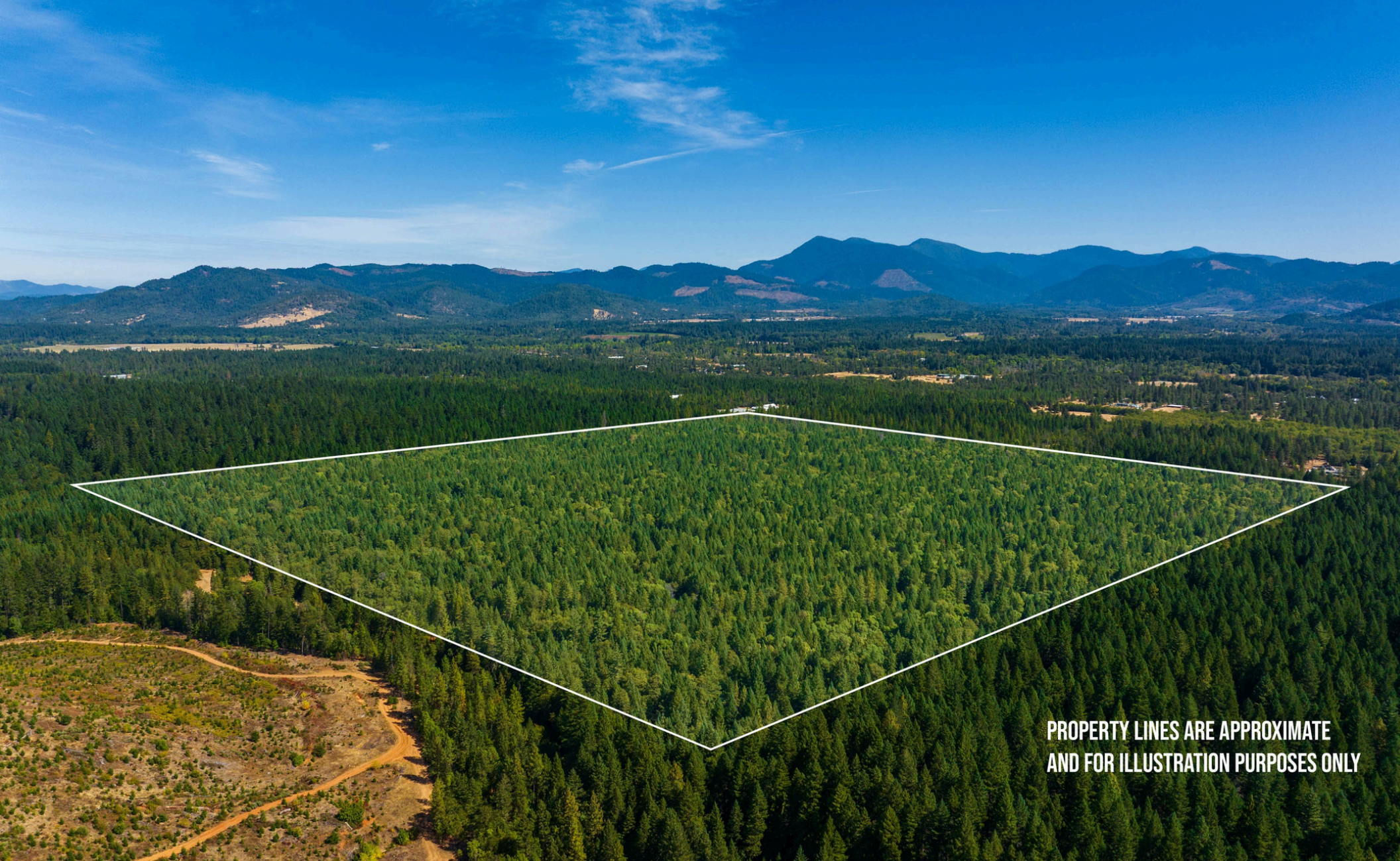




PROPERTY LINES ARE APPROXIMATE
AND FOR ILLUSTRATION PURPOSES ONLY

0 Sherier Road, Cave Junction, OR 97523

Level Timber Opportunity on 160 Acres



Disclosures: All information herein is provided in good faith and is believed to be accurate. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein; all information contained herein is subject to change, errors, and omission and is subject to your independent verification. Martin Outdoor Property Group and John L. Scott assume no liability for inaccuracy contained herein.

