

Paradise Creek 160
0 Long Branch Spur Road
Eagle Point, OR 97524

\$299,000
160± Acres
Jackson County



Paradise Creek 160
Eagle Point, OR / Jackson County

SUMMARY

Address

0 Long Branch Spur Road

City, State Zip

Eagle Point, OR 97524

County

Jackson County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

42.667527 / -122.906929

Acreage

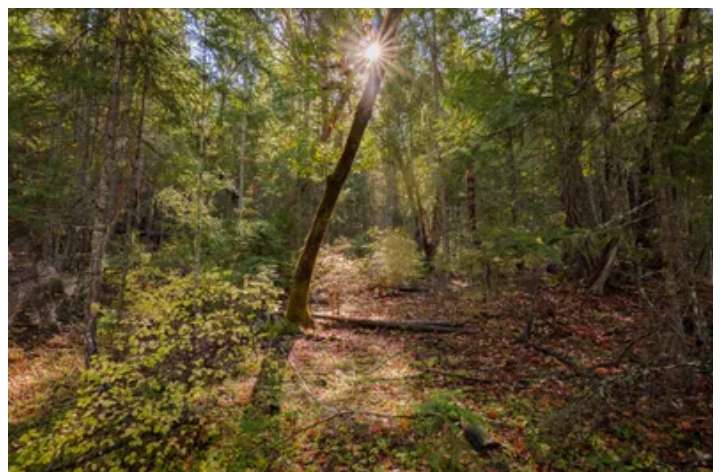
160

Price

\$299,000

Property Website

<https://www.landleader.com/property/paradise-creek-160-jackson-oregon/46661/>



PROPERTY DESCRIPTION

Welcome to the Paradise Creek 160 - a 160 acre timbered offering that includes great investment potential and recreation! Set northwest of Shady Cove off of the Trail-Tiller Highway, this property presents easy access, a varied landscape, and dense forests - a 2023 cruise quoted a stocking of white fir at 144,000 board feet, Douglas Fir at 478,000 board feet, and Pine/Cedar at 326,000 board feet. *(Buyer to complete own due diligence. Seller, nor seller's agent, warranty these estimates)*

Timberland for Sale - Diverse Landscape & Habitat

This tract offers a diverse landscape with level to rolling terrain, meadows, a spring and a creek . The land is rich in character and serves as an excellent habitat for big game. Whether you're an outdoor enthusiast or investor, this property provides great opportunities.

Timberland for Sale - Public Lands Access & Hunting

A true escape from the masses and a short drive to attractions such as Lost Creek Reservoir, the Rogue River, and the Umpqua National Forest. 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 Evans Creek Hunting Unit, the property offers over-the-counter rifle and archery tags for deer, elk, bear, turkey, and more. The property is set amongst a vast area of public lands including US Forest Service and Bureau of Land Management property.

Timberland for Sale - Southern Oregon Amenities

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.

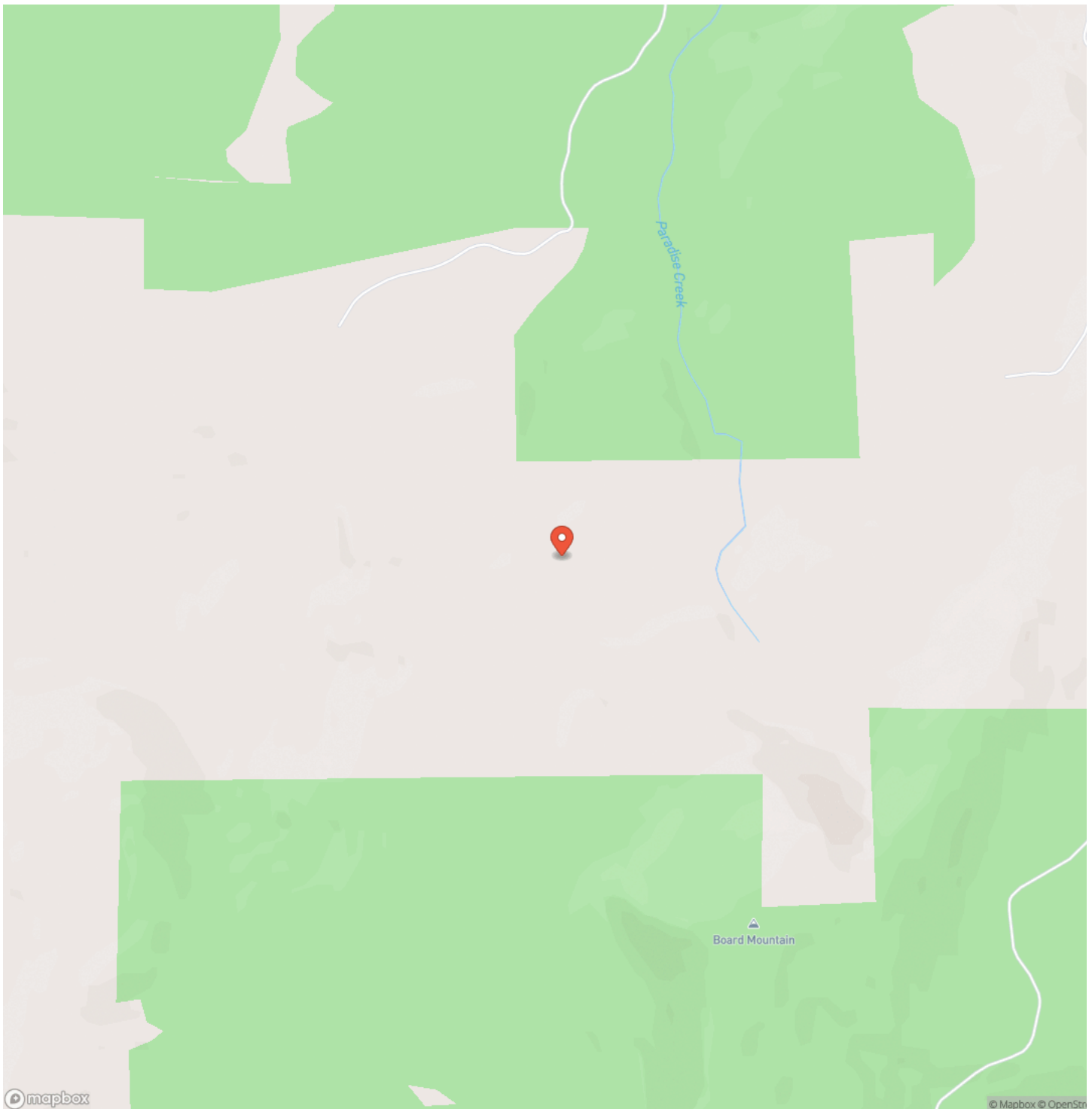
Centrally located between the Bay Area and the Pacific Northwest Metropolitan areas of Portland and Seattle, this offering provides a buyer an opportunity to enjoy a refreshing rural lifestyle, and a charming small-town culture.

