

997 Old Hwy 99S  
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Wolf Creek, OR 97497

**\$99,000**  
2.200± Acres  
Josephine County





**997 Old Hwy 99S**  
**Wolf Creek, OR / Josephine County**

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**SUMMARY**

**Address**

997 Old Hwy 99S

**City, State Zip**

Wolf Creek, OR 97497

**County**

Josephine County

**Type**

Undeveloped Land, Lot

**Latitude / Longitude**

42.695489 / -123.390107

**Acreage**

2.200

**Price**

\$99,000

**Property Website**

<https://www.landleader.com/property/997-old-hwy-99s-josephine-oregon/75558/>



**PROPERTY DESCRIPTION**

Rural Business Opportunity! 2.2 acres of rural commercial land in Wolf Creek with convenient access to the I-5 for easy travel from Canyonville to the North and Grants Pass from the South.

The lot is open and usable while retaining some trees for buffers from the interstate, there is a septic system, public power, and domestic water on the property. The lot borders Wolf Creek which provides irrigation and stock water rights to the property. The lot provides an opportunity for a variety of uses from travel accommodations or a repair shop to a fitness center. The zoning also allows for a single family residence in conjunction with a business.

Conveniently located along the Interstate-5 corridor between San Francisco and Portland, and an easy drive to the Oregon coast - the Rogue Valley is an amazing location. Southern Oregon also enjoys state-of-the-art medical facilities and exceptional conveniences, in addition to being one of the most naturally beautiful regions in the country.

The Southern Oregon region itself is renowned for its awe-inspiring natural beauty, showcasing attractions like the majestic Rogue River, the pristine Crater Lake National Park, the majestic Mount McLoughlin, and countless other recreational opportunities. With its distinct four seasons and mild winters, this climate is celebrated as one of the most pleasant in North America.

