

**Poole Hill 280**  
0 S Fork Little Butte Creek Road  
Eagle Point, OR 97524

**\$999,000**  
280± Acres  
Jackson County



**MORE INFO ONLINE:**

**[www.martinoutdoorproperties.com](http://www.martinoutdoorproperties.com)**

**Poole Hill 280**  
**Eagle Point, OR / Jackson County**

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**SUMMARY**

**Address**

0 S Fork Little Butte Creek Road

**City, State Zip**

Eagle Point, OR 97524

**County**

Jackson County

**Type**

Recreational Land, Timberland

**Latitude / Longitude**

42.341497 / -122.473805

**Acreage**

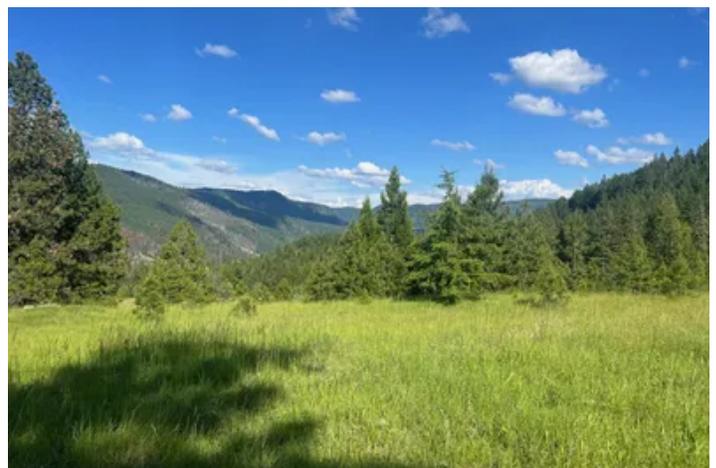
280

**Price**

\$999,000

**Property Website**

<https://www.landleader.com/property/poole-hill-280-jackson-oregon/44687/>



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**PROPERTY DESCRIPTION**

Welcome to Poole Hill 280- a rare private offering that includes great investment potential and incredible recreation! This 280 acre paradise is located in Southwestern Oregon in the Cascade Mountain Range. Nestled within the Cascades it offers the owner a varied landscape including open meadows, multiple flowing springs, and dense forests - a recent timber appraisal reported an estimated 3,157,000 board feet. This includes +/- 2,100,000 board feet of Douglas-fir which at the time of the appraisal (Q2 2023) has an estimated Net Value of +/- \$850,000 (profit after logging costs). The stand includes Douglas-fir, pine, Grand-fir, Incense Cedar and various hardwoods. (Timber Appraisal available upon request. Buyer to complete their own due diligence on timber quality, quality, log pricing, harvest expenses, and hauling cost/permits.)

A true escape from the masses and a short drive to attractions such as Lake of the Woods, Howard Prairie Lake, and the greater Sky Lakes Wilderness. For outdoor enthusiasts, the property gives access to an extensive network of public lands for trail riding, hunting, hiking, and all sorts of recreation. Located in the Rogue Hunting Unit, over the counter rifle and archery tags are available for all deer, elk, bear, turkey, and more. The unit's late Archery Deer season is highly sought after for trophy blacktail deer hunting. The property is set amongst a vast wilderness of public lands including US Forest Service and Bureau of Land Management property.

The Southern Oregon region is known for an intense natural beauty that includes world renowned attractions such as the Rogue River, Crater Lake National Park, Mount McLoughlin, and many more recreational opportunities. With a distinct four seasons, but mild winter, this climate is known as one of the most enjoyable in North America.

Centrally located between the Bay Area and the Pacific Northwest Metropolitan areas of Portland and Seattle, this offering provides a buyer an opportunity to enjoy a refreshing rural lifestyle, and a charming small-town culture.