Brought to you by [Martin Outdoor Property Group](#) in partnership with [Land Leader](#). MOPG is a leading Southern Oregon Real Estate brokerage for hunting and recreation properties, timberland, ranches, vineyards, and waterfront homes in the [Rogue Valley](#).

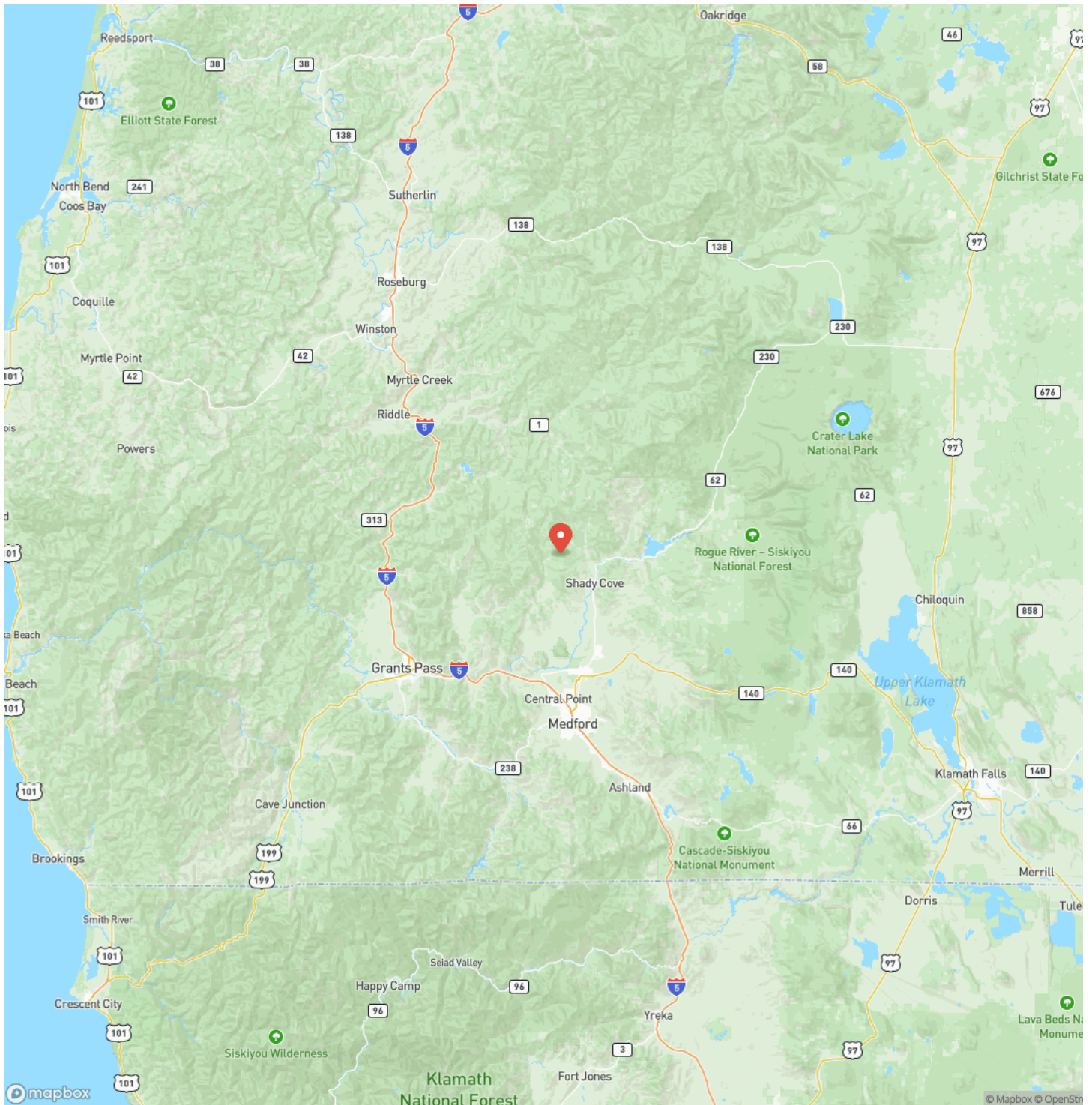
