 10% of the acreage developed. Buyer to complete due diligence with county and other governing agencies about any potential expansion.

Events - there are currently no events offered at this property. The greater Rogue Valley has a shortage of venue facilities for weddings, reunions, concerts, and the like. The live creek setting, privacy, and mature trees provide a great canvas.

Food - Currently there is no option for on-site food at the property. There is an opportunity for a food truck or other similar service.

General Store - Currently there is no general store for conveniences or groceries. A general store would ideally serve the park, the local community, and would benefit from the day traffic to the Oregon Caves.

- Summary -

Address	Township	Range	Section	Tax Lot	Account #	Acres
7901 Caves Hwy	39	7	22	1110	R328908	5.00
7901 Caves Hwy	39	7	22	1110	R3289082	0.78
7903 Caves Hwy	39S	7W	22	1300	R328916	18.00
N/A	39	7	22	1114	R337647	14.80
						38.58

Access:	Access is via gravel/dirt drives off of paved Caves Highway
2024 Taxes:	\$5,586.59
Zoning:	FR (Farm Resource)
Elevations:	+/- 1,640’ above sea level
Topography:	Level to slightly rolling
Live Water:	+/- 1,800 feet of frontage along Sucker Creek
Sanitation:	There are a total of 4 standard septic systems that service all vacation rental cabins There is 1 standard septic system that services the campground bathrooms There is 1 standard septic system that services the main house
Domestic Water:	There are 3 wells: 12 GPM (#56912), 15 GPM (#16566), and 1 has no well log The first well provides domestic water to the campground/RV park, vacation rental cabins, and managers quarters/office The second well provides landscape water around the manager’s quarters/office and vacation rental cabins The third well provides water for the main house
Power:	There are a total of 8 electrical services (meters): 3 at the campground, 4 at manager's quarters and vacation rental cabins, and 1 at the main house
Telephone:	Ziply Fiber
Internet:	HughesNet Satellite (Buyer to research options with Zipley Fiber)
Propane:	The property has a total of 6, 288-gallon tanks: 4 at manager’s quarters and vacation rental cabins, 1 at the campground., and 1 at the main house

- Summary -

Rental Unit Details

Unit Mix:	(6) cabins, (5) motel units, (20) RV sites, and (10) tent sites
Bed/Bath Count:	(3) 1 bed/1 bath cabins, (3) studio cabins, (5) studio motel rooms (typical bedroom and full bathroom layout). There are also 2 standalone bathroom/shower facilities serving RV and tent sites
Square Footages:	Cabins range from 260 SF - 532 SF and motel rooms are +/- 264 SF/unit

Additional Building and Site Details

Managers Home/Office:	1,838 SF one-level stick-built home that includes managers quarters (2-beds, 1-bath, full kitchen, large living space), office, check-in booth, and attached studio cabin (Unit #3)
Shop:	Adjacent to manager’s quarters, 1,440 SF stick-built shop with concrete foundation, metal exterior walls/roof, roll-up doors, and two storage rooms
Carport:	960 SF covered RV parking or general storage
Ice Cream Parlor:	Outdoor kitchen area, 133 SF main area, 320 SF with a 64 SF extension. Lap siding and composition roofing with power and water
Eating Hall:	Adjacent to the outdoor kitchen, 960 SF enclosed building with gravel floor, power, and multiple eating tables
Laundry Facilities:	Small building adjacent to Cabins #1-2, with 3 coin-op laundry machines
Bathrooms and Showers:	2 standalone enclosed bathrooms (mens/womens) and coin-op shower facilities serving the RV and tent sites





-Business Unit Summary -

Vacation Rentals

Cabin # 1	1 Bed and 1 Bath 532 SF (rented at \$500/month)
Cabin # 2	1 Bed, and 1 Bath 448 SF (rented at \$900/month)
Cabin # 3	Studio Off of Managers Dwelling (vacant)
Motel (#4-8)	1,320 SF total with 5 units (typical motel rooms with one full bath - one rented \$650)
Cabin # 9	Studio, 1 Bath 260 SF (rented at \$900/month)
Cabin # 10	1 Bed, and 1 Bath 480 SF (vacant)
Cabin # 11	Studio, 1 Bath 332 SF (rented \$750/month)

