



Sauer's Flat

22503 Redwood Highway, Kerby, OR 97531



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WELCOME

22503 Redwood Highway, Kerby

Township	Range	Section	Tax Lot	Taxes	Account #	Acres	Zoning
38S	8W	33	600	\$3,548.06	R328171	44.09	EF
38S	8W	33	600	\$427.18	R3281712	23.3	EF
38S	8W	33	700	\$1,681.44	R328172	17.8	EF
38S	8W	33	800	\$227.70	R328173	8.2	EF
38S	8W	34	300	\$525.21	R328193	10	FC
38S	8W	34	300	\$331.08	R3281932	67	FC
Totals:				\$6,740.67	--	170.39	--

Welcome to Sauer's Flat, an iconic sight for locals and traveling passersby alike on their way through the Illinois Valley and on to the Oregon Coast. This offering includes 170 acres of land including over a quarter mile of Illinois River frontage, irrigation water rights dating , two homes, and an aggregate quarry all across four separate parcels.

For the last 100+ years the owners have lived upon and farmed this property; approximately 70 acres make up the west pasture and it has been home to harvests of hay, hemp, and other crops. Irrigation rights date as far back as 1887 and the existing infrastructure provides multiple possibilities for irrigation method including flood irrigation, a canal for distribution, as well as risers from the underground mainline that could be adapted for aerial irrigation. The land is split by Redwood Highway which runs North to South and provides easy access to and from the farm for the transportation of harvest and equipment.



DESCRIPTION

22503 Redwood Highway, Kerby

The land here is extremely diverse, abutting the Illinois River with Class II loam soils on the western side and stretching east to a timbered hillside. The eastern side of the property includes two homes nestled in the hillside that provide gorgeous views of the pasture below as well as sunsets beyond Eight Dollar Mountain to the west. The homesites provide ample space for additional irrigation and/or keeping of livestock, with approximately 15 acres of flat usable space surrounding them.

Further east of the homes, lies just under 80 acres of land comprising a large network of trails for atv or horseback riding as well as a small racetrack, fenced pasture for possible additional livestock, electrical service and is also home to a rock quarry on the North side of Reeves Creek Road. The quarry has been leased in the past and could provide an income stream for potential buyers. Adjoining public lands grants this property access to over 3000 acres of Local, State, and Federal lands for additional recreation, hunting, and more.

Ideal for any admirer of wildlife, the property is visited regularly by blacktail deer, wild turkey and more. The property lies in both the Chetco and Applegate hunting units and is eligible for over the counter tags for rifle and archery. The Illinois River is home to wild salmon, steelhead, and fall runs of chinook.



PROPERTY OVERVIEW

22503 Redwood Highway, Kerby

Access	Multiple access points off of Redwood Highway and Reeves Creek Road
2026 Taxes	\$6,740.67
Zoning	EF - exclusive farm use & FC - forest commercial
Elevations	~1,240' to ~1280' above sea level
Topography	Mostly level with some sloping
Live Water	~1,660' of river frontage from Illinois River
Water Rights	~71 acres of water rights sourced from Illinois River
Domestic Water	Domestic well, condition unknown
Sanitation	See DEQ file - seller has little to no knowledge but understands there to be two septic systems
Power Service	Pacific Power
Main House	On TL 600: totals 1,076 sf with 2 bedrooms, 1 bathroom, single level, built in 1930
Second House	On TL 800: public data is not available, buyer to do due diligence

LOCATION

22503 Redwood Highway, Kerby

Kerby and Cave Junction

Kerby is in the Illinois Valley of southwestern Josephine County, framed by the Siskiyou Mountains and public lands. Nearby Cave Junction is the valley's service center and gateway to Oregon Caves National Monument. The area offers a quieter pace with access to the Illinois River, forest roads, hiking, and outdoor recreation.

