



0 Waldo Road

460-Acre Timber + Recreational Tract



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WELCOME

Wood Creek, 0 Waldo Road, O'Brien

Township	Range	Section	Tax Lot	2026 Taxes	Account #	Acres	Zoning
40S	8W	20	600	\$329.33	R332207	115.6	FC
40S	8W	28	300	\$265.29	R332391	94.15	S
40S	8W	29	100	\$734.34	R332398	259.38	FC
Totals:				\$1,328.96	--	469.13	--

469 Acres of Southern Oregon Timberland Near Cave Junction

Located along Waldo Road near O'Brien and Cave Junction, this 469.13-acre property offers a combination of merchantable timber, accessible terrain, natural water features, and recreational opportunities in Southern Oregon's Illinois Valley. With substantial public land adjacency, established logging infrastructure, and potential homesite opportunities, the property presents an attractive option for timber investment, recreational ownership, and long-term land use.

Timber Resources and Investment Potential

An October 2026 timber cruise estimates approximately 2.35 million board feet of merchantable timber, consisting primarily of Douglas-fir and ponderosa pine, with additional western white pine, sugar pine, and incense cedar. The property features a mix of mature and smaller timber stands, with predominantly gentle terrain consisting of level and rolling ground interspersed with wooded hillsides. Established interior logging roads, skid trails, and historic logging landings provide access throughout much of the acreage, supporting continued forest management and potential future harvests.



PROPERTY DESCRIPTION ————— *Wood Creek, 0 Waldo Road, O'Brien*

Water Features and Natural Setting

Wood Creek and Fry Gulch wind through portions of the acreage, creating scenic natural corridors through the forested landscape. An on-site pond adds another appealing water feature to the setting. Together with the property's diverse timber stands and varied topography, these features contribute to the natural character of this expansive Southern Oregon holding.

Potential Homesite Opportunity

Based on the property's substantial acreage and forest zoning, a forest dwelling or other homesite opportunity may be possible through Josephine County's Large Tract Forest Dwelling application or other applicable land use provisions.

This creates an additional opportunity for buyers interested in establishing a private rural residence while retaining substantial timberland and recreational acreage. Any residential development would be subject to county approval, applicable land use regulations, and permitting requirements.



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Public Land Adjacency and Recreational Appeal

One of the property's most significant attributes is its adjacency to an extensive expanse of public lands along its eastern and southern boundaries. This connection to a much larger landscape of forested public ground enhances the property's privacy, recreational appeal, and sense of seclusion. The setting is particularly attractive for buyers seeking timberland with opportunities for hunting, hiking, wildlife viewing, and exploring the surrounding mountain country.

The greater Cave Junction and Illinois Valley region is known for its extensive public lands, rivers, forests, and outdoor recreation, including the nearby Siskiyou Mountains and Oregon Caves National Monument & Preserve.

Investment and Long-Term Ownership

This property combines a substantial timber resource, usable topography, natural water features, extensive public land adjacency, and potential residential utility in one large-acreage holding. Whether managed primarily for timber production, utilized as a private recreational retreat, or held as a long-term land investment, the property offers a range of potential ownership opportunities in Southern Oregon.

An October 2026 timber cruise is available for review. Buyers are responsible for conducting their own due diligence regarding timber volumes and values, harvesting feasibility, property access, zoning, Large Tract Forest Dwelling eligibility, and all potential development or permitted uses.