RV Sites

RV # 001	Full Hook-up & Dish Network - \$550
RV # 002	Full Hook-up & Disk Network - \$550
RV # 003	Full Hook-up & Dish Network- Vacant
RV # 12N	Full Hook-up & Dish Network - \$475
Rv # 1	Full Hook-up & Land Line - \$475
RV # 2	Power & Water - Vacant
RV # 3	Power & Water - \$550
RV # 4	Power & Water - \$550
RV # 5	Power & Water - Vacant
RV #6	Power & Water - Vacant
RV # 7	Power & Water - Vacant
RV # 8	Power & Water - Vacant
RV # 9	Power & Water - \$550
RV # 10	Power &Water - Vacant
RV # 11	Power & Water - \$550
RV #12	Power & Water - \$550
RV #13	Power & Water - Vacant
RV # 14	Power & Water - \$550
RV # 15	Power & Water - Vacant
RV # 16	Power& Water - Vacant
RV # 17	Power & Water - \$500
RV # 18	Power & Water - \$550
RV # 19	Power & Water - Vacant
RV # 20	Power & Water - \$590

Tent Sites

Tent # 21
Tent # 22
Tent # 23
Tent # 24
Tent # 25
Tent # 26
Tent # 27
Tent # 28
Tent # 29
Tent # 30

- Cabins are currently rented month to month ranging from \$750-\$900 (one is rented at a discounted rate of \$500/month for the groundskeeper)
- Of the 24 RV sites, 13 are cuurently rented month to month at rates ranging from \$475 - \$590 per month
- Motel units are currently rented monthly for \$850/month (one is rented at \$650/month, four are vacant)
- The tent sites are not currently being rented

- Main Home Details -

Gross Area:	2,729 square feet (county records)
Number of Sections:	Three
Year of Construction:	2008
Bedrooms:	Three
Bathrooms:	Two (full)
Foundation:	Concrete Block Perimeter
Flooring:	Vinyl , carpet, and laminate
Exterior Walls:	Lap siding
Roofing:	Composition
Heat & A/C	Central air (electric)
Notes:	Back deck, walk-in pantry, vaulted ceilings, laundry room, family r room, living room, kitchen, wood stove



- Garage Details -

Gross Area:	812 square feet
Roof:	Composition
Siding:	Lap siding
Flooring:	Concrete