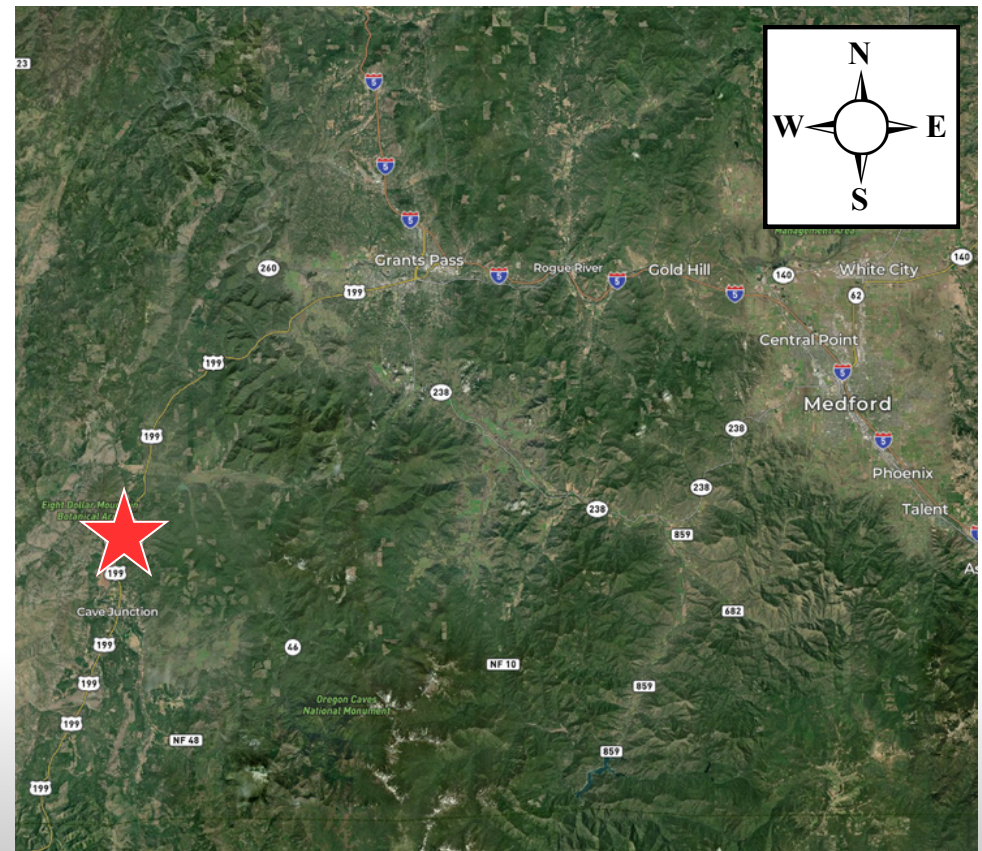
Southern Oregon

Southern Oregon offers a mix of communities, from Grants Pass and river towns along the Rogue to Medford, Jacksonville, and Ashland. These communities provide shopping, dining, medical services, employment, and access to Rogue Valley International–Medford Airport. Interstate 5 connects the area, with Grants Pass about 30 miles north of Medford.

The Rogue Valley Climate

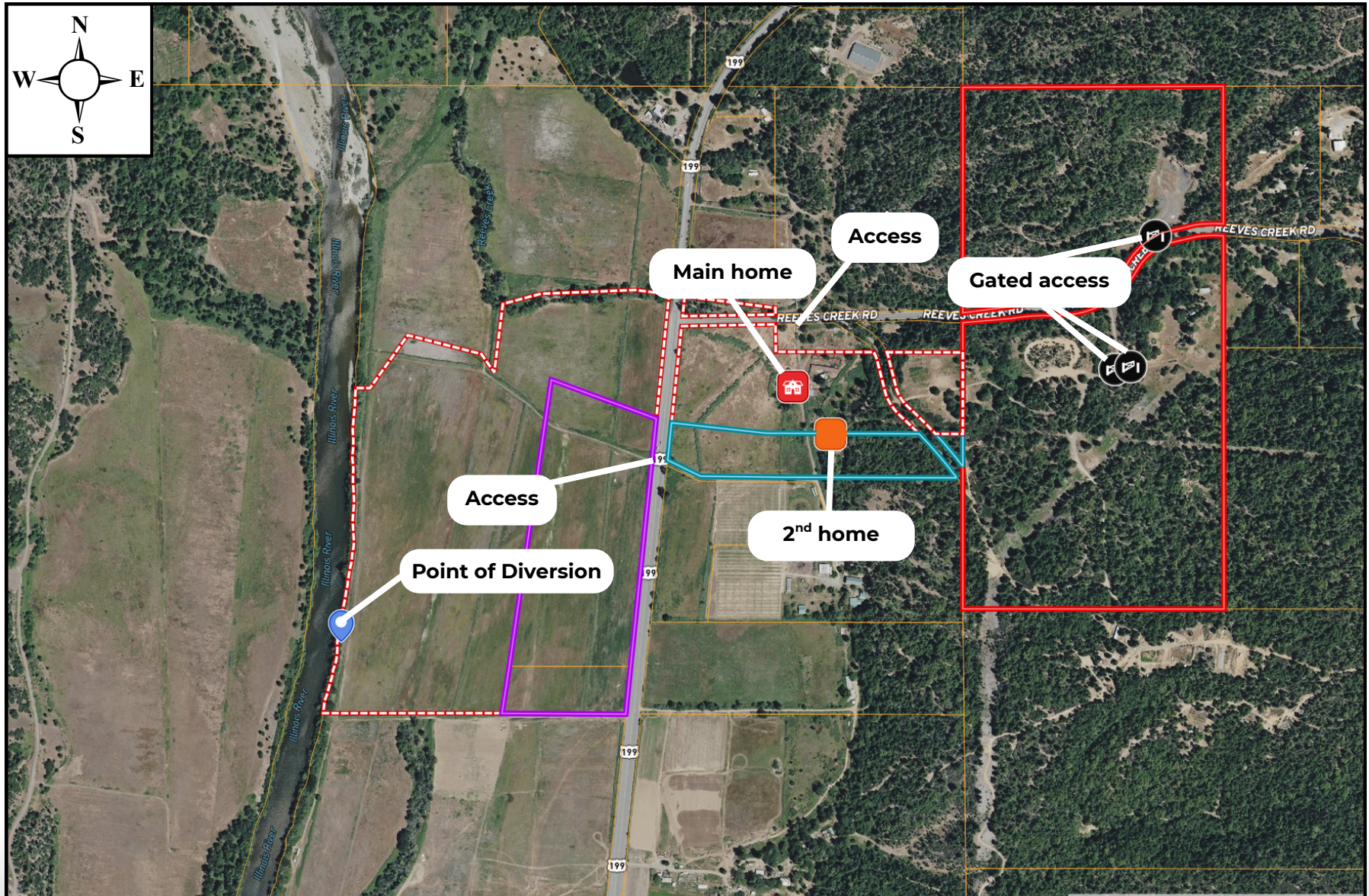
The Rogue Valley includes river valleys, foothills, and surrounding mountains. The climate is generally warmer and drier than western Oregon, with warm, dry summers and cool, wetter winters. Conditions vary with elevation, and the four-season climate supports outdoor recreation year-round.

Destination	Approx. Drive
Kerby	~ 2 Miles
Cave Junction	~ 4 Miles
Grants Pass	~ 25 Miles
Rogue Valley International Airport	~ 53 Miles
Medford	~ 55 Miles



MAP

22503 Redwood Highway, Kerby



MARTIN

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