



0 Rockydale Rd



0 Rockydale Road

Rural Homesite Adjoining Public Lands

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*Property lines are approximate
and for illustration purposes only*

WELCOME

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Township	Range	Section	Tax Lot	Taxes	Account #	Acres	Zoning
40S	8W	22	103	\$29.70	R332219	5.01	RR-5

5.01 Acres Bordering BLM and the East Fork Illinois River

This 5.01-acre wooded parcel near Cave Junction offers a rare combination of level, usable ground, privacy, recreational Public Land access, and future homesite potential. Zoned RR-5, the property allows for a homesite entitlement (subject to buyer verification and due diligence).

Level, Wooded, and Ready for Your Vision

The property is predominantly level and wooded, creating an attractive setting with mature trees, natural character, and plenty of flexibility for future improvements. Rather than being heavily developed, the land offers a blank slate for a buyer to create a residence, retreat, or recreational base that fits their own needs.



POSTED

WELCOME

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Bordering BLM and the East Fork Illinois River

One of the property's strongest features is its setting along public land and the East Fork Illinois River. The adjoining BLM land adds to the sense of space and provides convenient access to the surrounding Southern Oregon landscape, while the nearby river contributes to the property's natural appeal and recreational character.

Applegate Hunting Unit

The property is located within Oregon's Applegate Wildlife Management Unit, placing it in an area known for hunting and outdoor recreation. Combined with the adjoining public lands, this location offers a strong base for those who value access to hunting, hiking, wildlife, and the outdoors.

Southern Oregon Land Near Cave Junction

Located in the Illinois Valley near Cave Junction, the property offers the opportunity to enjoy a rural Southern Oregon setting while remaining within reach of local services and amenities. With 5.01 acres, RR-5 zoning, level terrain, mature trees, adjoining BLM, and proximity to the East Fork Illinois River, this is a simple but increasingly hard-to-find piece of land with excellent potential.



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PROPERTY INFORMATION

0 Rockydale Road

Access	Paved Rockydale Road
Present Land Use	Vacant home site
2025 Taxes	\$29.70
Zoning	RR-5
Elevations	+/- 1,500'
Topography	Level
Domestic Water	None at this time
Sanitation	None at this time
Power Service	Located at the road - not yet extended onto the property
Internet	None at this time
Public Lands	Adjoins 186 acres, including access to the East Fork Illinois River

MAP

0 Rockydale Road

Cave Junction and Nearby Amenities

Cave Junction serves as the commercial center of the Illinois Valley, offering convenient access to grocery stores, restaurants, schools, medical services, fuel, and other everyday necessities. The surrounding area is known for its rural character, forested landscapes, and proximity to the Illinois River, Oregon Caves National Monument, and extensive public lands. Grants Pass is approximately 30 miles away and provides expanded shopping, dining, healthcare, and professional services.

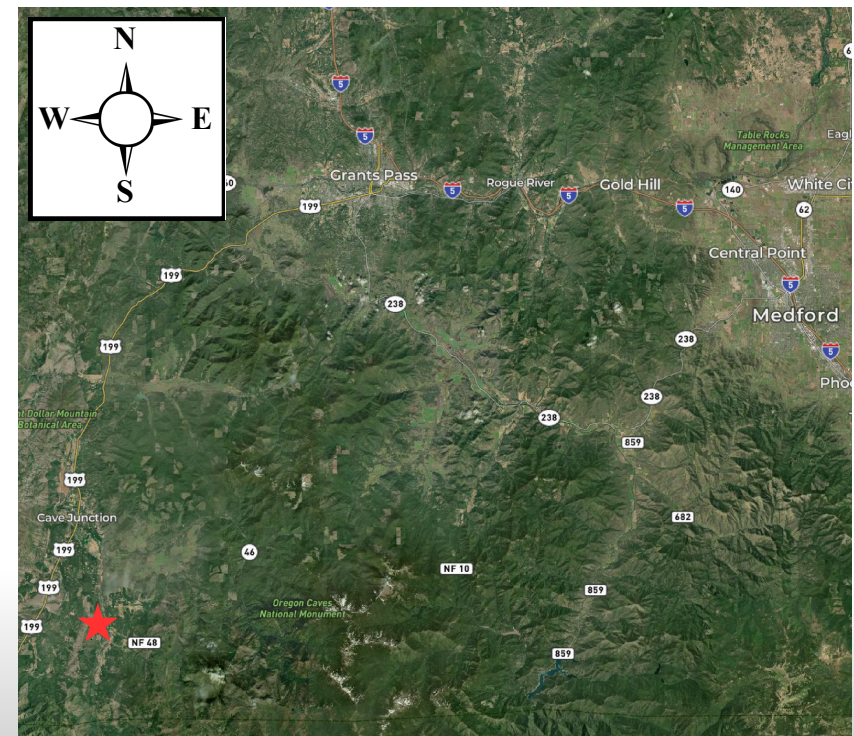
The Rogue Valley

Southern Oregon's Rogue Valley is celebrated for its natural beauty, outdoor recreation, and diverse communities. The region offers access to the Rogue River, mountain lakes, hiking trails, public lands, wineries, and year-round recreational opportunities. Grants Pass, Medford, Ashland, and Jacksonville provide a broad range of shopping, dining, cultural attractions, regional healthcare, and air travel through the Rogue Valley International–Medford Airport.

