

1048 Coleman Hills  
1048 Coleman Hills Drive  
Medford, OR 97501

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



**1048 Coleman Hills  
Medford, OR / Jackson County**

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**SUMMARY**

**Address**

1048 Coleman Hills Drive

**City, State Zip**

Medford, OR 97501

**County**

Jackson County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Lot

**Latitude / Longitude**

42.247033 / -122.840737

**Acreage**

23

**Price**

\$599,000

**Property Website**

<https://www.landleader.com/property/1048-coleman-hills-jackson-oregon/64406/>



**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 a healthy 17 gallons per minute.

Lot 1 is furthest from the gated entry on Coleman Creek Road and is set against public lands assuring a level of privacy hard to duplicate. The selection of views this lot offers are spectacular and it offers are large 23 acres of space below the homesite area.

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

Much like it's companion lots, Parcel 1 provides for a rolling topography away from the homesite that would allow for the creation of a breathtaking deck off of a home's main living space and a wall of windows will bring soft northern sunlight throughout the home. The parcel provides for direct access to public lands for those interested in additional adventure whether that be simply hiking and taking in nature or putting your tracking skills to use to track down Southern Oregon's desirable blacktail deer.

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.

Brought to you by [Martin Outdoor Property Group](#) in partnership with [Land Leader](#). MOPG is a leading Southern Oregon Real Estate brokerage for Land, Rural Residences, Ranches, Vineyards, and Waterfront Real Estate in the [Rogue Valley](#).

1048 Coleman Hills  
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## Locator Map

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## Locator Map

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## Satellite Map

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## **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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