



Esterly Lakes

4990 Waldo Road, Cave Junction, OR 97523



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WELCOME

Esterly Lakes, O'Brien

Township	Range	Section	Tax Lot	Taxes	Account #	Acres	Zoning
40S	8W	22	300	\$1,014.35	R332224	235.6	FC
40S	8W	27	500	\$635.39	R332378	145.5	FC
40S	8W	22	400	\$245.84	R3323772	68.9	FC
40S	8W	27	400	\$963.62	R332377	10	FC
Totals:				\$2,859.20	--	460	--

Esterly Lakes | 460 Acres in Southern Oregon

Set upon 460 acres in Southern Oregon's Illinois Valley, Esterly Lakes is a large recreational and lifestyle property centered around an approximately 20-acre private lake. Located along Waldo Road outside Cave Junction, the property combines substantial acreage, generally gentle terrain, water, privacy, and direct access to the surrounding public lands.



PROPERTY DESCRIPTION *Esterly Lakes, O'Brien*

Acreage & Terrain

Beyond the lake, the scale and usability of the land are major attributes. Much of the acreage consists of gently rolling ground that is readily accessible throughout the property. The terrain lends itself to a variety of potential recreational and rural uses without requiring an owner to contend with the steep and difficult ground commonly found on larger forest-zoned properties in Southern Oregon.

Homestead Potential & Improvements

For a buyer interested in creating a private homestead, the property provides room to think well beyond simply building a home. There is space for livestock, gardens and hobby agriculture, trails, equipment, firewood gathering, and numerous other recreational pursuits. An existing structure may provide useful equipment or material storage during development, but otherwise the property is largely unimproved. A buyer pursuing residential development should anticipate developing the necessary domestic water, septic, power, and other infrastructure.

Residential Development Potential

The property's size and configuration also create interesting possibilities for future residential development. The property currently comprised three tax lots, and there was historically a residence on the land. With approximately 460 total acres, there may be an opportunity through lot-line adjustments to configure at least two parcels containing 160 acres or more, potentially creating two parcels of sufficient size to pursue Josephine County's Large Tract Forest Dwelling pathway. Any future homesite, land division or lot-line adjustment would, of course, remain subject to county approval and a buyer's independent investigation.



PROPERTY DESCRIPTION *Esterly Lakes, O'Brien*

Recreational & Commercial Use Potential

The same attributes that make Esterly Lakes compelling as a private retreat may also lend themselves to other uses. The combination of substantial acreage, a large private lake, accessible terrain, and forest zoning creates potential worth exploring for recreational or commercial concepts such as a youth camp, retreat property, RV or tent campground, or other outdoor-oriented use, subject to applicable land-use approvals.

Outdoor Recreation & Public Land Access

Recreation can begin without ever leaving the property. The acreage provides ample room to establish a private network of hiking, horseback, ATV or UTV trails, while the lake creates an entirely different recreational element at the center of the land. Wildlife and hunting opportunities add another dimension, and the property's adjacency to an extensive network of public lands allows an owner to venture directly from private acreage into a much larger landscape.



PROPERTY DESCRIPTION *Esterly Lakes, O'Brien*

Illinois Valley & Southern Oregon

The surrounding Illinois Valley has long been shaped by its natural resources. Mining, timber and agriculture played important roles in its history, while today the valley is equally recognized for its rivers, mountains, public lands and rural lifestyle. The Illinois River, Oregon Caves National Monument and Preserve, Kalmiopsis Wilderness, and extensive federal lands are all part of the broader recreational landscape of this corner of Southern Oregon.