PROPERTY DETAILS

Wood Creek, 0 Waldo Road, O'Brien

Access	Access is gravel road off of Waldo Road
Present Land Use	Timber
2026 Taxes	\$1,328.96
Zoning	FC and S – Forest Conservation and Serpentine
Elevations	~1440' to ~1640' above sea level
Topography	Level with hills towards South West side of property
Public Lands	Adjoined by extensive BLM on two sides

Timber Volume Net MBF					
Species	2 Sawmill	3 Sawmill	4 Sawmill	5 Sawmill	Total
Douglas-Fir	115	802	344	N/A	1261
Ponderosa Pine	N/A	N/A	69	825	894
Western White Pine	9	52	52	N/A	113
Sugar Pine	N/A	4	27	20	51
Incense Cedar	N/A	N/A	23	10	33

MAP

Wood Creek, 0 Waldo Road, O'Brien

Cave Junction

Cave Junction serves as the commercial center of the Illinois Valley, offering access to local shopping, dining, schools, and everyday services. The community maintains a rural Southern Oregon character and serves as a gateway to Oregon Caves National Monument and Preserve, along with the surrounding forests and mountain recreation.

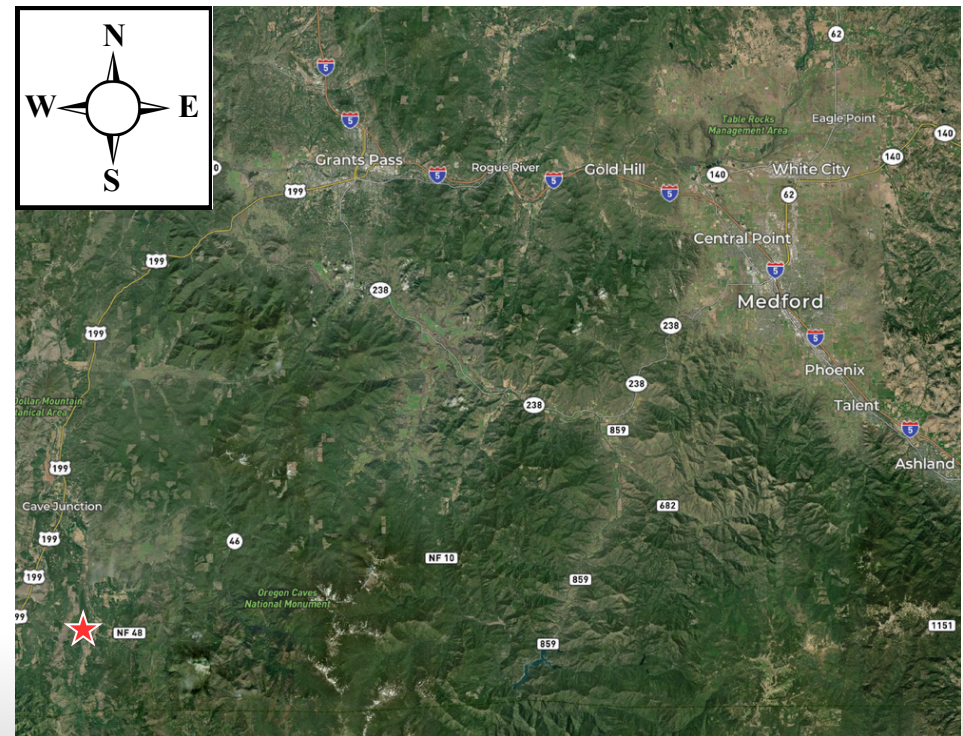
Illinois Valley

The Illinois Valley is known for its rural landscape, farms, forestlands, and the Illinois River. Recreational opportunities throughout the area include fishing, swimming, hiking, hunting, camping, rafting, and access to extensive public lands. The valley offers a quieter rural setting while still providing access to established communities and essential services.

