

Land MLS#220183396
0-TL2205 TL 2205 Elk Creek Road
Eagle Point, OR 97524
County: Jackson
Section: Not Applicable
Cross Street: Middle Creek Rd

Lot Size Square Feet: 435,600	Annual Taxes: \$56.61	\$180,000
Lot Size Acres 10	Zoning: WR	Expired DOM: 363 CDOM: 363



Parcel Number: 10560491
Property Sub Type: Recreational
Subdivision Name: N/A
Zoning: WR
Additional Parcels: No

Public Remarks: ***Property IS NOT legally buildable ANY residential use, it is located approx. 4.5 miles behind a locked steel gate w/ limited year-round access until the 4.5 miles of road are improved for year-round access*** Great 10 acre property with off-grid secluded hunting cabin behind locked, private gates. Abundant wild game; elk, deer, bear, cougar & more! This piece of land is in the Dixon hunting unit. There have been tens of thousands of dollars in road improvements done leading to the property. Extremely private & remote recreational property, are interested in wild game, or bugging out it doesn't get much better than this. Close proximity to the Rogue River & Lost Creek Lake. Listing agents to be present during showings & will GPS approximate property lines. If a more accurate, full survey of property lines is desired, there is the option to pay for a natural survey. If you're looking for more acreage, additional 80 acre parcel listed separately.Cash offer only contact LA for details
Directions: Hwy 62 to Takelma Dr. 2.7 miles to sign on left.

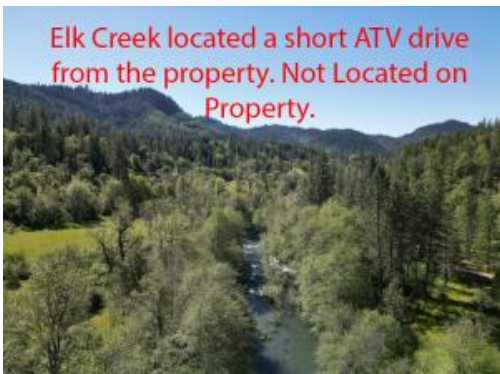
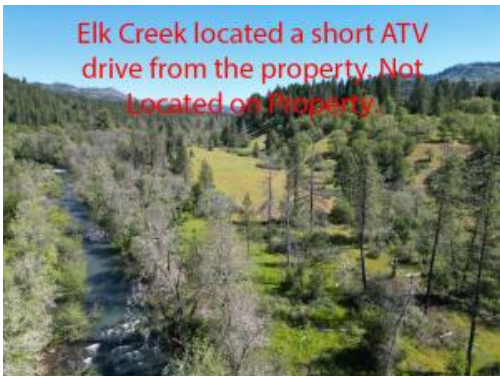
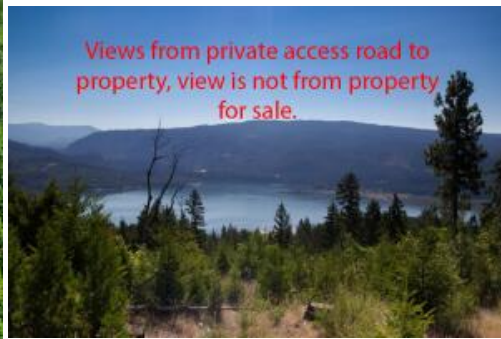
General Property Information	Exterior Information	Land Information
CC&R's: No FIRPTA: No Association: No Elementary School: Shady Cove School Middle Or Junior School: Shady Cove School High School: Eagle Point High Tax Annual Amount: \$56.61 Tax Lot: 2205 Tax Map Number: 33S/01E/00 Tax Year: 2023 Potential Tax Liability: Yes Assessment: No Flood: N/A Senior Community: No	Lot Features: Marketable Timber; Sloped; Wooded Home/Build Site: None Manufactured Structure Allowed YN: No Other Structures: Other Road Frontage Type: Easement Road Surface Type: Dirt; Gravel Railroad: Not Available View: Cascade Mountains; Forest; Mountain(s); Panoramic; Ridge; Territorial; Valley	Fencing: None Acreage Details: Timber Acres: 10 Current Use: Recreational; Timber; Vacant Horse Property: No Irrigation Distribution: None Irrigation Source: None Soil Type: Unknown Restrictions: Access Recorded Easements: Access; View Utilities: None Utilities Location: None
Listing Office Information	Listing/Contract Information	Construction
	Original List Price: \$190,000 List Price per Acre: \$18,000 Listing Contract Date: 05/25/2024 Listing Terms: Cash Preferred Escrow Company & Officer: First American Title - Jeanene Christiansen Special Listing Conditions: Standard	Irrigation Source: None Power Production: None Utilities: None Sewer: None Water Source: None Irrigation Water Rights: No

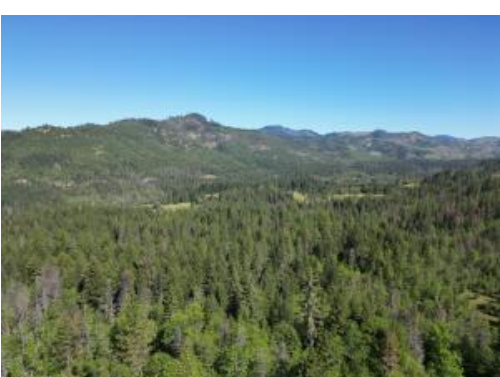
Listing courtesy of:

Land and Wildlife License:201209921
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Medford, OR 97504
866-559-3478
garrett@landandwildlife.com
<http://www.landandwildlife.com>









View is not situated on property. View is located near by.

