



11598 BUTTE FALLS HIGHWAY

Butte Falls, Oregon 97522

WELCOME

11598 Butte Falls Highway, Butte Falls

Township	Range	Section	Tax Lot	2025 Taxes	Account #	Acres	Zoning
34S	1E	36	900	\$1,208.79	10537597	4.99	WR
34S	1E	36	902	<u>\$938.98</u>	11011816	<u>31.96</u>	WR
Totals				\$2,147.77	--	36.95	--

Eagle Point Acreage With Pond View, Multiple Home Sites, and Public Land Access

Opportunity awaits on 36.95 acres along Butte Falls Highway near Eagle Point, Oregon. This rural property offers a compelling mix of usable land, natural beauty, existing residential home sites, two ponds, including pond views from the main home site, two domestic wells, and direct access to public land from the southeast corner of the property.

Set in the rolling foothills of Southern Oregon, the land features gently sloping terrain, wooded areas, open spaces, and a private setting with room to reimagine the property for the future. The existing residential structures are not currently livable, but they help preserve the established home sites and create options for restoration, replacement, or a possible multi family setup.

Main Home Site With Pond Views

The main home site is one of the strongest features of the property. Positioned between two ponds, with one pond above and one pond below the main home site, it offers good views and a peaceful rural setting. This setting creates an appealing foundation for a future dream home, rural getaway, or restored residence. The ponds add visual interest and character to the property, contributing to the quiet country atmosphere and providing a natural focal point near the main home site.

Disclosures: All information herein is provided in good faith and is believed to be accurate. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein; all information contained herein is subject to change, errors, and omission and is subject to your independent verification. Martin Outdoor Property Group and John L. Scott assume no liability for inaccuracy contained herein.



*Property lines are approximate
and for illustration purposes only*



DESCRIPTION

11598 Butte Falls Highway, Butte Falls

Multiple Home Site Opportunity

With two existing residential structures, the property offers valuable flexibility for buyers with long term vision. The current improvements may provide a path to preserve existing home site potential while exploring future plans that fit the property, zoning, and buyer goals. For buyers looking for a private rural setting with more than one established residential location, this acreage offers a unique starting point in the Eagle Point area.

Public Land Access and Outdoor Recreation

A key advantage of the property is access to public land from the southeast corner, extending the recreational appeal beyond the deeded acreage. This connection adds value for buyers who want space, privacy, and access to the outdoors.

The surrounding area offers abundant recreational opportunities, including the Rogue River, Lost Creek Lake, Butte Falls, public lands, fishing, boating, wildlife viewing, and exploring the broader Upper Rogue region.

McNeil Creek Frontage

The property also includes approximately 900 feet of year round McNeil Creek frontage. The creek adds another meaningful natural element to the acreage and contributes to the overall diversity of the land.

Near Eagle Point and Upper Rogue Recreation

Located near Eagle Point, the property provides rural privacy while still offering access to everyday conveniences, schools, services, and community amenities. Eagle Point is a well established Southern Oregon community known for its small town character, proximity to the Rogue River, and gateway access to the outdoor recreation of the Upper Rogue.

Southern Oregon Opportunity Property

For buyers seeking a rural Southern Oregon property with acreage, privacy, public land access, and long term potential, this Butte Falls Highway property offers a distinctive opportunity near Eagle Point. Nearly 37 acres, established home sites, two domestic wells, two ponds, including pond views from the main home site, McNeil Creek frontage, and direct access to public land create a compelling foundation for recreation, restoration, or a future dream home in the heart of Jackson County.



RURAL ESTATE

11598 Butte Falls Highway, Butte Falls

Access	Access is off Butte Falls Highway via a private gravel driveway, and a secondary (shared) gravel drive serves multiple neighboring properties that bisects the land
Present Land Use	Rural residential and recreational property
2025 Taxes	\$2,147.77
Zoning	Woodland Resource
Elevations	Around 1920' - 2120' above sea level
Topography	Moderate to gently sloping terrain
Live Water	Approximately 900 feet of frontage on year-round McNeil Creek, with multiple ponds throughout the property
Domestic Water	Two domestic wells are located on site: 30 GPM (JACK_30007) 20 GPM (JACK_19096)
Sanitation	Standard septic system with a 1500 gallon tank - condition unknown
Power Service	Currently disconnected, assumed to be standard residential service
Buildings	Two homes of no value

