

**1018 Coleman Hills**  
1018 Coleman Hills Drive  
Medford, OR 97501

**\$599,000**  
20± Acres  
Jackson County





**1018 Coleman Hills**  
**Medford, OR / Jackson County**

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**SUMMARY**

**Address**

1018 Coleman Hills Drive

**City, State Zip**

Medford, OR 97501

**County**

Jackson County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Lot

**Latitude / Longitude**

42.246121 / -122.854043

**Acreage**

20

**Price**

\$599,000

**Property Website**

<https://www.landleader.com/property/1018-coleman-hills-jackson-oregon/64408/>



## **PROPERTY DESCRIPTION**

### **Coleman Hills - A Rural Gated Community**

Coleman Hills View Parcels - a premier gated community in gorgeous SW Medford. This meticulously designed rural living experience is the definition of private, rural luxury. Two lots have sold and are in phases of construction, with utilities on site and septic approved this lot is prepped for building - the onsite private well is logged at an astounding 46 gallons per minute.

Lot 6 enjoys a more territorial view - the breadth of view from the building site encompasses the high mountain ridge across the Coleman Creek valley below and looks further out to the vineyards and farms dotting the landscape near Carpenter Hill and S Stage roads.

### **Gorgeous Views and Endless Adventure - A Rural Gated Community**

The homesite is placed at the lots highest elevation with the access coming from above, allowing for possibilities of a daylight basement or large cantilevered deck overlooking room for a beautiful landscape below in the gently sloped yard.

The main road provides access to the lower portion of the property as well which has ample space for an RV barn or shop location.

### **Easy West Coast Travel - A Rural Gated Community**

Conveniently located between major metros of San Francisco and Portland, and an easy drive to the [Oregon coast](#), this property could also be a wonderful second home or family retreat. Southern Oregon enjoys state-of-the-art medical facilities and exceptional conveniences, in addition to being one of the most naturally beautiful regions in the country.

### **Sought after region - A Rural Gated Community in a Desirable Climate**

Southern Oregon is an outdoor recreational paradise, with access to thousands of acres of public lands, phenomenal hiking, great camping and RV'ing, horseback riding, numerous lakes and rivers including the renowned Rogue River, [Mt Ashland Ski Resort](#), and Crater Lake National Park. The avid outdoorsman will love the infinite opportunities provided by this estate property and the surrounding area.