WELCOME _____ *0 Sherier Road, Cave Junction*

Township	Range	Section	Tax Lot	2025 Taxes	Account #	Acres	Zoning
40S	8W	10	200	\$731.10	R331886	160	FC

Timber and Level Terrain

This 160-acre forest property near Cave Junction offers predominantly level terrain and a strong stand of merchantable timber. The tract is primarily Douglas-fir with smaller amounts of ponderosa pine, with a recent timber cruise identifying 599 MBF of Douglas-fir and 1 MBF of ponderosa pine. The property's flat topography allows for ground-based logging.

Public Land Adjacency

The property borders BLM land on three sides, providing added privacy and direct connection to a much larger block of public ground. This setting lends itself well to buyers looking for timberland that also offers hunting, hiking, wildlife viewing, and general outdoor recreation.



PROPERTY DESCRIPTION

0 Sherier Road, Cave Junction

Potential Homesite Opportunity

Based on the overall acreage and forest zoning, a forest template dwelling or other homesite opportunity may be possible by utilizing the Large Tract Forest Dwelling application with Josephine County.

Recreational Appeal

The Cave Junction and Illinois Valley area is well known for its access to extensive public lands, forests, rivers, and mountain country. The broader region offers opportunities for hunting, fishing, hiking, camping, and exploring the Siskiyou Mountains. Oregon Caves National Monument & Preserve is also located within the greater Cave Junction area and is a major recreational destination.

Investment and Long-Term Use

This property combines timber value, usable topography, public land adjacency, and recreational appeal in one substantial holding. For buyers seeking Southern Oregon timberland with level ground, direct BLM access, merchantable timber, and potential future homesite utility, this tract offers a well-rounded ownership opportunity.

PROPERTY INFORMATION

0 Sherier Road, Cave Junction

Access	Access is through BLM,
Present Land Use	660 Forestland
2025 Taxes	\$731.10
Zoning	FC
Elevations	~1440' above sea level
Topography	Level
Public Lands	Adjoined by 680 acres of BLM

Timber Volume Net MBF					
Species	2 Sawmill	3 Sawmill	4 Sawmill	5 Sawmill	Total
Douglas-Fir	N/A	335	264	N/A	599
Ponderosa Pine	N/A	N/A	N/A	1	1



MAP

0 Sherier Road, Cave Junction

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.