LOCATION

Butte Falls

11598 Butte Falls Hwy offers a rural recreational setting near Butte Falls, a small Southern Oregon community known for its quiet character, timber history, surrounding forestlands, and access to outdoor recreation. With frontage on year round McNeil Creek, multiple ponds, two domestic wells, a spring, and gently varied terrain, the property presents a compelling opportunity for buyers seeking land, water features, privacy, and long term rural potential, while recognizing that both existing homes are not currently livable and the property will require significant improvement.

The Rogue Valley

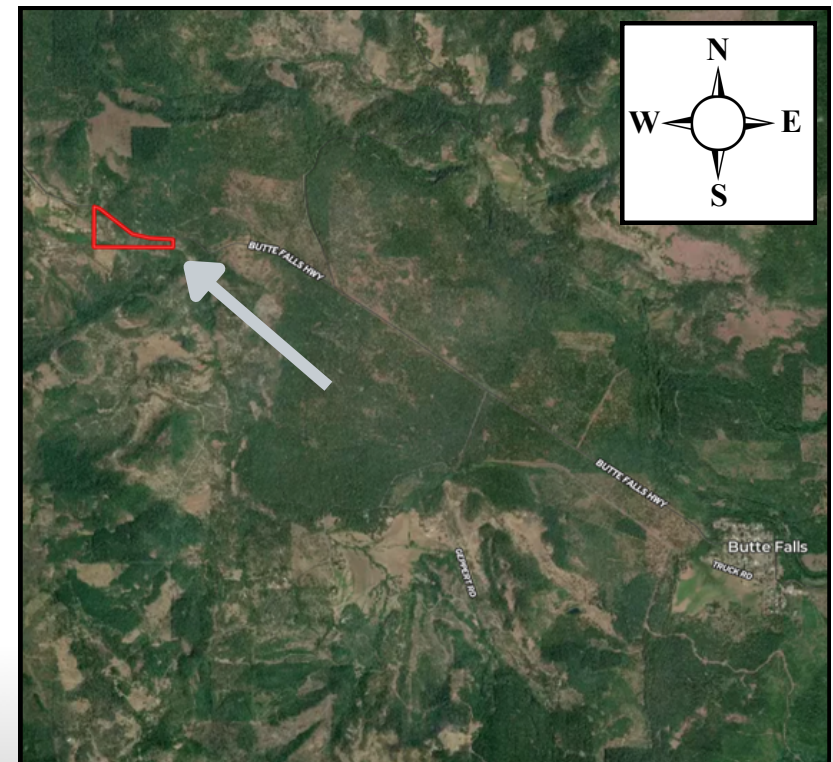
Set within the broader Rogue Valley region, 11598 Butte Falls Hwy offers access to the lifestyle that makes Southern Oregon desirable, including scenic landscapes, agricultural and rural heritage, rivers, lakes, trail systems, public lands, and regional amenities anchored by Medford. The property combines rural residential and recreational appeal with approximately 900 feet of McNeil Creek frontage, multiple ponds, and natural water features, making it well suited for buyers seeking acreage, outdoor utility, restoration potential, and a project-oriented Southern Oregon land opportunity.

Climate

The Butte Falls area experiences a four season climate with warm, dry summers and cool, wetter winters, with most precipitation typically occurring from late fall through early spring. Due to the property's rural foothill and forestland setting, buyers should expect more seasonal variation than lower elevation areas of the Rogue Valley, making access, drainage, power service, water systems, and existing infrastructure important considerations, while the creek frontage, ponds, spring, wells, and natural setting contribute strong year round rural and recreational appeal.