- Creek Front Cabin

Gross Area:	Unknown
Additional Notes:	Not permitted





Photo Credit: Oregonic Roads

- Oregon Caves -

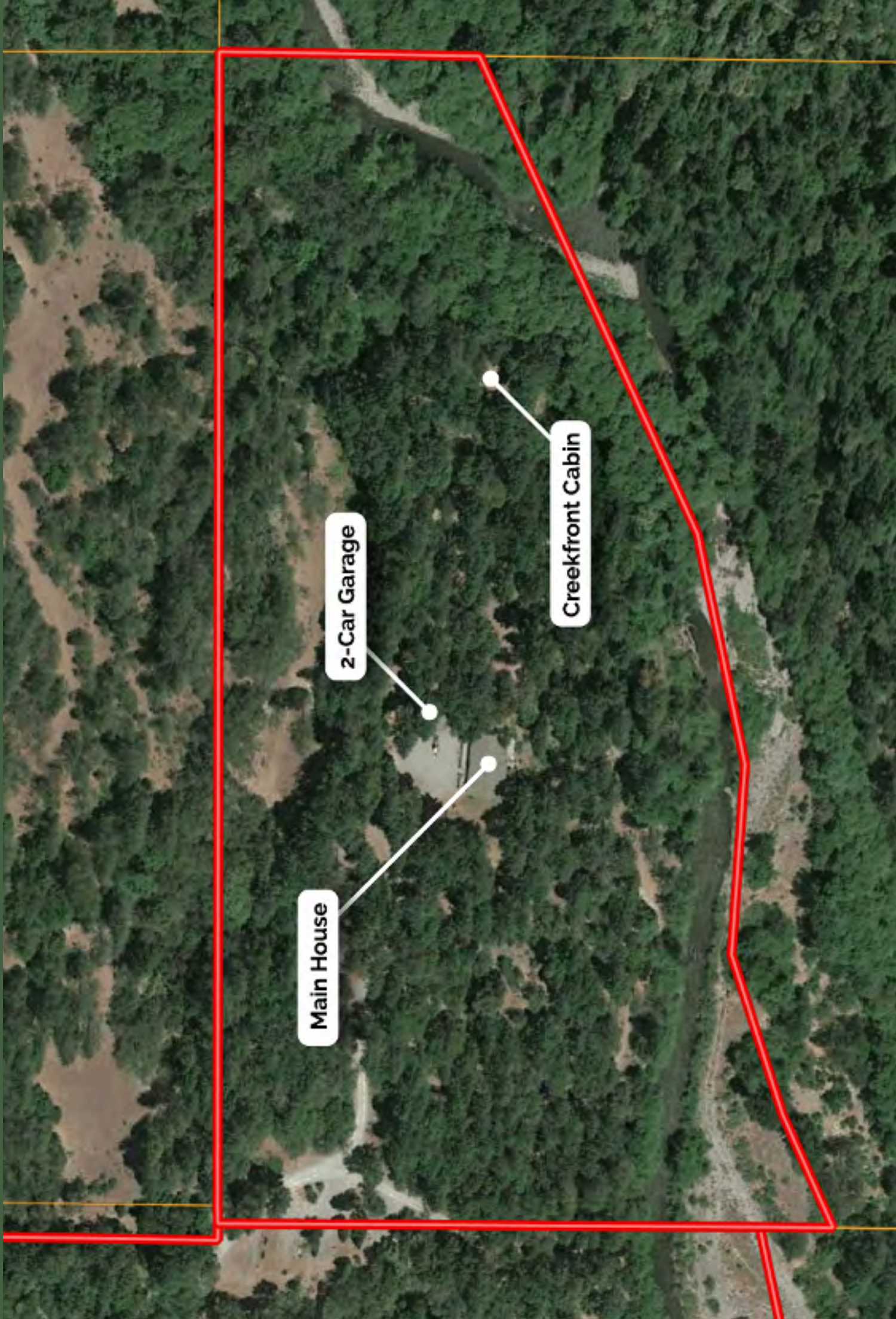
Oregon Caves National Monument and Preserve, located in the Siskiyou Mountains of southwestern Oregon, is a remarkable natural wonder featuring an extensive marble cave system formed over millions of years. The caves, discovered in 1874, are known for their intricate passages, stunning rock formations, and rich geological history. The monument was designated in 1909 and later expanded to include surrounding forests and rugged landscapes, protecting diverse wildlife and unique old-growth ecosystems.

Often called the “Marble Halls of Oregon,” the caves were sculpted by acidic water dissolving the marble over time, creating winding tunnels, flowstone formations, and dramatic stalactites and stalagmites. Guided tours take visitors through the caves, revealing their fascinating subterranean beauty, including notable features such as the Ghost Room and the River Styx, the only underground stream in the National Park System.

Above ground, the preserve offers hiking trails through dense forests of Douglas fir, Port Orford cedar, and rare plant species. Wildlife, including black bears, bobcats, and northern spotted owls, thrives in this protected habitat.

Due to the cave’s cool and damp environment, proper preparation is needed for exploration. The park also emphasizes conservation, educating visitors on the delicate balance of the cave ecosystem. Whether exploring the caverns or hiking the surrounding terrain, Oregon Caves National Monument and Preserve offers a unique glimpse into Oregon’s natural history and geological past.

Year	Visitors	Notes
2019	65,006	Normal visitation before the pandemic
2020	22,789	Significant decline due to COVID-19 closures and the Slater Fire
2021	34,202	Gradual recovery as pandemic restrictions eased
2022	72,923	Surge in visitation, possibly due to increased interest in outdoor activities
2023	32,041	Decline in visitation; factors may include ongoing restoration projects
2024	94,016	Highest total visitor count since 2003