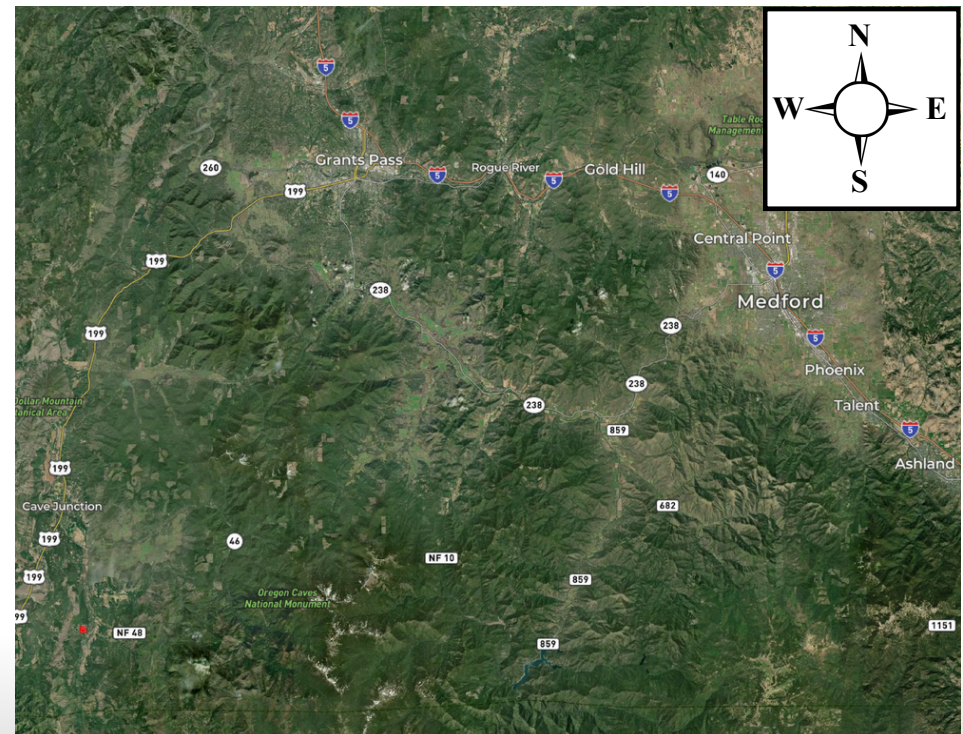
Illinois Valley

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

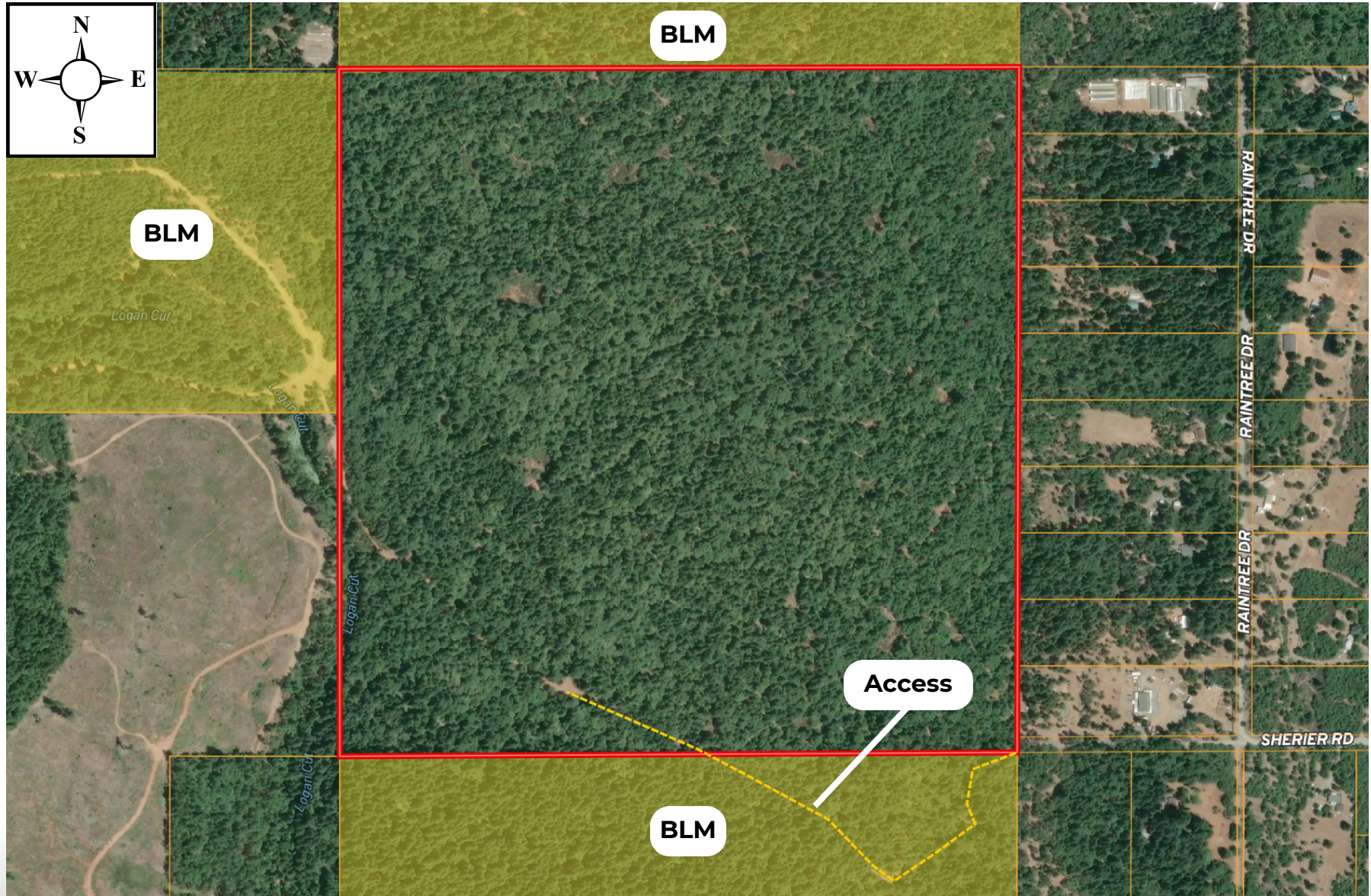
The greater Rogue Valley provides broader access to the services and amenities of Southern Oregon. Grants Pass, Medford, Jacksonville, Ashland, and surrounding communities offer regional healthcare, shopping, dining, employment, and transportation options. The region is also known for its rivers, lakes, 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

0 Sherier Road, Cave Junction





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