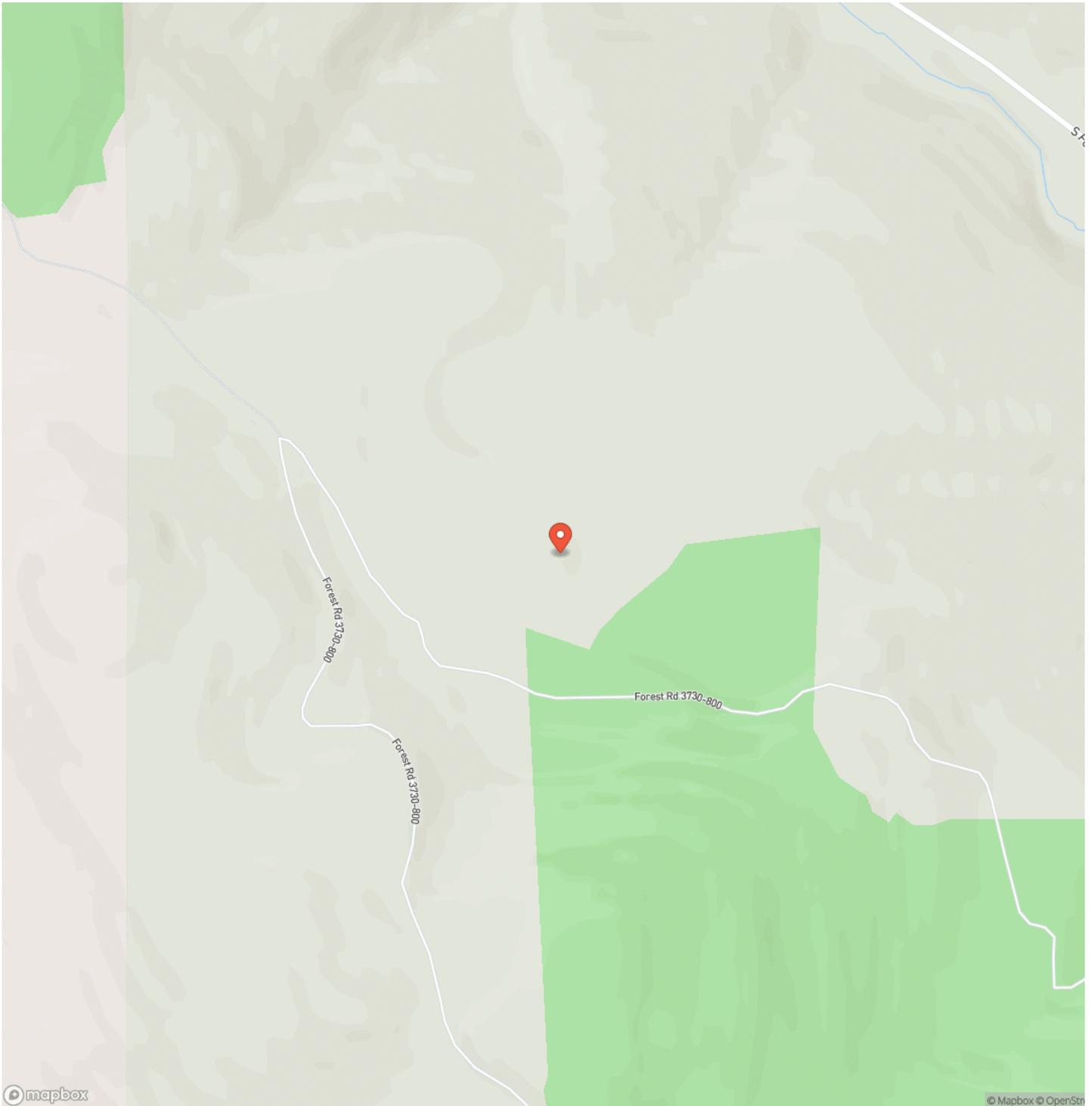
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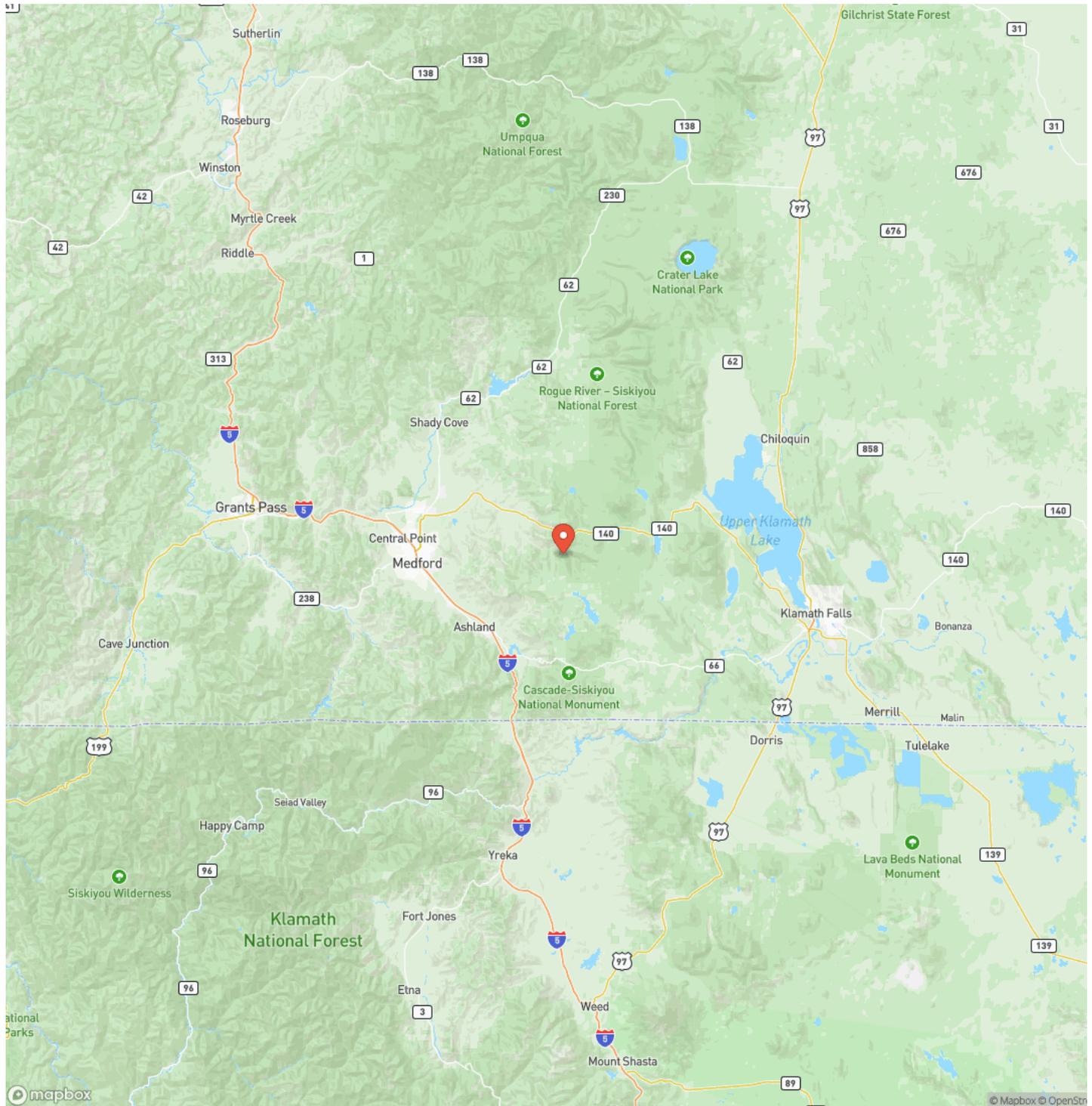
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## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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