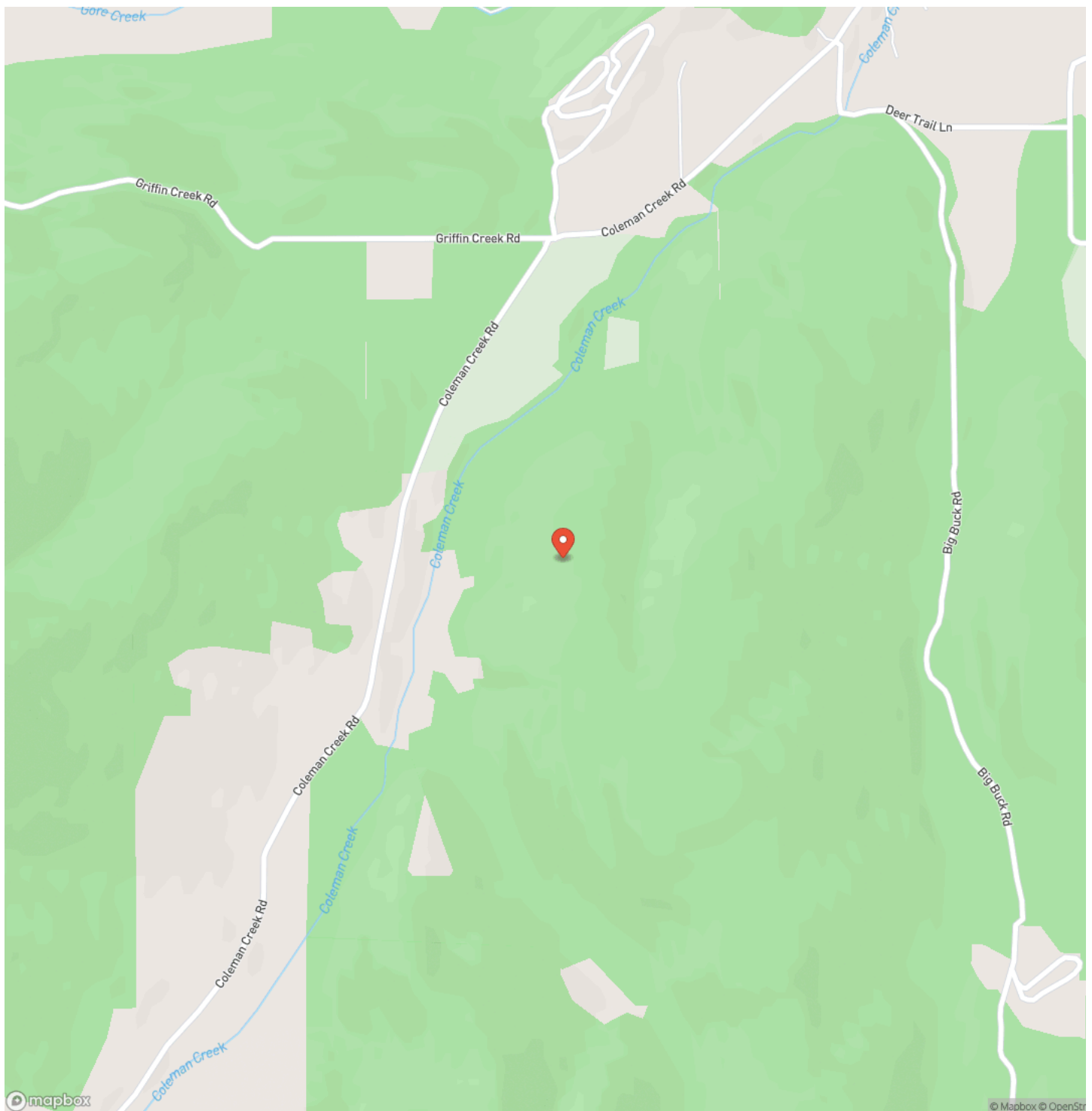
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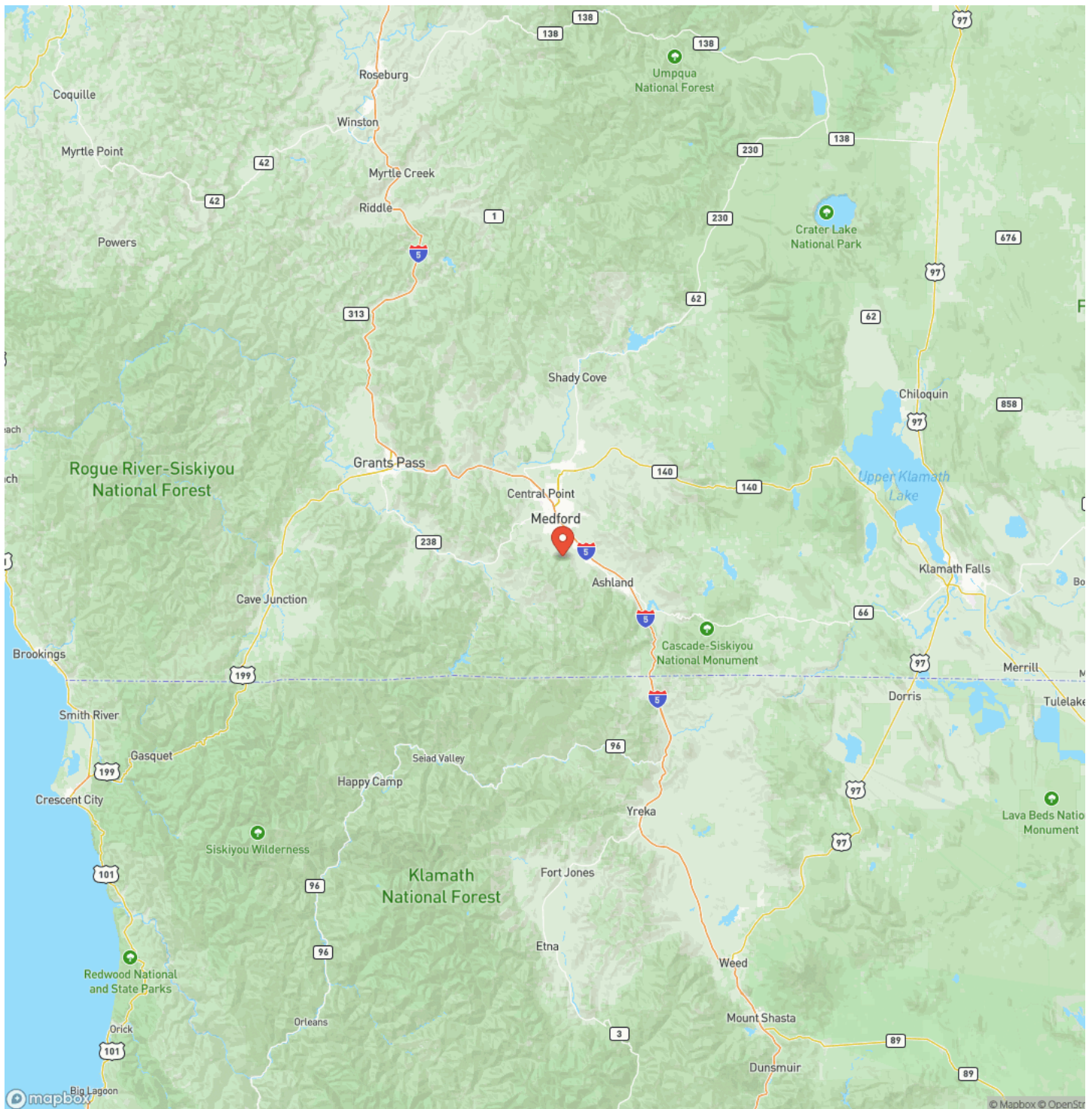