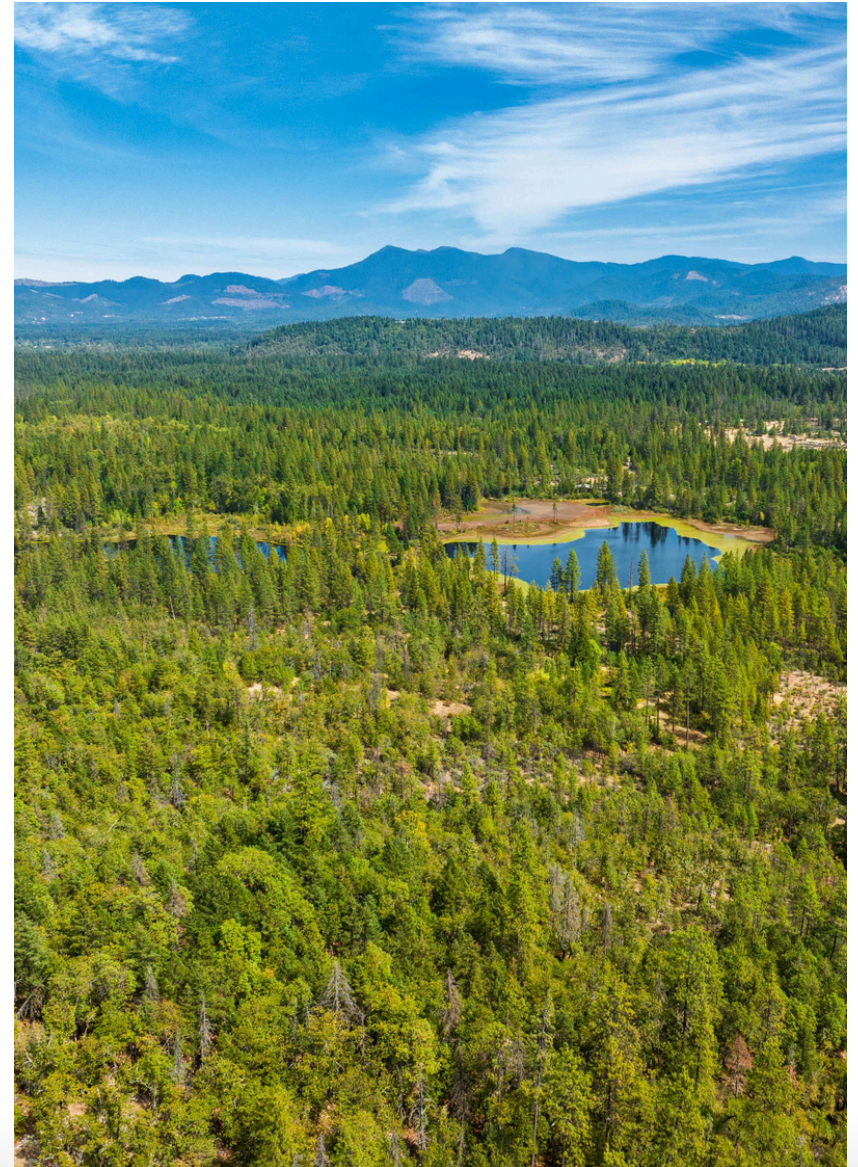
A Unique Southern Oregon Land Opportunity

Esterly Lakes ultimately offers something increasingly difficult to replicate: approximately 460 acres of accessible Southern Oregon land organized around a large, private body of water. It is a property where the next owner can bring equipment, tools and ideas and begin shaping the land around their own vision—whether that means a private homestead, recreational retreat, family compound or a larger outdoor-oriented concept.

PROPERTY INFORMATION

Esterly Lakes, O'Brien

Access	Access is private gravel road off of Rockydale Road, additional unimproved access off of Waldo road
Present Land Use	Timber
2025 Taxes	\$2,859
Zoning	FC - Forest Conservation
Elevations	1520' ~to ~1800' above sea level
Topography	Mostly level with a hill on the West side
Septic & Water	County records show septic system and well are on the property, but they are not verified





MAP

Esterly Lakes, 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.

