



Butte Falls Creekfront Homestead

5498 Butte Falls Highway, Eagle Point, OR 97524



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***Property lines are approximate
and for illustration purposes only***

WELCOME

5498 Butte Falls Highway, Eagle Point

Township	Range	Section	Tax Lot	Taxes	Account #	Acres	Zoning
35	1E	5	900	\$2,536.71	10237548	1.06	EFU / RR-5
35	1E	5	800	\$411.95	10237554	0.57	RR-5
Totals				\$2,948.66	--	1.63	--

A Feature Rich Rural Property

Annual creek frontage with easy access adds to the exceptional value of this feature rich 1.63 acre rural homestead near Eagle Point, Oregon. Offering a rare combination of usable land, a comfortable single level home, a quality shop, mature landscaping, and improvements geared toward country living, this Southern Oregon property provides plenty of versatility without the maintenance demands of a large acreage holding.

Comfortable Single Level Living

The 1,560 sq ft home features 3 bedrooms and 2 bathrooms with vaulted ceilings, an open floor plan, and a split bedroom layout that provides separation between living areas. A large utility room located off the attached garage adds valuable everyday function and storage. The single level design is practical and comfortable, while the attached two car garage provides additional parking, workspace, and utility.

DESCRIPTION

5498 Butte Falls Highway, Eagle Point

Cleary Shop and Homestead Improvements

One of the major improvements is the 24' x 32' Cleary shop. With a concrete floor, power, and two roll up doors, the building offers excellent space for equipment, projects, tools, recreational gear, or additional storage. A greenhouse, chicken coop, wood shed, fenced areas, fruit trees, and ample room for RV and boat parking further support a rural lifestyle. Gated entry, level usable ground, and mature landscaping add to the property's functionality and established setting.

Annual Creek Frontage

The creek frontage is an especially appealing feature for a property of this size. Easy access to the water creates another dimension to the land, while mature trees and vegetation help create a natural buffer from Butte Falls Highway. Mountain, creek, and territorial views further complement the rural setting.

Rural Lifestyle with Convenient Access

With annual creek frontage, usable acreage, a 3 bedroom home, Cleary shop, mature landscaping, and practical homestead improvements, this property offers a versatile setup for gardening, animals, projects, and outdoor living. Its manageable size and convenient access to Eagle Point, the Rogue Valley, and nearby recreation make it a compelling Southern Oregon rural property.



DESCRIPTION

5498 Butte Falls Highway, Eagle Point

Southern Oregon Recreation Nearby

The location also puts a wide range of Southern Oregon recreation within easy reach. Shady Cove and the Upper Rogue River are nearby, providing opportunities for fishing, rafting, floating, and exploring one of the region's best known river corridors. Lost Creek Lake and Joseph Stewart Recreation Area are also an easy drive, with boating, fishing, swimming, hiking, biking, camping, and other outdoor recreation. The surrounding Upper Rogue and Cascade foothills open the door to additional hiking, hunting, fishing, mountain lakes, public lands, and year round outdoor pursuits.

Close to Eagle Point and the Rogue Valley

Despite the rural setting, the property remains connected to the Rogue Valley. Downtown Eagle Point is approximately 10 miles away, while the Rogue Valley International Medford Airport is roughly 20 miles away, making regional and commercial air travel readily accessible.

Eagle Point is a growing Southern Oregon community of approximately 10,000 residents and has long been known as the Gateway to the Lakes. The community combines small town character with parks, local businesses, historic landmarks such as the Butte Creek Mill and covered bridge, and a renowned golf course, while Medford's broader shopping, dining, medical services, and employment centers remain within reach.



PROPERTY INFORMATION

5498 Butte Falls Highway, Eagle Point

Access	Gravel access via private, gated driveway off Butte Falls Highway
Present Land Use	Rural Residence
2025 Taxes	\$2,948.66
Zoning	Mix of EFU and RR-5: Exclusive Farm Usage and Rural Residential
Elevations	~1,760' above sea level
Topography	Level
Live Water	Approximately 261' of South Fork Reese Creek frontage
Domestic Water	Private well producing 10 GPM (JACK_54427)
Sanitation	1,500 gallon sand filter
Power Service	Pacific Power
Internet	Hunter

