

159 Bloom Road

Wolf Creek Oregon



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WELCOME

159 Bloom Road

Township	Range	Section	Tax Lot	Taxes	Account #	Acres	Zoning
33	6	22	1200	$2,209.00	R300418	2.58	RC

Rare Roadside Property in Wolf Creek

Just off Interstate 5 in the small community of Wolf Creek in northern Josephine County, this 2.58-acre property offers easy freeway on and off access and visibility from the main north-south route along the West Coast. Here you'll find a move-in ready cabin, two former motel buildings, two general-purpose outbuildings, and an RV pad with full hookups. The basics are already in place too, with 400 amp electrical service, a domestic well, and septic.

Coyote Creek runs along approximately 159 feet of the property, surrounded by mature trees and level to gently sloping ground. Three freeway-facing sign locations help catch the eye of passing traffic. Zoned Rural Commercial (RC), the property offers flexibility for a variety of uses, whether a buyer's plans are residential, commercial, or a little of both.



A WARM RUSTIC RETREAT

159 Bloom Road, Wolf Creek

Studio-Style Cedar Cabin

This cedar cabin has a cozy, classic charm. Built in 1951 and remodeled in 2006, the 544 sq ft studio-style cabin offers an open living and sleeping area, a kitchen, and one full bathroom, all on a single level.

Inside, wood floors and wood ceilings give the cabin a warm, rustic character. Windows on multiple sides bring in natural light and look out to the surrounding trees, keeping you connected to the outdoors even when you're inside.

Outside, the cabin has wood siding and a metal roof, a durable combination, and the cedar has weathered over the years to a rich, dark tone that blends right into the woods. The covered porch is a nice spot to sit with a cup of coffee and take in the mature trees and the creekside setting along Coyote Creek.

Whether you're looking for a full-time home, a weekend getaway, or a place to stay while you plan for the rest of the property, the cabin is ready to use today and makes a comfortable home base in this corner of Southern Oregon.



Former Motel & Improvements

Two former motel buildings with four rooms each remain on the property, giving a buyer a head start with structures already in place. The interiors have been gutted, leaving open shells ready for renovation. Rather than building from the ground up, a buyer can focus on finishing the space, whether that means restoring the original lodging use or adapting it for storage, workshops, or other uses permitted under the zoning.

Coyote Creek and the Grounds

Coyote Creek runs along the property, adding a natural feature and a quiet backdrop to the grounds. Mature trees provide shade in the warmer months and seasonal color in the fall, making the outdoor spaces enjoyable throughout the year. The dedicated RV pad with full hookups is ready to use, offering a convenient spot for visiting guests or a buyer's own RV.



PROPERTY OVERVIEW

159 Bloom Road, Wolf Creek

Access	Private driveway off of Bloom Road
Present Land Use	Improved property with studio-style cabin & two former motel buildings.
2025 Taxes	$2,209.00
Zoning	RC
Elevations	~1,320' above sea level.
Topography	Level to slightly sloping.
Live Water	Coyote Creek - approximately 159' of total creek frontage.
Domestic Water	Domestic well on site - records indicate well is producing at 0.10 gpm
Sanitation	Septic system on site - historic permit reflects approved 1,000-gallon tank
Power Service	400 amp standard electrical service
Gas/Propane	Propane









CABIN OVERVIEW

159 Bloom Road, Wolf Creek

Year Built	Complete rebuild in 2006
Approx. SF	578 SF per Floorplan
Bed / Bath	Studio-style living with 1 Bathroom
Levels	Single level
Floor Plan Notes	Studio-style cabin with open living/sleeping area, kitchen, one full bathroom wood floors and wood ceilings
Hot Water Heater	Electric
Exterior Siding	Wood
Roofing	Metal
Doors and Windows	Standard