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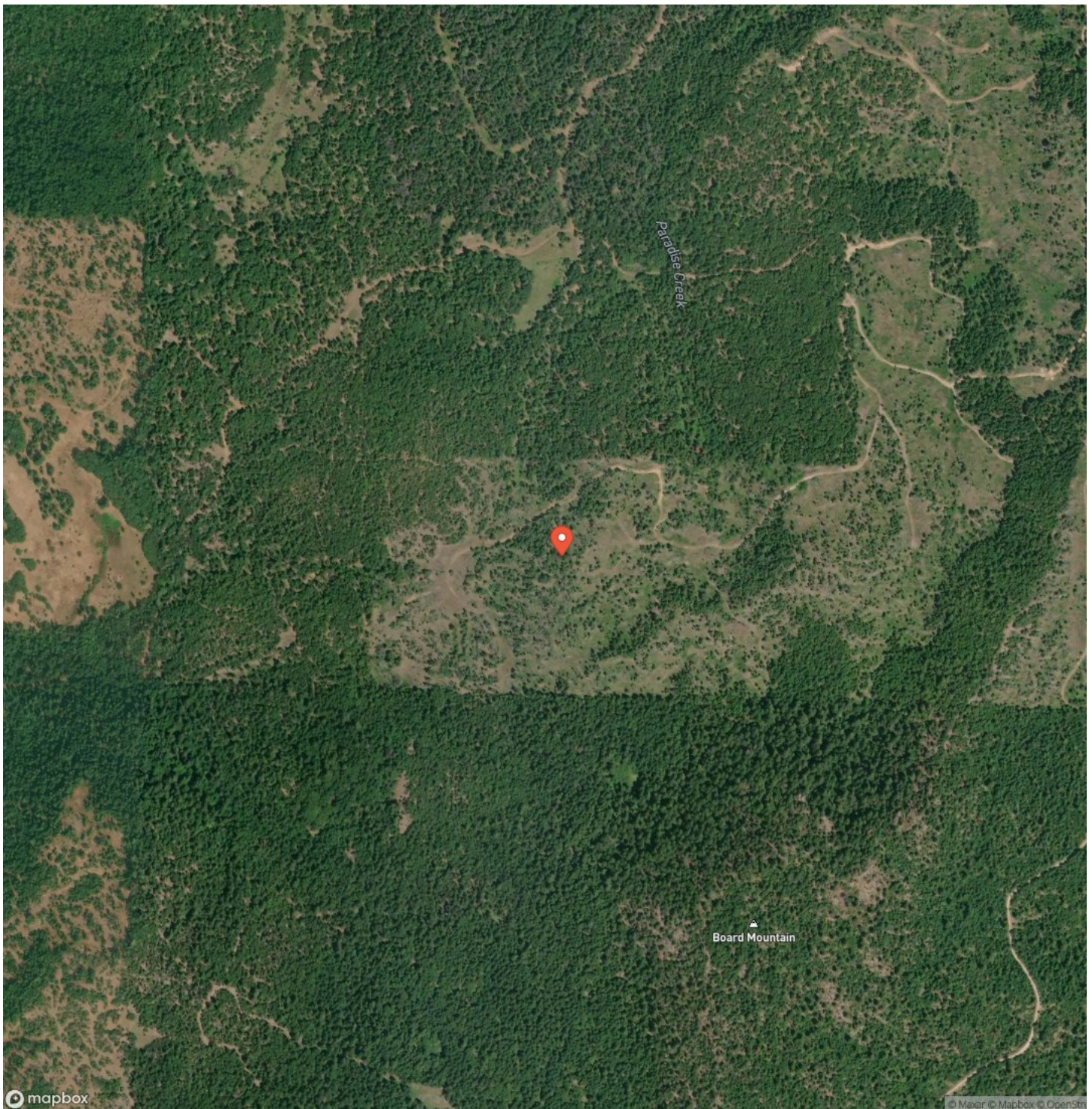
Locator Map



Locator Map



Satellite Map





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NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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