



TL-100 Waldo Road

Over 35 Acres Zoned RR-5



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WELCOME

TL100 Waldo Road, O'Brien

Township	Range	Section	Tax Lot	Taxes	Account #	Acres	Zoning
40S	8W	27	100	\$486.13	R332374	35.3	RR-5

35.30 Acres of RR-5 Zoned Land Near Cave Junction, Oregon

Located in the Illinois Valley near Cave Junction, this 35.30-acre property offers a combination of acreage, rural residential zoning, and long-term flexibility. The property is zoned RR-5, providing an opportunity for a larger private homesite or potential future division into smaller rural residential parcels. With a minimum parcel size of 5 acres under the zoning designation, the acreage may provide potential for up to seven homesites, subject to confirmation of all applicable land use requirements and approvals.

RR-5 Zoning and Development Potential

The RR-5 zoning is one of the property's most important features. For buyers considering a multi-home property, family compound, rural development project, or longer-term land investment, the zoning provides options that may not be available with larger minimum parcel sizes.

Any division or development of the property will depend on Josephine County requirements, access standards, water availability, septic feasibility, utility service, fire and emergency access, and other applicable regulations. Buyers should independently verify the number and configuration of any potential parcels or homesites.



PROPERTY DESCRIPTION --- *TL100 Waldo Road, O'Brien*

Dual Road Access and Usable Terrain

Access is available from both Waldo Road and Rockydale Road, providing flexibility when considering future access, homesite locations, or potential parcel configurations. The property is predominantly level and includes a mix of open pasture and treed areas, creating a varied rural setting with opportunities for residential use, animals, recreation, or land management.

The combination of road access, acreage, and relatively usable terrain gives buyers a practical starting point for evaluating different long-term plans for the property.

Cave Junction and the Illinois Valley

The property is located near Cave Junction, the primary community serving the Illinois Valley in southern Josephine County. Cave Junction provides everyday services, schools, shopping, restaurants, and other amenities while remaining surrounded by the rural landscape and forestlands that characterize this part of Southern Oregon.

The Illinois Valley is known for its mix of small farms, rural residential properties, forested acreage, and outdoor recreation. The setting appeals to buyers looking for more space while maintaining access to an established community.



WELCOME

TL100 Waldo Road, O'Brien

Access	Private access
Present Land Use	Timber
2025 Taxes	\$483.13
Zoning	RR-5 – Rural Residential
Elevations	~1520' to ~1600' above sea level
Topography	Level to Sloped

Southern Oregon Recreation

Outdoor recreation is an important part of the surrounding area. The Illinois River and nearby public lands provide opportunities for fishing, hiking, hunting, camping, swimming, and exploring the mountains and forests of southwest Oregon. Oregon Caves National Monument and Preserve is also located within the broader Cave Junction area, along with extensive public lands throughout the Siskiyou Mountains.

For buyers seeking rural land in Southern Oregon, the location offers a balance between private acreage, community access, and proximity to a wide range of recreational opportunities.

Buyer Due Diligence

The development potential described is conceptual and has not been represented as approved. Buyer to perform all due diligence regarding zoning, land division potential, minimum parcel sizes, legal access, road requirements, utilities, water availability, wells, septic feasibility, fire protection requirements, building approvals, development costs, and any other restrictions or limitations affecting the property.

MAP

TL100 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.