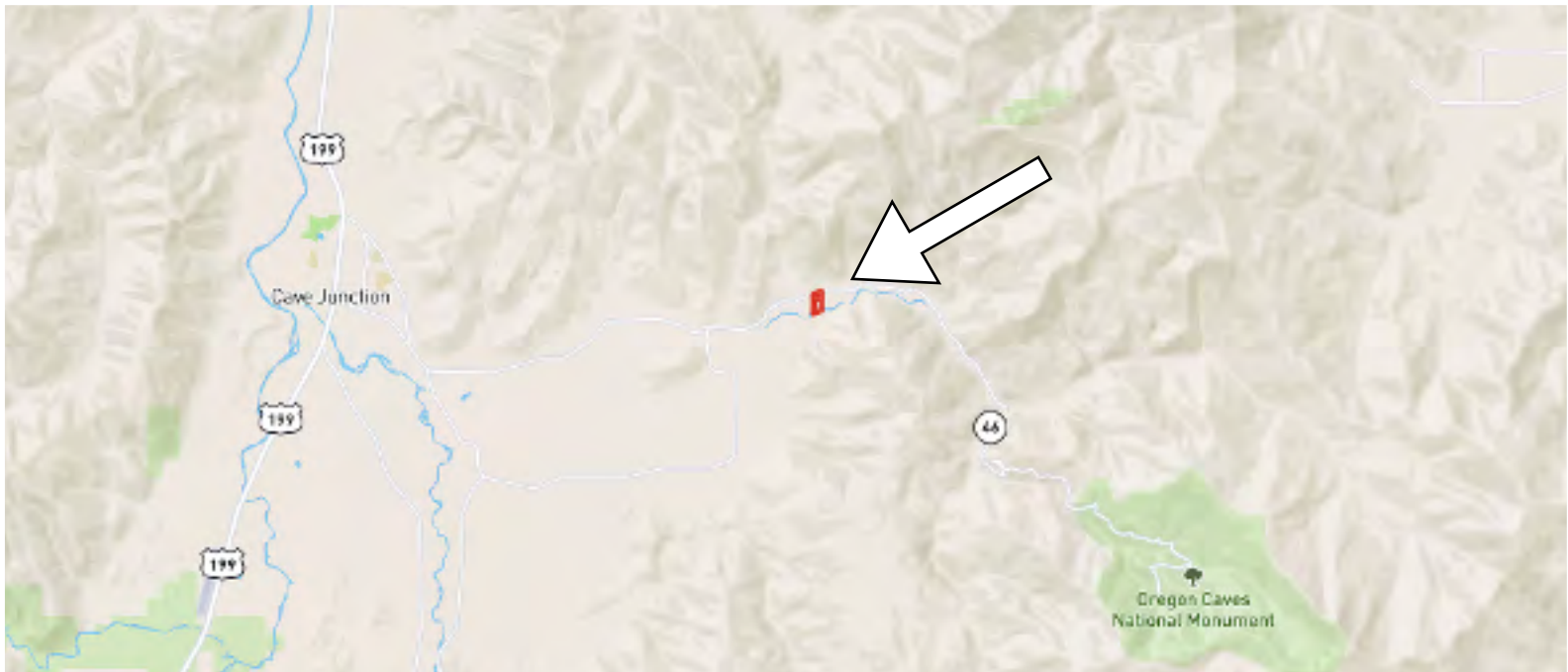


- Property Location -

Southern Oregon is strategically located midway between Portland and San Francisco on Interstate 5, with convenient connections to the Oregon coast via Highway 199 and to eastern Oregon via Highways 62 and 140. This good transportation network helps link the most populated cities in the region of Medford, Ashland, Jacksonville, and Grants Pass.