Rogue Valley

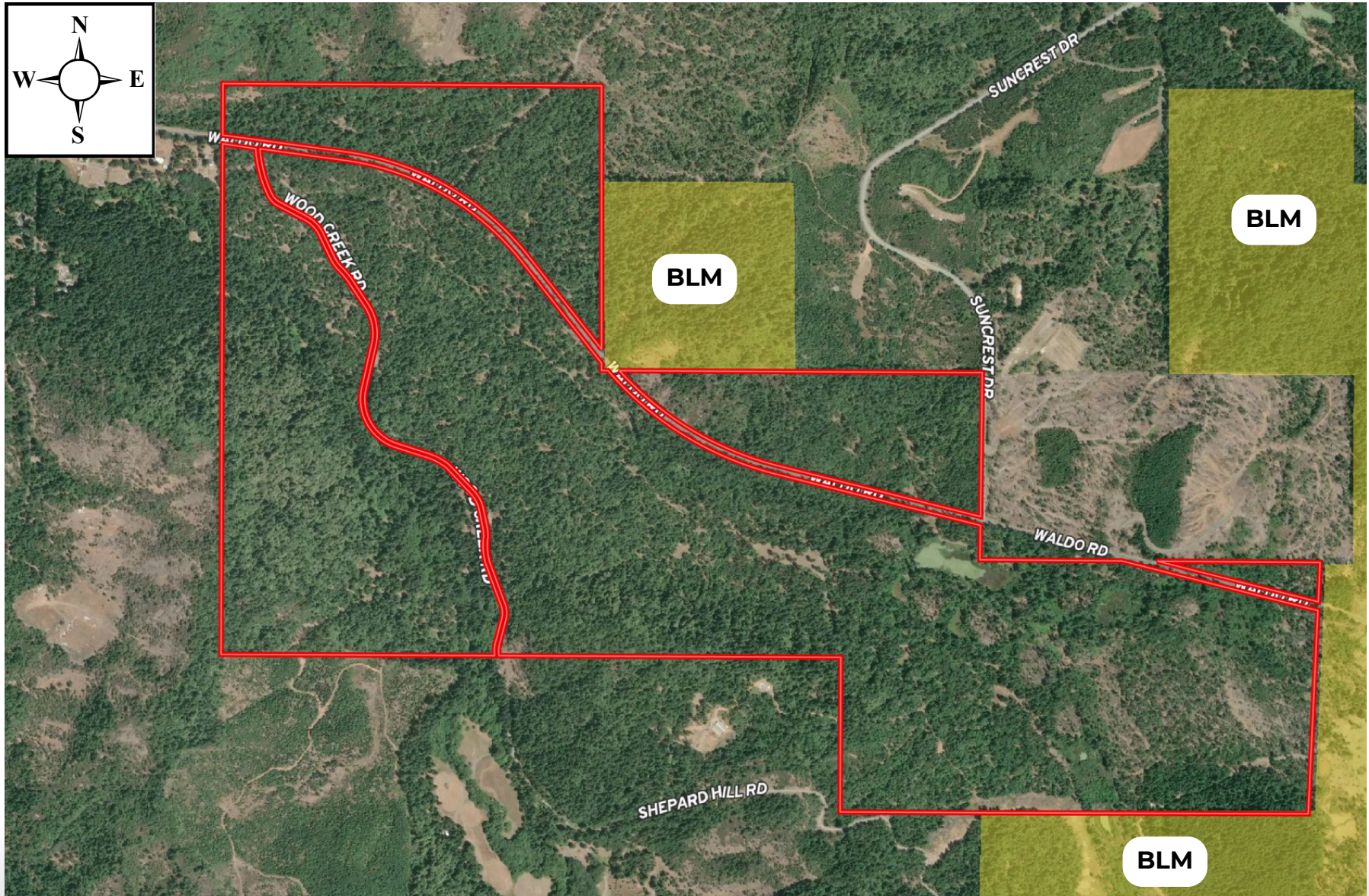
The greater Rogue Valley provides broader access to the services and amenities of Southern Oregon. Grants Pass, Medford, Jacksonville, Ashland, and surrounding communities offer regional healthcare, shopping, dining, employment, and transportation options. The region is also known for its rivers, lakes, vineyards, wineries, agricultural lands, mountain scenery, and year-round outdoor recreation.

Destination	Approx. Drive
Cave Junction	~ 7 Miles
Grants Pass	~ 37 Miles
Crescent City	~ 50 Miles
Medford	~ 65 Miles
Ashland	~ 77 Miles



MAP

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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