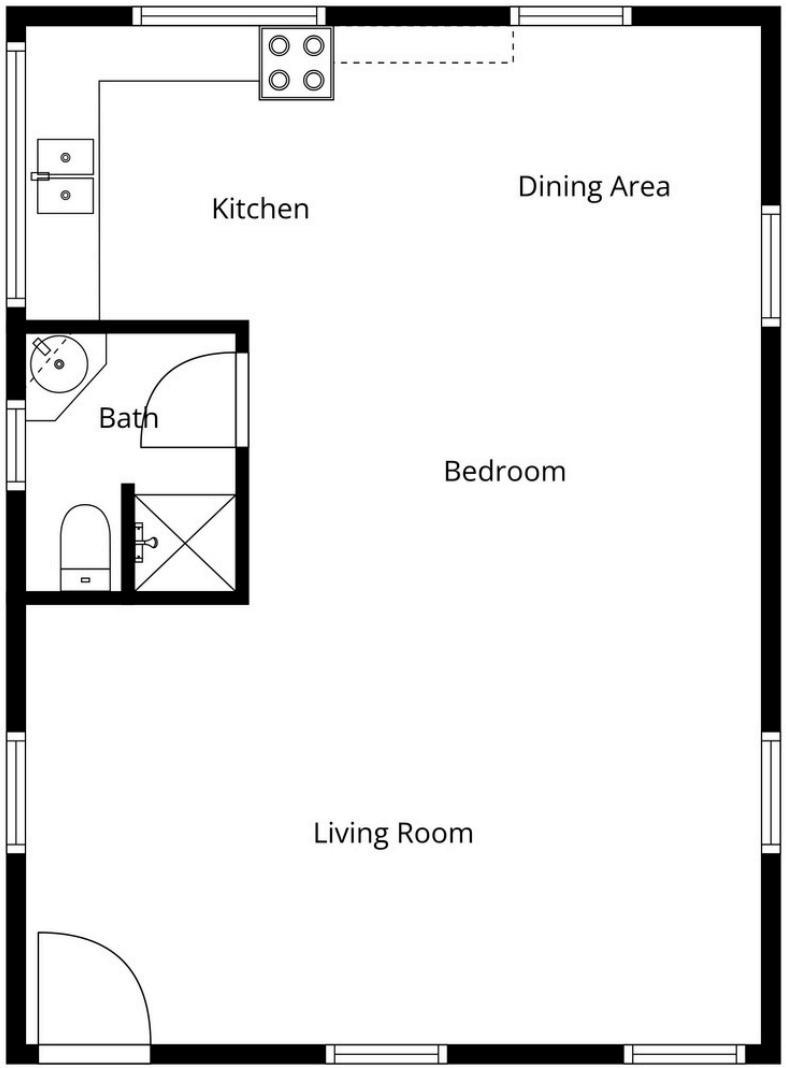
EXTERIOR IMPROVEMENTS

159 Bloom Road, Wolf Creek

Former Motel Buildings	Two former motel buildings with four rooms each. Interiors have been gutted and are positioned for renovations
General Purpose Buildings/Sheds	Two detached general-purpose outbuilding suitable for storage, workshop use, or future improvement
RV Improvements	Dedicated RV pad with full hook ups
Signage	Three reported freeway-facing sign locations are available for property use

FLOOR PLANS (CABIN)

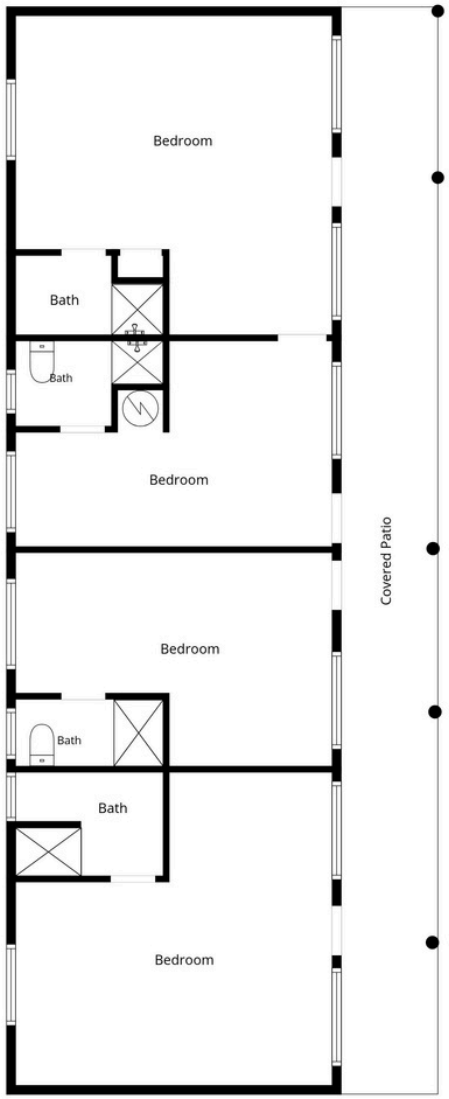
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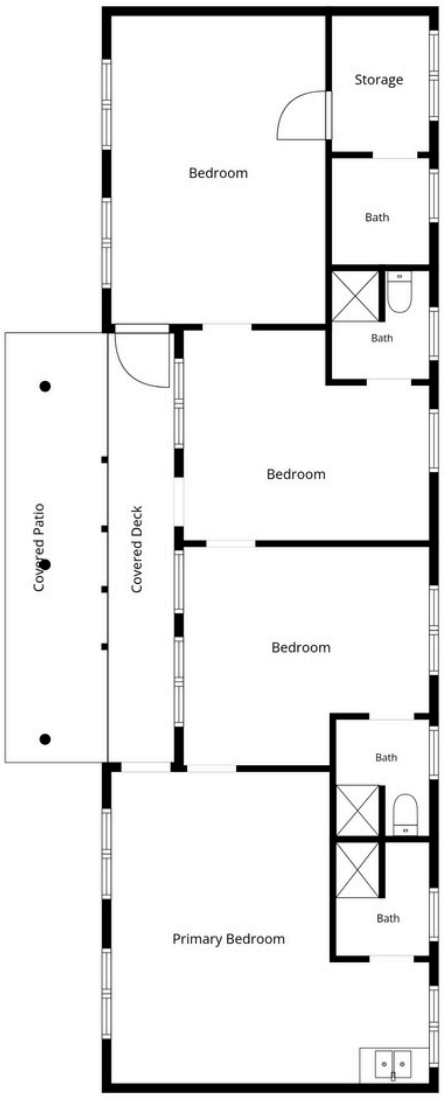
Floor Plans Created By Whetstone Creative Agency. Measurements Deemed Highly Reliable But Not Guaranteed.