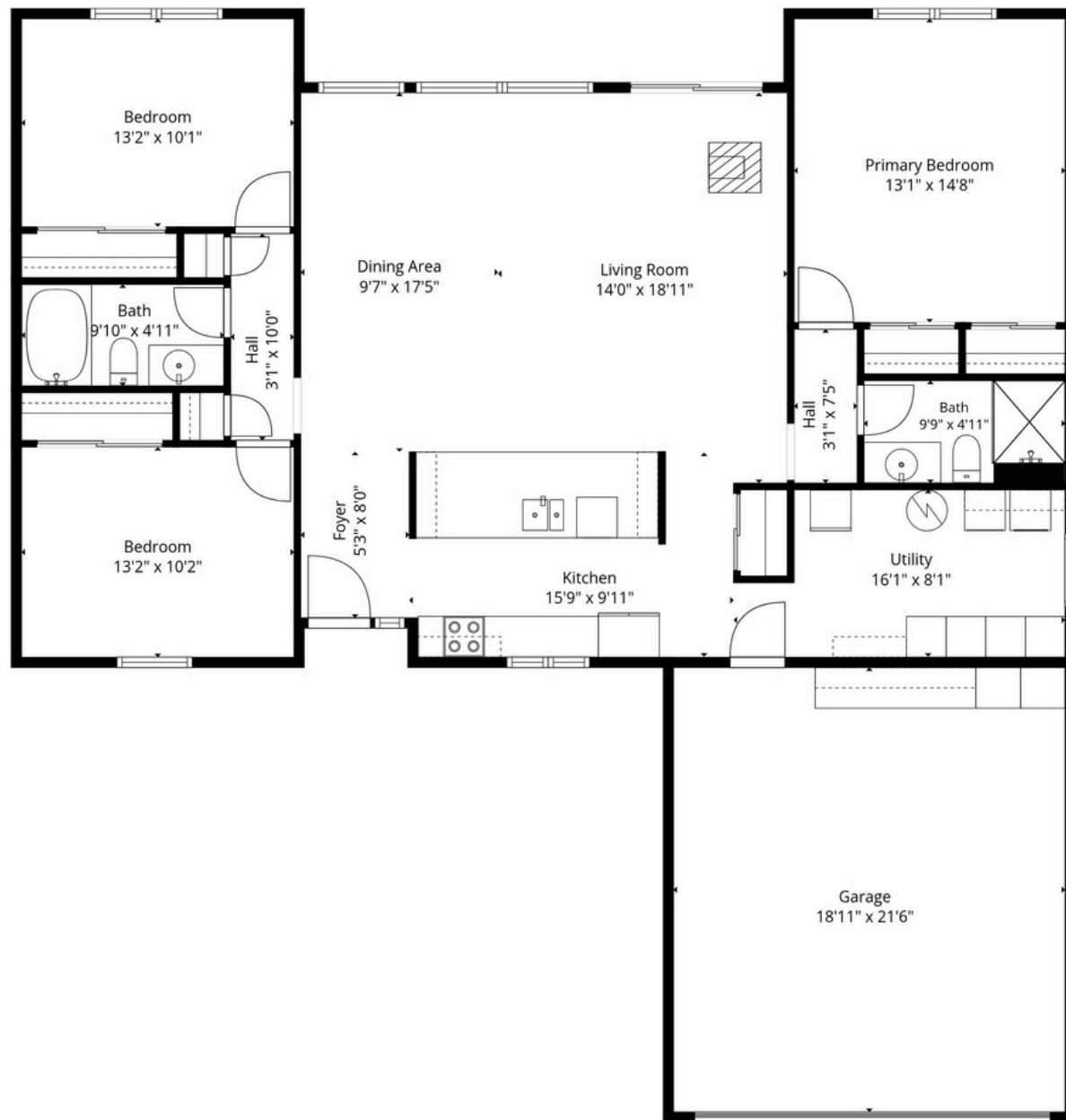




PROPERTY INFORMATION ————— *5498 Butte Falls Highway, Eagle Point*

Home	
Year Built	2002
Approx. SF	1,560
Bedrooms	3
Bathrooms	2
Levels	1
Garage Parking	-Attached, fully finished and insulated 2 car garage with built in workbench and storage -Gravel driveway with additional RV and boat parking
Floor Plan Notes	Single level ranch home with an open concept, split bedroom floor plan. Entry opens toward the kitchen with a breakfast bar overlooking the dining and great room. The great room features vaulted ceilings, large windows overlooking the backyard, and a sliding door to the rear paver patio. The left wing includes two guest bedrooms, a full guest bathroom, and hallway storage. The opposite wing includes the primary bedroom and adjacent bathroom with walk in shower. A large laundry room off the kitchen provides additional storage, houses the water heater and freezer, and connects to the attached garage.