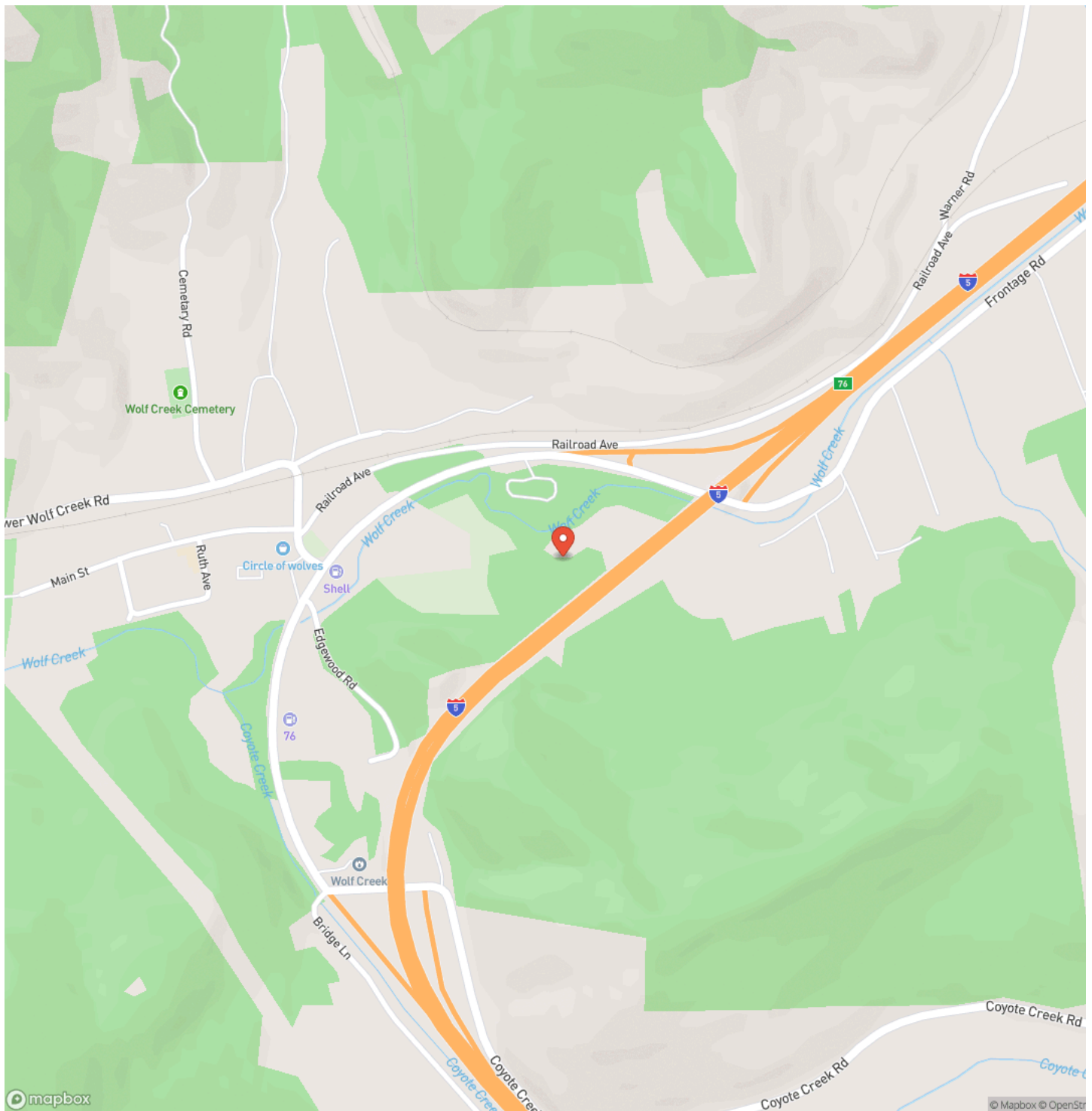
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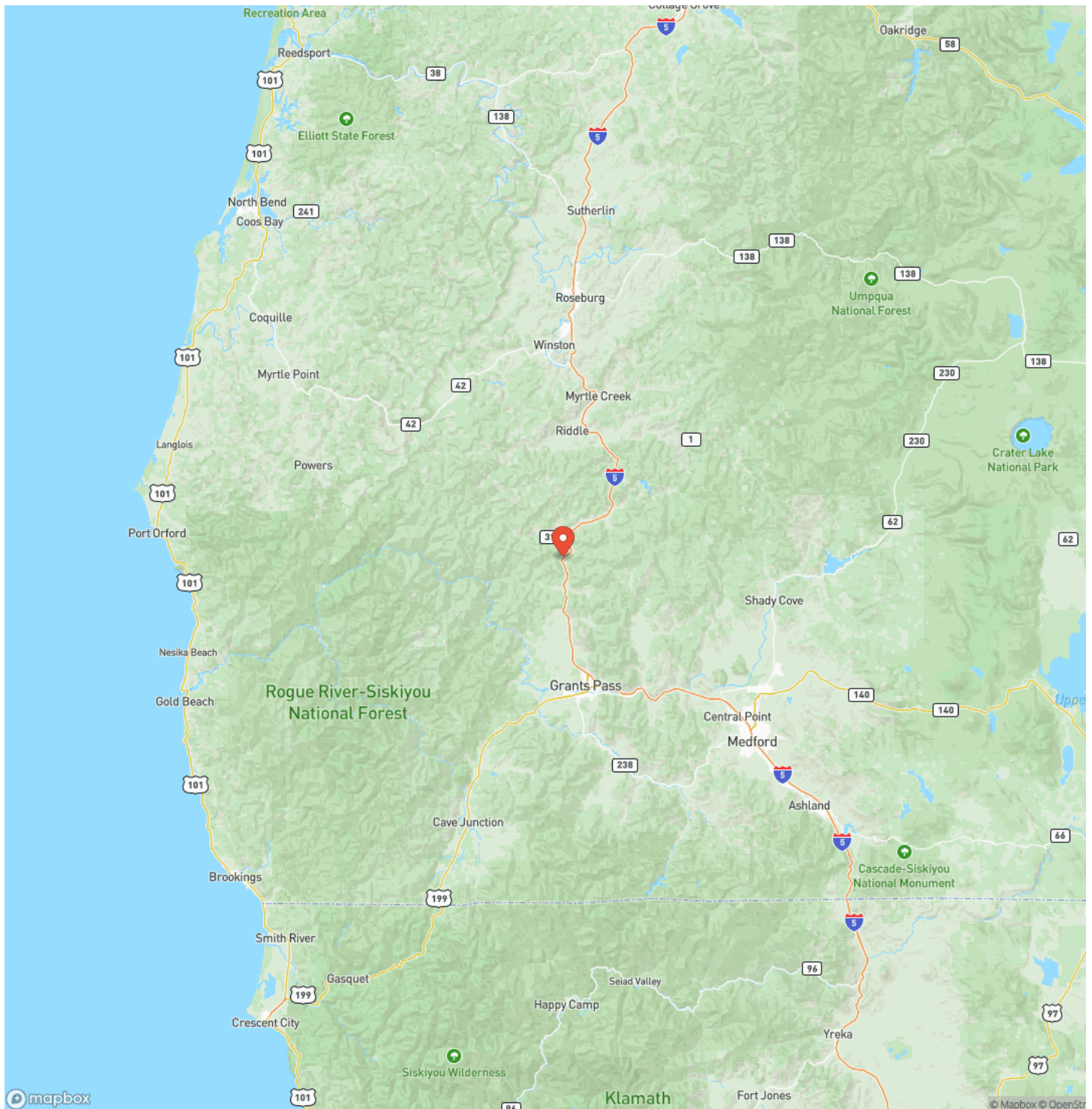




## Locator Map



## Locator Map





## Satellite Map



**997 Old Hwy 99S**  
**Wolf Creek, OR / Josephine County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chris Martin

## Mobile

(541) 660-5111

## Email

chris@martinoutdoorproperties.com

**Address**

3811 Crater Lake Hwy, Suite B

## City / State / Zip

Medford, OR 97504

## NOTES

[illegible]



[illegible]

## **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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**Martin Outdoor Properties**  
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