FLOOR PLANS (MOTELS)

159 Bloom Road, Wolf Creek



1st Floor



2nd Floor

Floor Plans Created By Whetstone Creative Agency. Measurements Deemed Highly Reliable But Not Guaranteed.

Wolf Creek

Wolf Creek is a small unincorporated community in northern Josephine County, just off I-5, and is home to the Wolf Creek Inn State Heritage Site, built around 1883 and managed today by Oregon State Parks.

Grants Pass

About 20 miles south, Grants Pass is the commercial and recreational hub of Josephine County, offering a historic downtown, local dining and shopping, parks, Asante Three Rivers Medical Center, and access to the Rogue River.

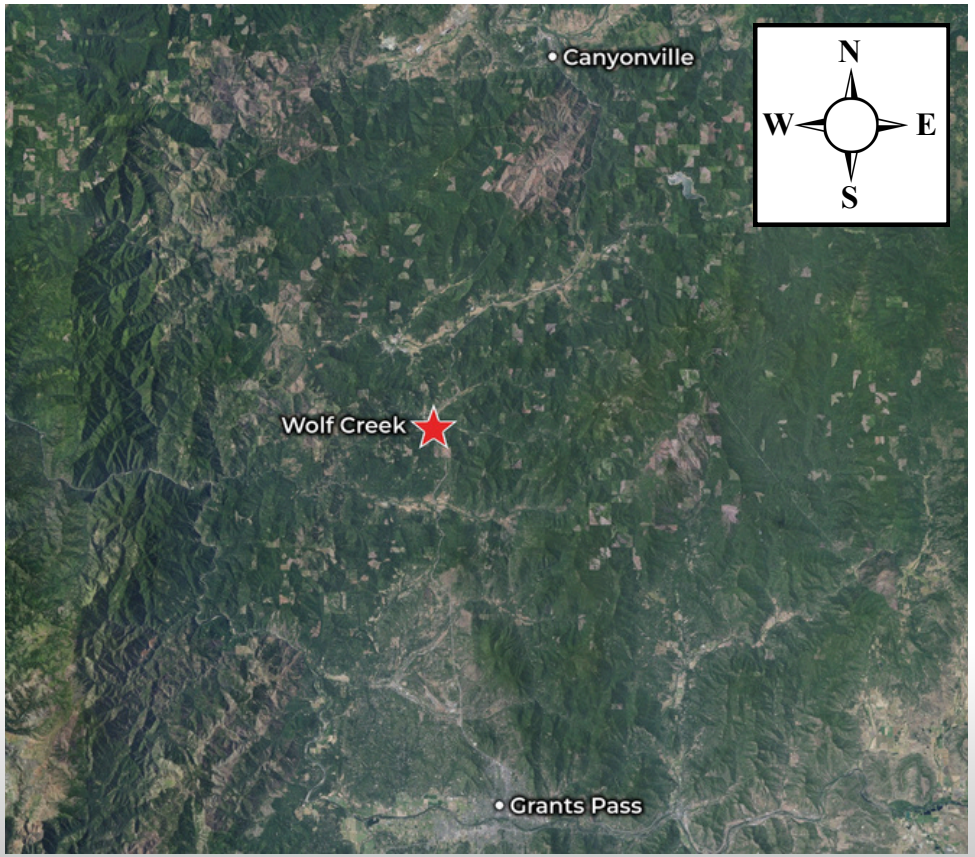
Southern Oregon

The region is known for its forested hills, rivers, and year-round outdoor recreation, with the Rogue River, public lands, hiking trails, and fishing within reach. A warm-summer Mediterranean climate brings dry summers and cooler, wetter winters.

