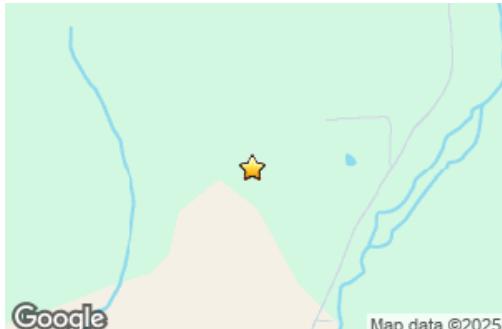


Land MLS#220195910
688 Crooks Creek Road
Selma, OR 97538
County: Josephine
Section: Not Applicable
Cross Street: Deer Creek

Lot Size Square Feet: 1,623,046	Annual Taxes: \$22.12	\$215,000
Lot Size Acres 37.26	Zoning: Wr; Woodlot Resource	Active DOM: 150 CDOM: 150



Parcel Number: R3270412
Property Sub Type: Agriculture
Subdivision Name: N/A
Zoning: Wr; Woodlot Resource
Additional Parcels: No

Public Remarks: Private natural beauty! 37.26 Acre parcel with wonders to explore. Your choice of a sport, great hiking or quad riding adventure along the developed road system. Some sloping and wooded areas. The property features spring-fed ponds, garden area established for agricultural use full of sunshine, and diverse wildlife. Zoned Woodlot Resource. Septic system approved and in place with power pole to the property. Seller has inquired with Pacific Power to re-establish the service meter. Views at the top are spectacular! The forest contains Douglas Fir, Oak, Madrone and Cedar. Mountain views, opportunity, and seclusion make this a must see property! You can not find a better site in the Illinois Valley. Many possibilities for the right buyer. OWNER MAY CARRY. Inquire for maps and more information today!

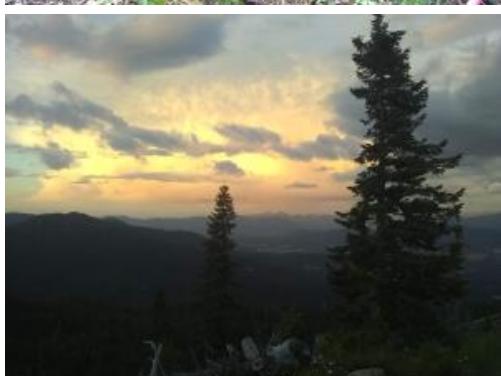
General Property Information	Exterior Information	Land Information
CC&R's: No FIRPTA: No Association: No Elementary School: Evergreen Elem Middle Or Junior School: Lorna Byrne Middle High School: Illinois Valley High Tax Annual Amount: \$22.12 Tax Lot: 500 Tax Year: 2024 Senior Community: No	Lot Features: Level; Marketable Timber Home/Build Site: Not Applied For Railroad: Not Available View: Forest; Territorial	Current Use: Vacant Utilities: Electricity Available; Electricity Connected Utilities Location: At Street
Listing Office Information	Listing/Contract Information	Construction
	Original List Price: \$265,000 List Price per Acre: \$5,770.26 Listing Contract Date: 02/15/2025 Listing Terms: Cash; Conventional; Owner Will Carry Special Listing Conditions: Standard	Power Production: None Utilities: Electricity Available; Electricity Connected Sewer: Septic Tank Water Source: Spring Irrigation Water Rights: No

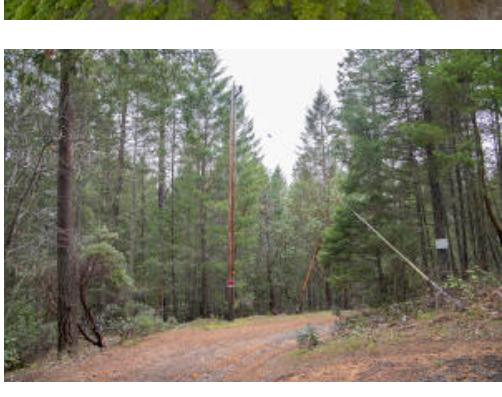
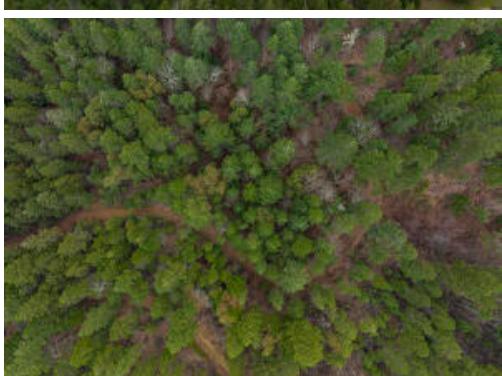
Listing courtesy of:



Shauna Mayfield License:201258800
eXp Realty, LLC
568 NE E St
Grants Pass, OR 97526
541-250-0233
888-814-9613
shauna.mayfield@exprealty.com









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