## Locator Map



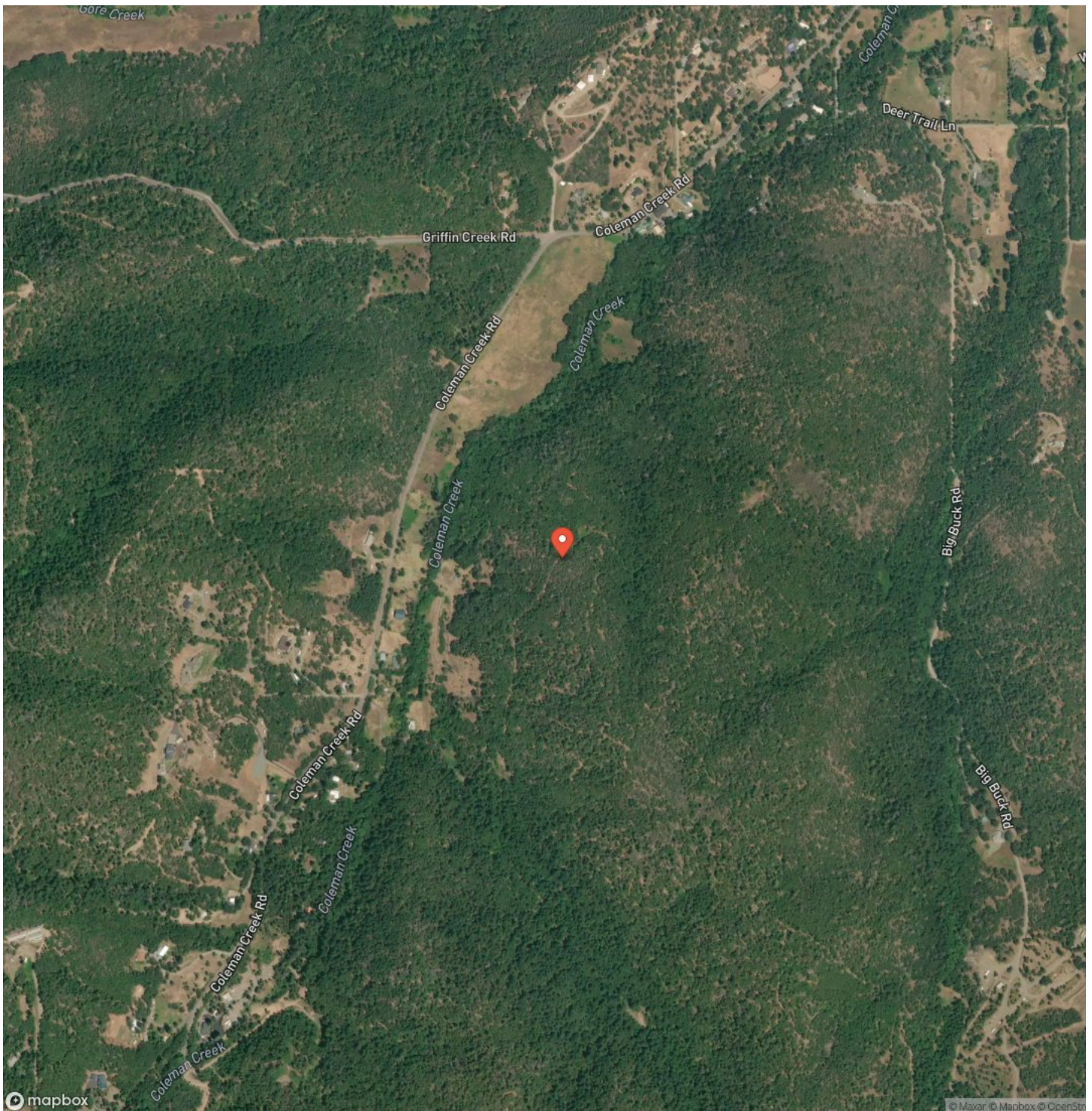


## Locator Map





## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chris Martin

## Mobile

(541) 660-5111

## Email

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## Address

3811 Crater Lake Hwy, Suite B

## City / State / Zip

Medford, OR 97504

## NOTES

[illegible]



## This image shows a blank sheet of white paper with horizontal 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**

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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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