

# 0 Stevens Road

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Private Setting | Expired Homesite with Application | 20.43 Acres

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0 Stevens Road  
Eagle Point, Oregon 97524

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## Remarks

Presenting 0 Stevens Road - 20.43 acres with beautiful southern exposure with incredible views with a gentle slope and flat top for an ideal homesite with views of Mt. Mcgloughlin and the picturesque siskiyou mountains. Conveniently located only minutes to Eagle Point with enough room for a family farm and the privacy of the country. The property provides an ideal balance of privacy and rural living, with an expired homesite that is applied to be reinstated. This property is ideally located to enjoy the amazing views with a relaxing setting. The homesite was approved but had expired after 4 years of not building. Due to this fact, it is likely that the homesite will be reapproved this spring. Tree cover consists of white oak along with other deciduous trees and a mix of pine throughout the property.

Conveniently located only 5 minutes from Eagle Point. The private entry and driveway sets the tone of privacy as you enter the property. Passing through neighboring rural homes with a gentle climb to the property.

To the delight of anyone desiring a private rural lifestyle, this property is able to support and encourage a relaxing rural lifestyle just minutes from town. With over 20 acres of land this property is conducive to a self-sufficient lifestyle of growing food and living privately. Offering tremendous sun exposure this property would be ideal for solar power generation, but also has power lines approximately 1200 at the property line. The property is zoned EFU (Exclusive Farm Use). This property would be ideal to support a small herd of cattle or other farm animals. The topography and view is ideal for a rural home.

Located in the picturesque Rogue Valley, and conveniently located along the I-5 corridor in one of the most naturally beautiful regions of the country, this area is known for access to the world famous Wild & Scenic section of the Rogue River, a developing wine industry and phenomenal outdoor recreation opportunities including hiking, fishing, and hunting of all kinds. Characterized by four distinct

seasons and mild winters, the climate is one of the most sought-after in North America.