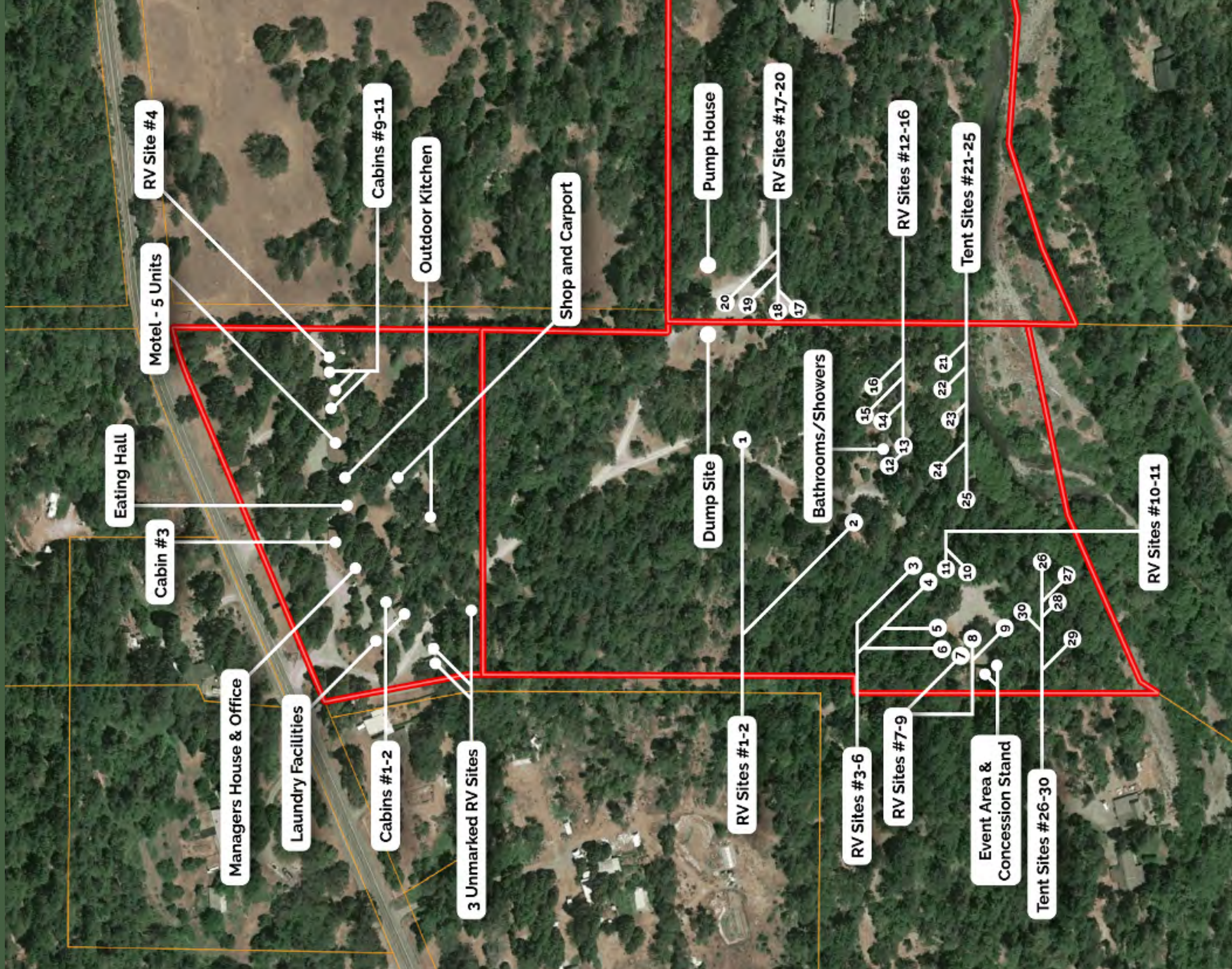
Cave Junction sits in the Illinois Valley, Southwest of Grants Pass by approximately 29.5 miles. With a population of +/- 2,229 and tens of thousands of visitors throughout the year, the area enjoys numerous activities and attractions, including the Oregon Caves, Great Cats World Park, rafting, and fishing in the Illinois River and Lake Selmac, several beautiful campgrounds, and countless hiking trails.

Winter temperatures below freezing and summer temperatures above 90°F are common. July average maximum temperatures range from the upper 80s to the lower 90s and January average minimum temperatures run in the lower 30s. Precipitation varies from 18-60 inches across the region, with an average of just over 44 inches for the year over an average of 103 days of precipitation per year. The area averages around 7 inches of snow per year, compared to the national average of 28 inches per year.



- Landmarks -

Cave Junction	Rogue Valley Intl. Airport	Oregon Coast
8.2 Miles	63.3 Miles	75.2 Miles
Grants Pass	Ashland	Portland
37.1 Miles	78.0 Miles	281 Miles
Medford	Crater Lake Ntl Park	San Francisco
65.7 Miles	119 Miles	414 Miles



Eating Hall

Motel - 5 Units

RV Site #4

Cabin #3

Managers House & Office

Laundry Facilities

Cabins #1-2

Cabins #9-11

Outdoor Kitchen

3 Unmarked RV Sites

Shop and Carport

Dump Site

Pump House

RV Sites #1-2

RV Sites #17-20

Bathrooms/Showers

RV Sites #3-6

RV Sites #7-9

RV Sites #12-16

Event Area &
Concession Stand

Tent Sites #26-30

Tent Sites #21-25

RV Sites #10-11



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