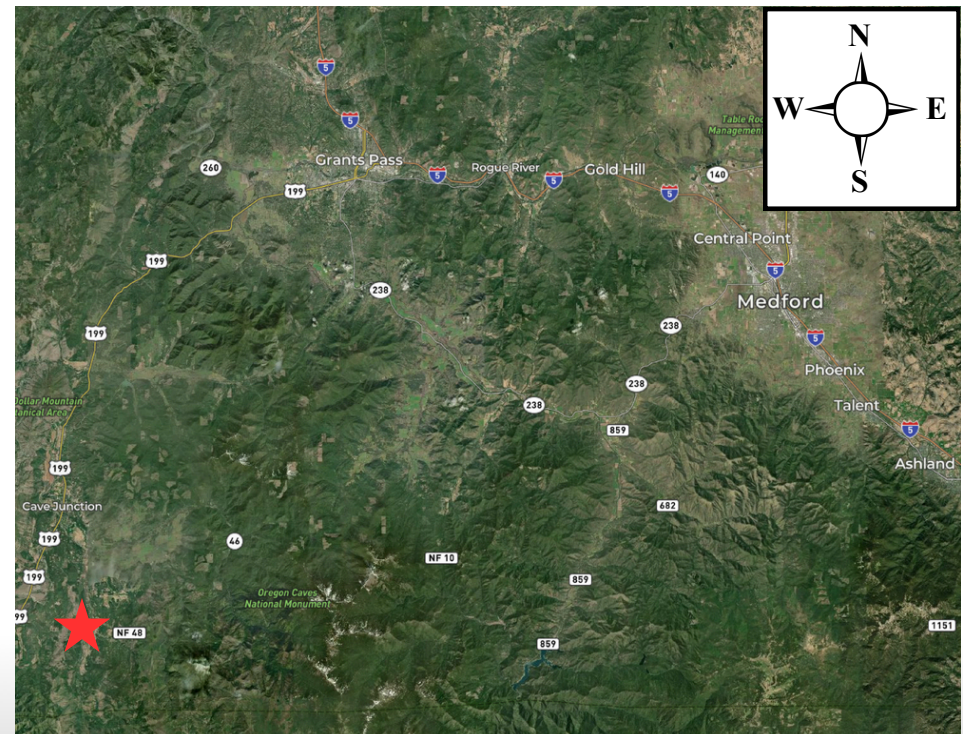
Illinois Valley

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

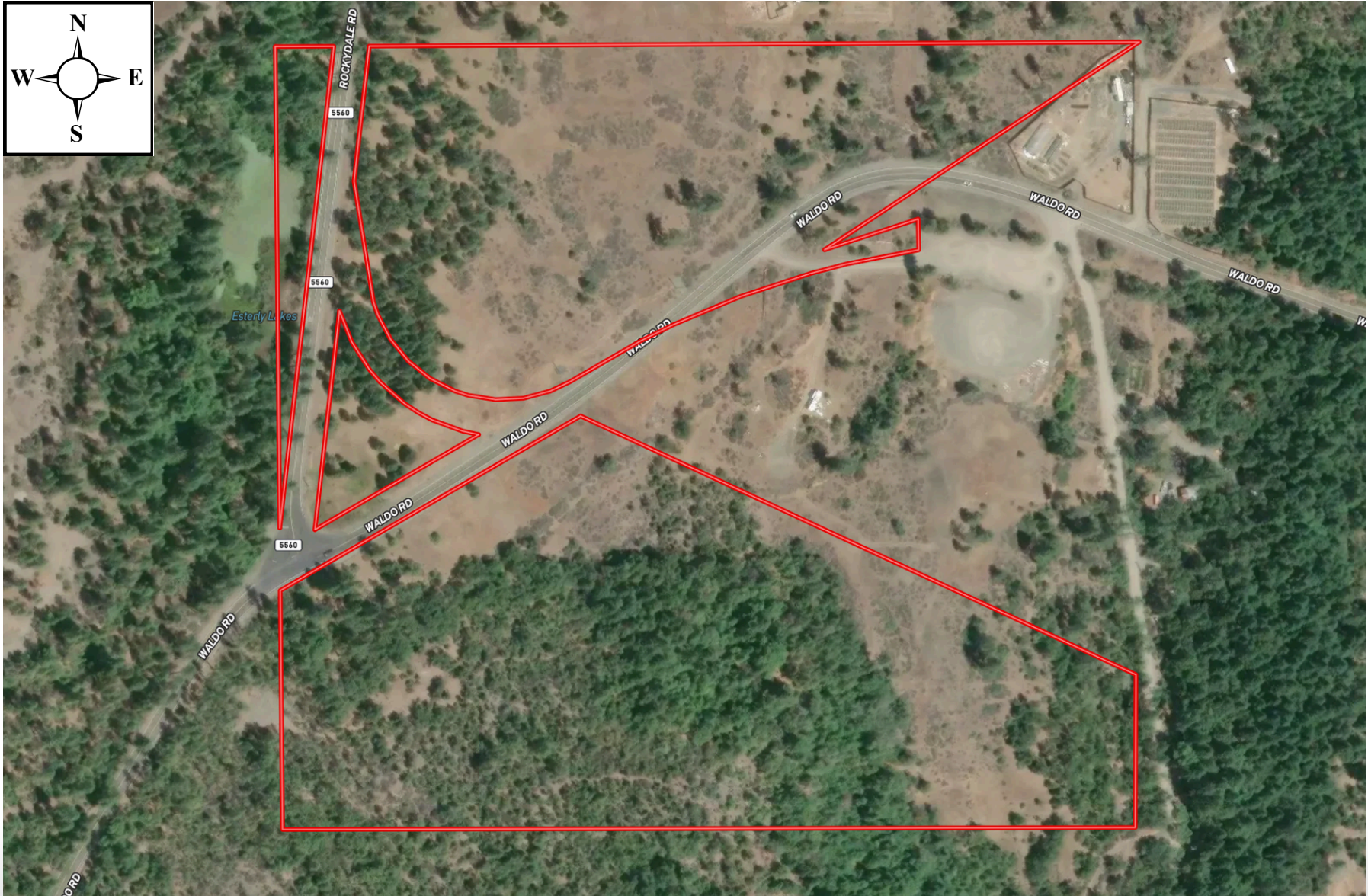
The greater Rogue Valley provides broader access to the services and amenities of Southern Oregon. Grants Pass, Medford, Jacksonville, Ashland, and surrounding communities offer regional healthcare, shopping, dining, employment, and transportation options. The region is also known for its rivers, lakes,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

TL100 Waldo Road, O'Brien





LANDLEADER

MARTIN
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