Climate

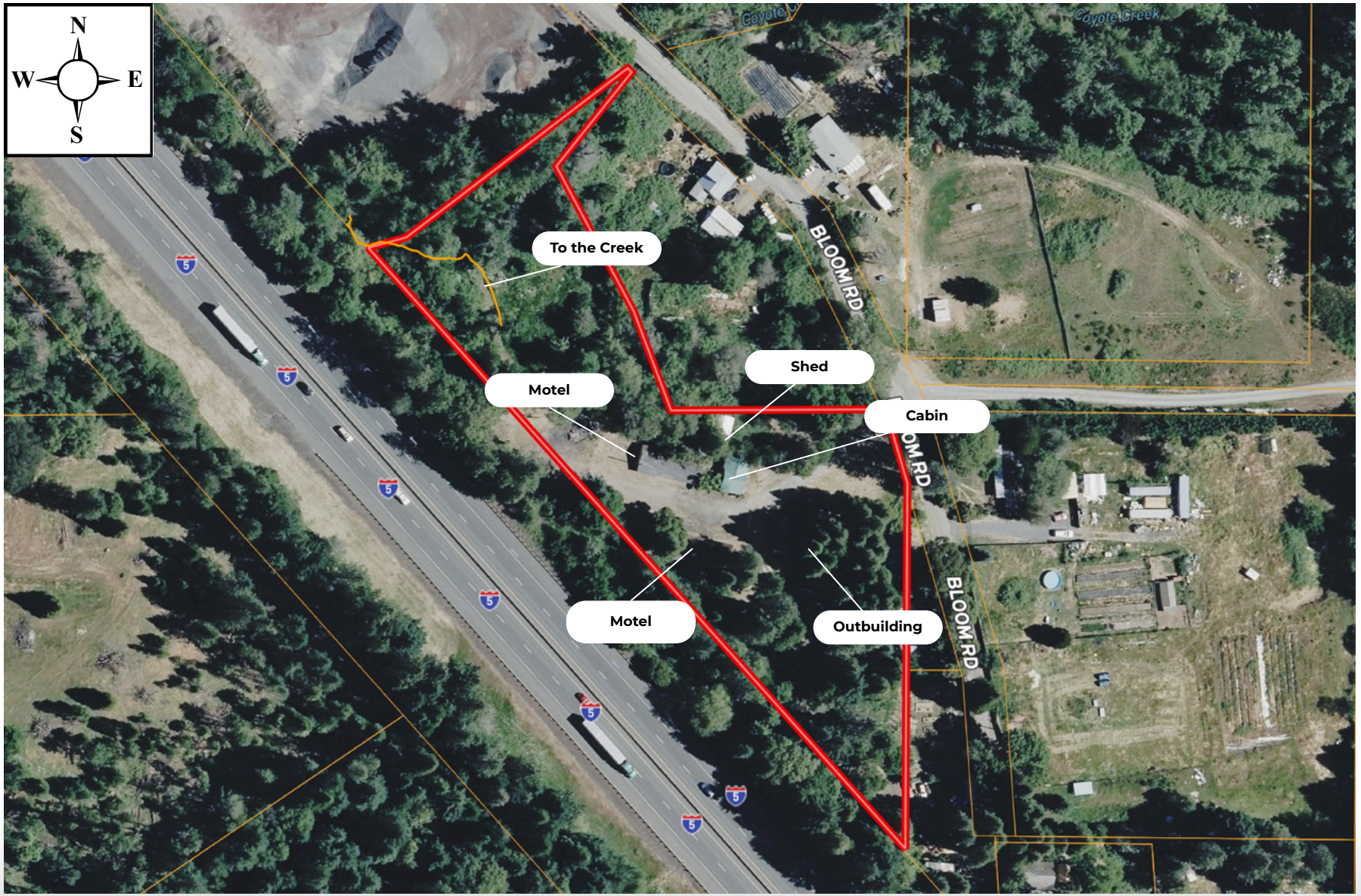
Wolf Creek has a warm-summer Mediterranean climate with distinct seasons. Summers are sunny and dry, with July and August highs near 90°F in nearby Grants Pass and cool evenings. Winters are mild, with daytime highs in the mid to upper 40s, and most of the area's roughly 30 inches of annual precipitation falls between November and March. Snowfall is light, averaging only a few inches a year.

Destination	Approx. Drive
Wolf Creek Inn	~ 1 Mile
Grants Pass	~ 20 Miles
Canyonville	~23 Miles
Asante Three Rivers Medical Center	~ 24 Miles
Rogue Valley International Airport	~ 46 Miles



MAP

159 Bloom Road, Wolf Creek





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