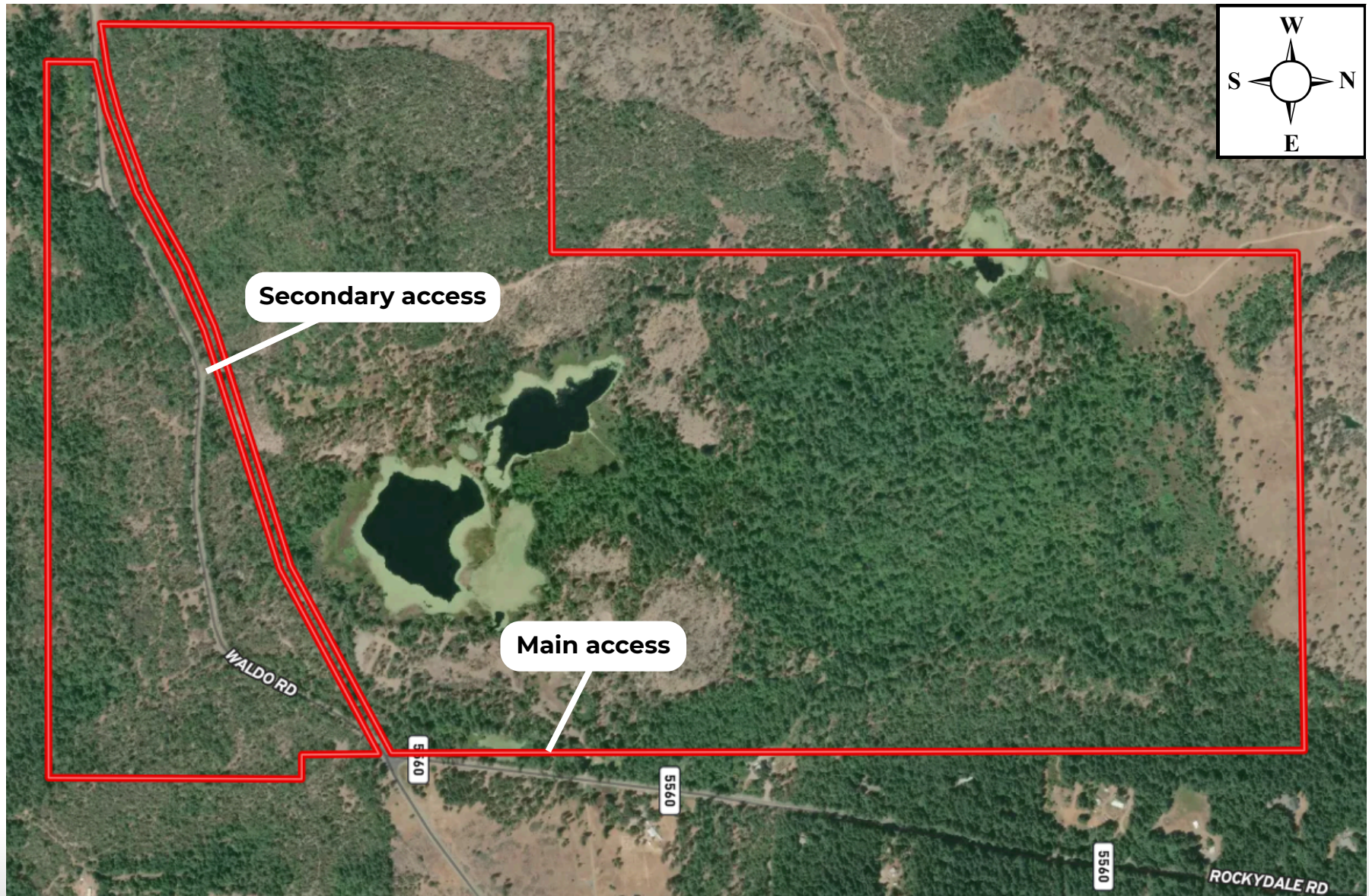
Destination	Approx. Drive
Cave Junction	~ 7 Miles
Grants Pass	~ 37 Miles
Crescent City	~ 50 Miles
Medford	~ 65 Miles
Ashland	~ 77 Miles





MAP

Esterly Lakes, O'Brien







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