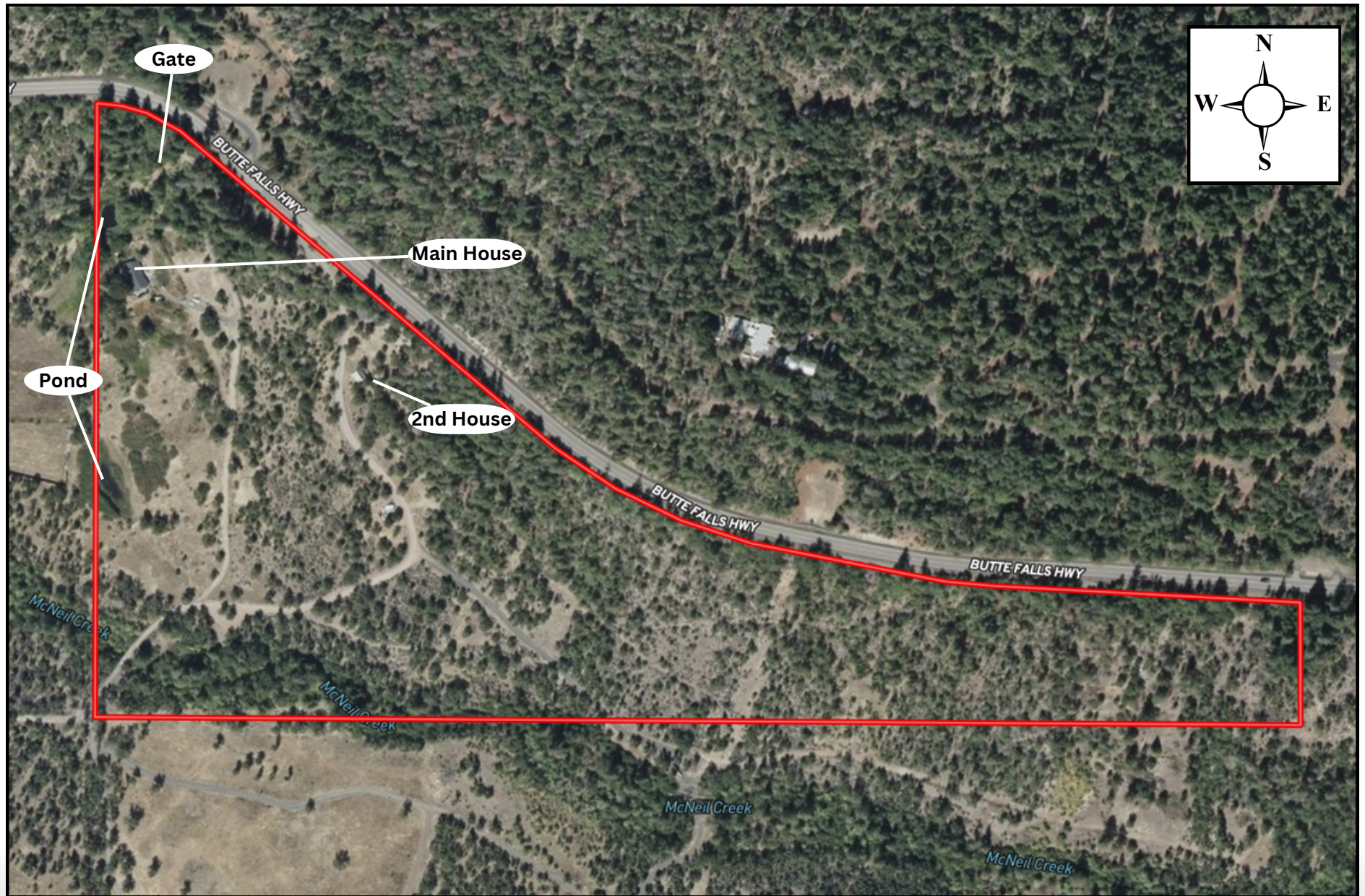
11598 Butte Falls Highway, Butte Falls

Destination	Approx. Drive
Downtown Butte Falls	~ 8 Miles
Downtown Eagle Point	~ 15 Miles
Lost Creek Lake	~ 18 Miles
Rogue Valley Intl. Airport	~ 27Miles
Asante Rogue Regional Medical Center	~ 29 Miles



MAP

11598 Butte Falls Highway, Butte Falls





MARTIN
OUTDOOR PROPERTY GROUP
by John L. Scott

CHRIS MARTIN | ASHLEY LACER | ALEX LARSON | SHANNON FORREST

541.660.5111 - Team@MOPG.com / Licensed Brokers in the State of Oregon