

2526 Cobleigh Rd | Eagle Point, OR  
2526 Cobleigh Rd  
Eagle Point, OR 97524

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



**2526 Cobleigh Rd | Eagle Point, OR  
Eagle Point, OR / Jackson County**

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**SUMMARY**

**Address**

2526 Cobleigh Rd

**City, State Zip**

Eagle Point, OR 97524

**County**

Jackson County

**Type**

Farms, Hunting Land, Ranches, Residential Property, Single Family

**Latitude / Longitude**

42.58715 / -122.60776

**Taxes (Annually)**

109124

**Dwelling Square Feet**

936

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

10

**Price**

\$280,000

**Property Website**

<https://www.landleader.com/property/2526-cobleigh-rd-eagle-point-or-jackson-oregon/50564>

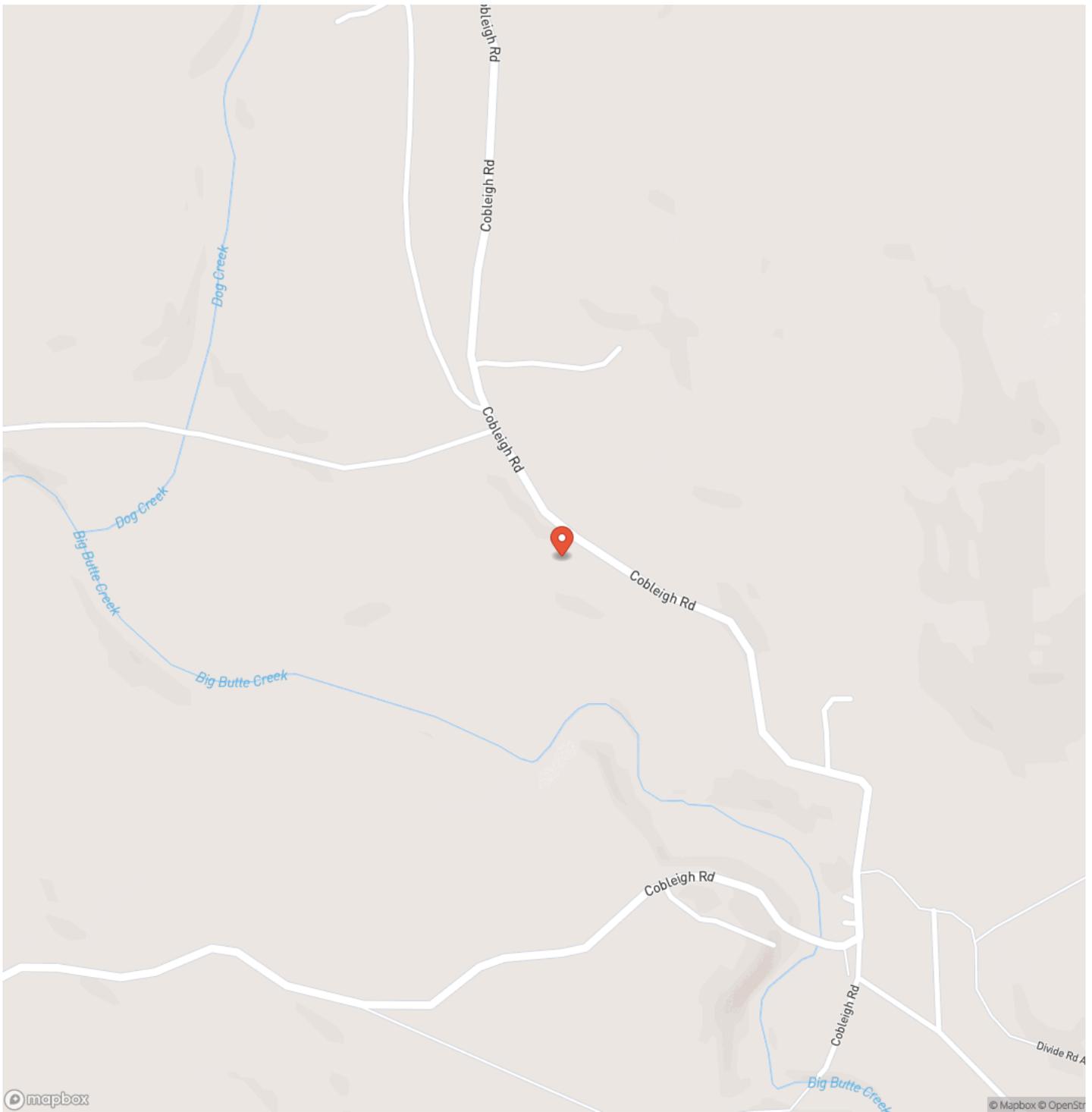


**PROPERTY DESCRIPTION**

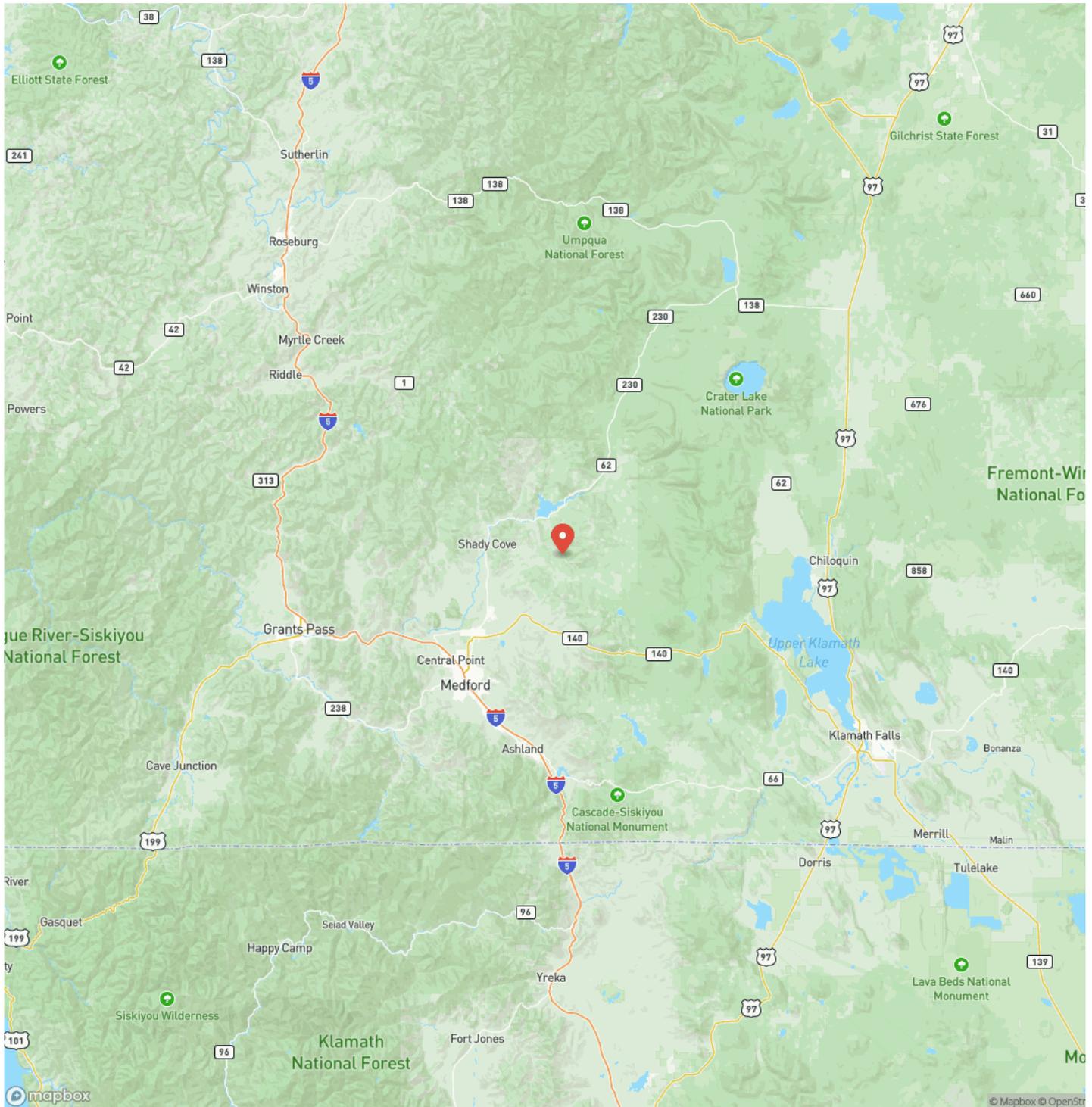
2526 Cobleigh offers a rare opportunity to own this well established 10.00 +/- acres on the highly desirable Cobleigh Rd at an affordable price. Adjoining over 6,000 Acres of public land to the NW that the beautiful waters of Big Butte Creek additionally meander through. Provides endless recreational opportunities abound out the back gate. This property boasts gentle slopes to level tiers, offering plenty of space for a new owners dream home to be built. The property has a historical homesite established with Jackson county, that's been kept in place for the ease of progressing the next steps of development for the new owners slice of rural heaven waiting to be complete. This property is located far enough away for a pure nature escape, yet close enough to Butte Falls to conveniently offer small town amenities like schools, restaurant/tavern and basic shopping. However it's also located within a half hour drive of the larger city amenities that Medford Oregon has to offer. Two separate ingress/egress's allow the new owners options of easy paved access at the south and additional access from the north to the lower pasture and seasonal spring area that goes all the way down to the SW corner of the property. The mature timber, open meadows and tiered topography provide stunning hillside views and privacy that make this property an ideal getaway or place to make a full time residence.



## Locator Map



## Locator Map



## Satellite Map







## **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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