

11950 SF Little Butte Creek Road
11950 South Fork Little Butte Creek Road
Eagle Point, OR 97524

\$269,000
18.290± Acres
Jackson County



**11950 SF Little Butte Creek Road
Eagle Point, OR / Jackson County**

SUMMARY

Address

11950 South Fork Little Butte Creek Road

City, State Zip

Eagle Point, OR 97524

County

Jackson County

Type

Residential Property, Recreational Land, Hunting Land, Timberland

Latitude / Longitude

42.355975 / -122.47653

Dwelling Square Feet

1004

Bedrooms / Bathrooms

1 / 1

Acreage

18.290

Price

\$269,000

Property Website

<https://www.landleader.com/property/11950-sf-little-butte-creek-road-jackson-oregon/53685/>



MORE INFO ONLINE:

www.martinoutdoorproperties.com

PROPERTY DESCRIPTION

Live Water Property With A Cabin

This 18.29-acre property, nestled along SF Little Butte Creek, presents a unique opportunity for those seeking a blend of serene natural beauty and outdoor adventure. Spanning two tax lots, the property features live water with over 1,000 feet of creek frontage, enriched by mature trees, offering a picturesque setting that invokes peace and relaxation.

Live Water Property With A Cabin | Outdoor Lifestyle

Set amidst the backdrop of a green valley, the site is perfectly situated for those who appreciate the quiet of nature, yet desire convenient access to recreational activities. Within a short drive there are abundant options for hiking, hunting, fishing, and exploring the great outdoors, ensuring a lifestyle filled with exploration and adventure.

Live Water Property With A Cabin | Grid Power & Potential

For those looking for a private retreat or a base to indulge in their love for the natural world, this property holds immense promise. The existing 1,004 square foot cabin, while requiring substantial updates and repairs, is equipped with grid power and is located a short distance from the creek. It offers potential both as a quaint dwelling or a project for those with a vision for renovation. With a gentle elevation of 2,400 feet and designated as Open Space Reserve, the property provides an opportunity to customize your ideal getaway, catering to various preferences and lifestyles.

Prospective buyers are encouraged to conduct thorough due diligence regarding the current state of the cabin's systems and the possibilities for future development, ensuring alignment with their aspirations and plans for this exceptional piece of land.

About Martin Outdoor Property Group

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



11950 SF Little Butte Creek Road
Eagle Point, OR / Jackson County



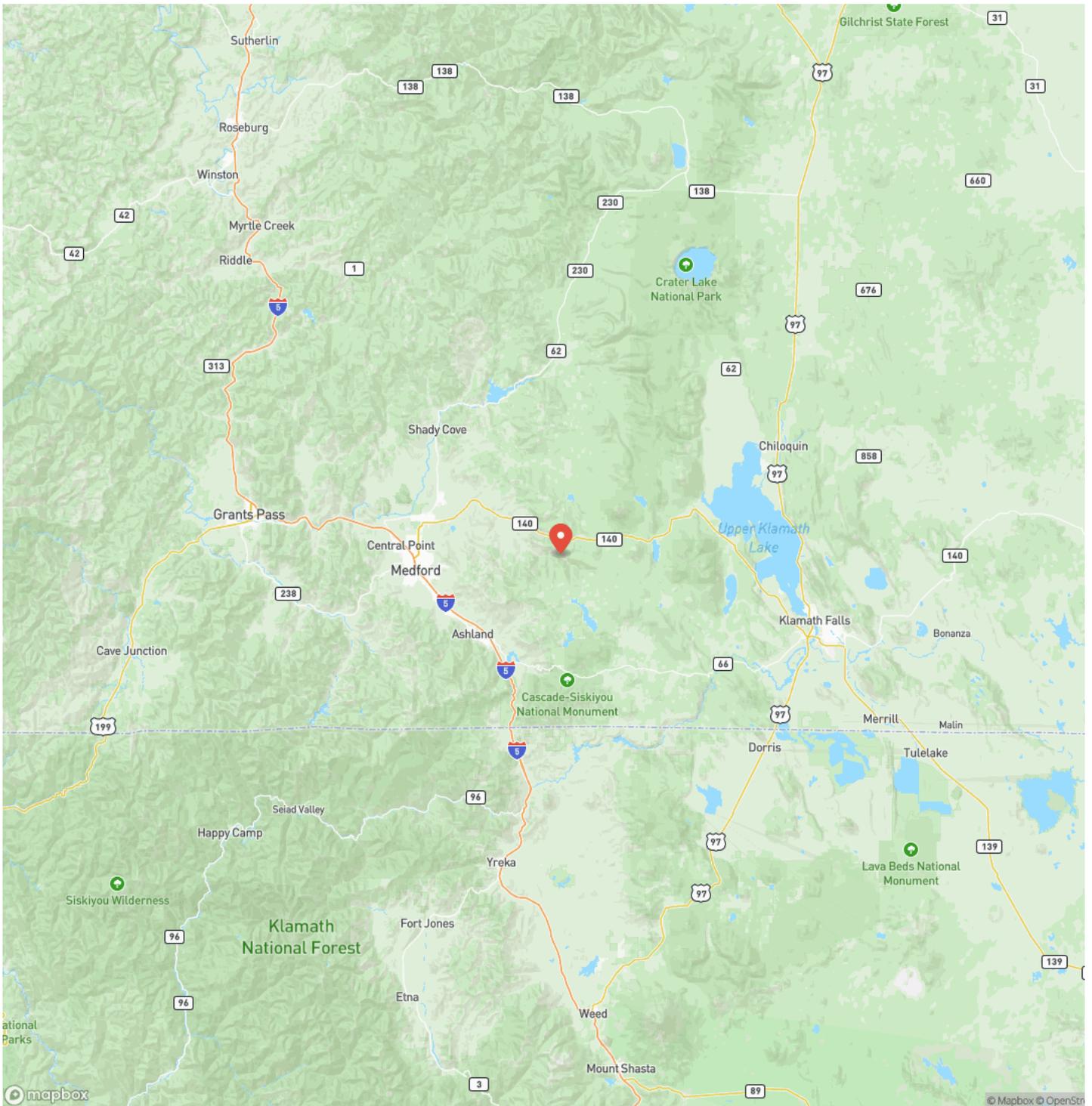
MORE INFO ONLINE:

www.martinoutdoorproperties.com

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.

Martin Outdoor Properties
3811 Crater Lake Hwy, Ste B
Medford, OR 97504
(541) 660-5111
www.martinoutdoorproperties.com