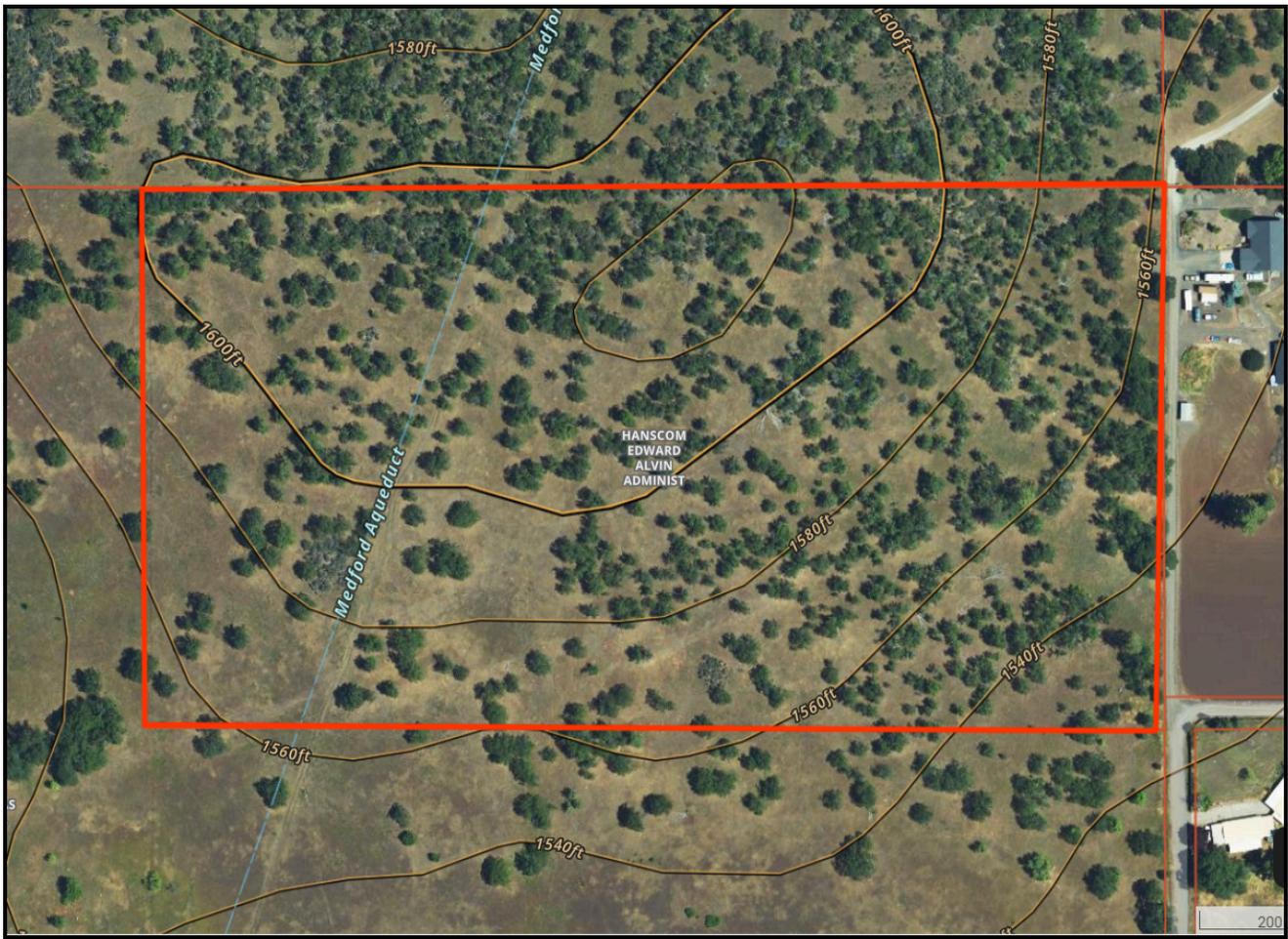
## Property Details

The property has a legal address of 361W02600. It is made up of 1 tax lot and 1 account number.

Property Identification					
Township	Range	Section	Tax Lot	Account #	Acres
36	1W	02	600	10238826	20.43
				<b>Total</b>	<b>20.43</b>

<b>Access:</b>	Access is via a dirt/gravel driveway off of paved Stevens Road.
<b>Present Land Use:</b>	Vacant Land/Rural Expired Homesite
<b>2022-2023 Taxes:</b>	\$560.0
<b>Zoning:</b>	EFU (Exclusive Farm Use)
<b>Elevations:</b>	+/- 1,560' to +/-1,620' above sea level
<b>Topography:</b>	Gentle slope with hilltop
<b>Live Water:</b>	None
<b>Irrigation Rights:</b>	No
<b>Domestic Water:</b>	None
<b>Electrical:</b>	At Street
<b>Sanitation:</b>	None

## Aerial Map



## Property Characteristics

<b>Gross Area:</b>	20.43 Acres (county records)
<b>Site Improvements:</b>	Drive way, Homesite expired with new application being submitted by Land Use Planner
<b>Parking:</b>	Driveway Gravel





## Locational Attributes

**Southern Oregon Region:** Southern Oregon is strategically located midway between Portland and San Francisco on Interstate 5, with convenient connections to the Oregon coast via Highway 199 and to eastern Oregon via Highways 62 and 140. This good transportation network helps link the most populated cities in the region of Medford, Ashland, Jacksonville, and Grants Pass.

Southern Oregon is an outdoor lifestyle paradise – if there is something related to the outdoors that you love doing, you can do it here! Recreation in the area is vast and there is no shortage of hiking trails, fishing holes, or live water activities due to the abundance of rivers and lakes. The region is home to a wide array of natural amenities like Crater Lake, the Oregon Caves National Monument, and the Rogue River. The area enjoys a mild Mediterranean climate with four distinct seasons and mild winters.

Timber, pears, and cattle have historically been the leading agricultural economic drivers in Southern Oregon. In recent years the region has seen a rise in other types

of agriculture including row crops (hemp) as well as permanent plantings (wine grapes). In more recent years, the area has begun to see increase in notoriety within the wine industry for the region's ability to grow many different varieties at a high quality.

## Climate

From a climate perspective, Southern Oregon offers the most diverse growing conditions in Oregon and arguably in the United States. According to Dr. Greg Jones, a local expert climatologist, the maritime air masses that originate over the Pacific are cooled by the ocean currents offshore and moderate the climate of the region. The Rogue Valley has the higher elevations and, along with their general north-south tending valleys, proximity to the ocean, and intervening topographical barriers, creates a climate transect of wetter and cooler conditions in the western parts of the region to the warmer and drier eastern areas.

Winter temperatures below freezing and summer temperatures above 90°F are common. July average maximum temperatures range from the low 80s to the lower 90s and January average minimum temperatures stay around the low 30s. There is an average of 36 inches of rain and an average of 5 inches of snow per year. On average, there are also 194 sunny days per year in Josephine County.

*Sources: Greg Jones, <https://www.linfield.edu/wine/greg-jones.html> and Sperling's Best Places.*

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