The Applegate Valley and Climate

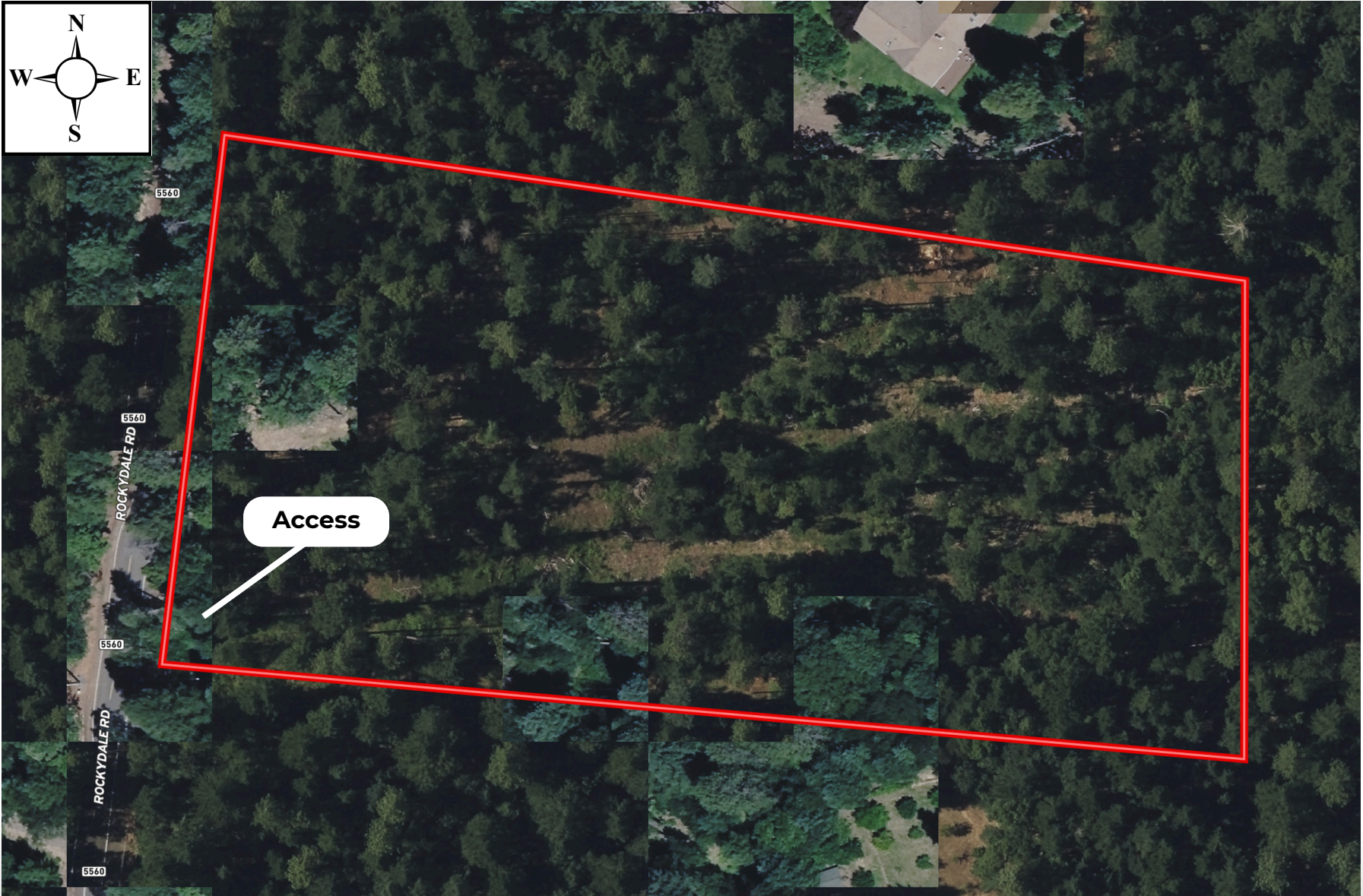
The nearby Applegate Valley is known for its scenic farmland, vineyards, wineries, rivers, and welcoming rural communities. Its landscape includes rolling hills, forested mountains, open pastureland, and the Applegate River corridor. The area experiences four distinct seasons, with generally warm, dry summers and comparatively mild winters. This favorable Southern Oregon climate supports vineyards, gardens, small farms, and a lifestyle centered around outdoor living.

Destination	Approx. Drive
Cave Junction	~ 6.5 Miles
Rogue Valley International Airport	~ 62 Miles
Grants Pass	~ 36 Miles
Crescent City	~ 51.5 Miles
Medford	~ 65 Miles



MAP

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LANDLEADER

MARTIN

OUTDOOR PROPERTY GROUP

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