

Summer Lake Retreat 1
54710 Hwy 31
Summer Lake, OR 97640

\$375,000
8.010± Acres
Lake County



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

Summer Lake Retreat 1
Summer Lake, OR / Lake County

SUMMARY

Address

54710 Hwy 31

City, State Zip

Summer Lake, OR 97640

County

Lake County

Type

Recreational Land, Residential Property

Latitude / Longitude

42.986682 / -120.779655

Taxes (Annually)

1793

Dwelling Square Feet

1300

Bedrooms / Bathrooms

3 / 2

Acreage

8.010

Price

\$375,000

Property Website

<https://www.landleader.com/property/summer-lake-retreat-1-lake-oregon/51775>



PROPERTY DESCRIPTION

2022 Quality Custom Construction! This beautifully built 1300 sq ft home sits on 8 dividable acres in Summer Lake, Oregon. Make this a vacation rental, your hunting retreat, a 2nd home, retirement property or your permanent residence. A beautiful new pavilion with amazing views was recently built. The property zoned A-3 there is plenty of opportunity available for partitioning and building among other things. Bring your ideas, buyer to do their own due diligence. This property backs up to 43,000+ Acres of BLM in the Silver Lake unit. Access to 1.7 Million Acres of BLM in the Wagon tire unit is minutes away. 627,000+ Acres of the Fremont National Forest lies directly above you and access to 11,000 + Acres of the Summer Lake Wildlife Area is just across the highway. Less than a 5 minute drive in any direction (or walk out your backdoor) and you have access to over 2.38 million acres of public ground used for a variety of outdoor recreational purposes including: Mountain Biking, Hiking, UTV riding, Hunting, Fishing and more. Summer Lake is home to some of the best waterfowl hunting & Bird watching in the State. This home sits directly across from the Summer Lake Wildlife area, where you can hunt a variety of waterfowl including: several species of ducks, Canadian, snow and white-fronted geese, pheasant and quail. Waterfowl hunting there has a long season ranging from Mid October to the end of January. If bird watching is more your style, it is great from the end of February through early September. If you'd like to view the migration of these flocks March-April is a great time of year. Interested in fishing? Ana reservoir has Trout and Bass and is less than 5 mins away! Float the Ana river and you can get the best of both worlds, fishing for trout while also hunting waterfowl. Big game hunter? This house sits in the Silver Lake unit with the Wagon Tire unit across the highway. Deer and Antelope are prevalent in the area. Hunt out your backdoor or go for a short drive to multiple public hunting access points. If UTV's are what you are into there are tons of open BLM roads and open forest service areas surrounding this property for your riding enjoyment. The popular Christmas Valley sand dunes are 45 mins away. High Desert MX track is only 35 mins away and is open year round on the weekends and is regularly groomed and watered. Plenty of opportunities for whatever riding or scenery you feel like that day. Other attractions include: Summer lake hot springs which are less than 30 mins away, Cowboy dinner tree is 20 mins away and you can be to Fort Rock in just under 45 mins. Come see the endless potential this property has to offer!



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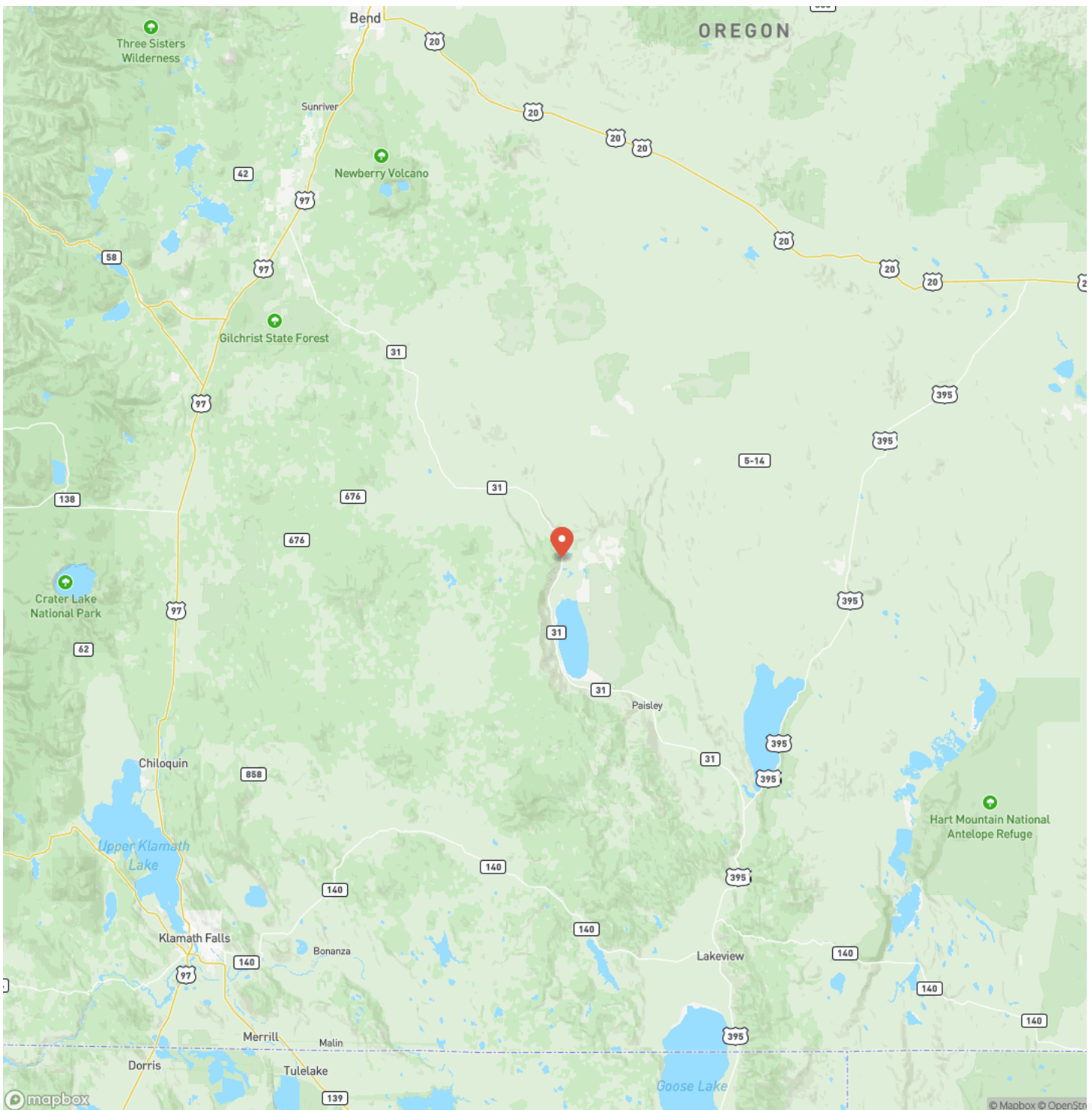
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Locator Map



Locator Map



Satellite Map



Summer Lake Retreat 1

Summer Lake, OR / Lake County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

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Address

City / State / Zip

Monroe, OR 97456

NOTES

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This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run 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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