TOTAL: 1551 sq. ft
1st floor: 1551 sq. ft
EXCLUDED AREAS: GARAGE: 439 sq. ft

EXTERIOR FEATURES

5498 Butte Falls Highway, Eagle Point

Shop	Cleary brand metal shop measuring approximately 24' x 32' and offering a versatile space for storage, equipment, projects, and everyday rural use. The building features wood framed construction, durable metal siding and roofing, a concrete floor, manual roll up doors, built in electrical service, and interior lighting. A small approximately 8' x 10' loft adds overhead storage and includes a simple hand pulley for moving lighter items. Its practical size and straightforward layout make it well suited for tools, recreational gear, small equipment, workshop space, or additional covered storage, adding meaningful utility to the property.
Outbuildings / Improvements	-Storage sheds (x2) -Chicken coop -Wood shed -Greenhouse -Gated entry



MAP

5498 Butte Falls Highway, Eagle Point

Nearest Town

Eagle Point is the property's everyday hub, offering groceries, dining, schools, fuel, medical services, and golf. Highway 62 provides convenient access to Medford, White City, and the Upper Rogue.

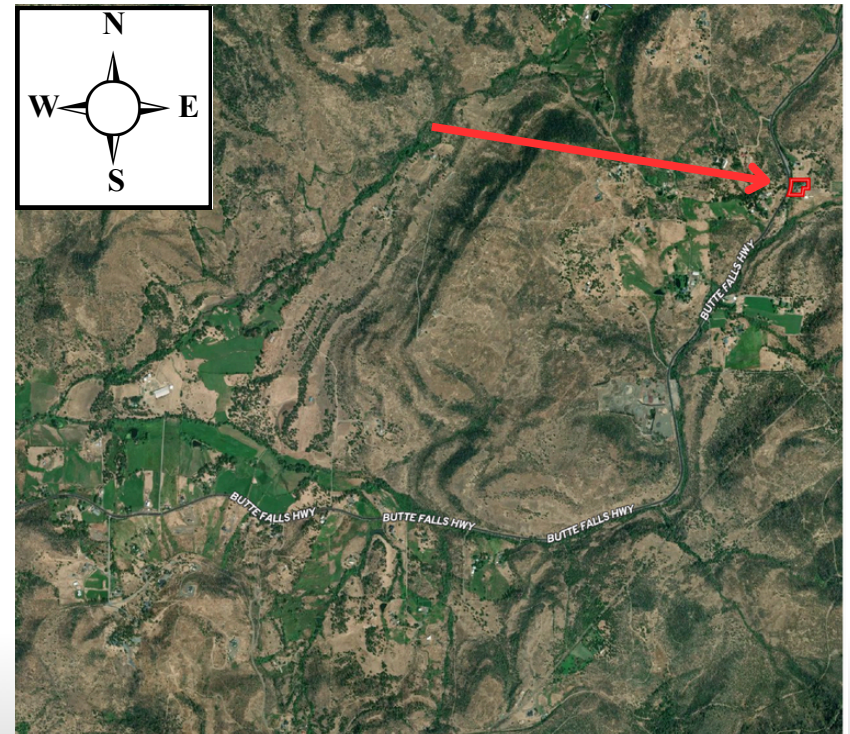
The Rogue Valley

The Rogue Valley blends small town living with wineries, river recreation, hiking, golf, shopping, healthcare, and a strong arts scene. Medford, Ashland, Jacksonville, and Grants Pass provide a wide range of regional amenities and entertainment. Rogue Valley International Medford Airport (MFR) MFR offers convenient regional air service with connections to major West Coast hubs and national destinations. Its manageable size, rental car access, and straightforward travel experience make flying easy for business or leisure.

Climate

The area enjoys a four season climate with warm, dry summers, cool evenings, and cooler winters with periodic frost and occasional snow. Most precipitation falls from late fall through early spring.

Destination	Approx. Drive
Eagle Point	~ 9 Miles
Rogue Valley International Airport	~ 20 Miles
Downtown Medford	~ 20 Miles
Providence Medical Center	~ 23 Miles
Downtown Ashland	~ 37 Miles



MAP

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