

Residential MLS#220201921  
 2912 Caves Highway  
 Cave Junction, OR 97523  
 County: Josephine  
 Section: Not Applicable  
 Cross Street: Smith Sawyer Rd

Main House SqFt: 784  
 Total Living SqFt: 784

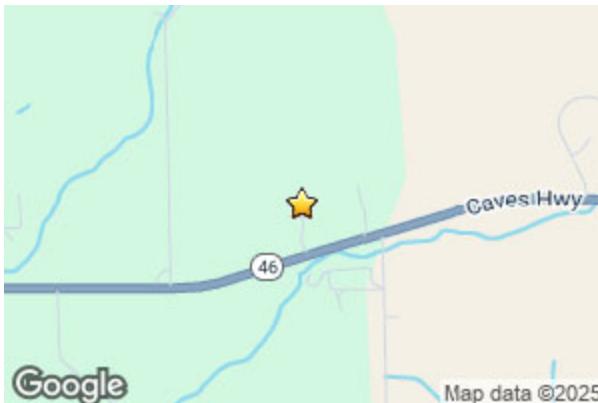
Lot Size Acres  
 5.12

**\$250,000**

Bedrooms  
 2

Bathrooms  
 Total: 1 (Full: 1 Half: 0)

**Active**  
 DOM: 150 CDOM: 150



**Parcel Number:** R330599  
**Property Sub Type:** Manufactured On Land  
**Subdivision Name:** N/A  
**Lot Size SqFt:** 223,027  
**Year Built:** 1979  
**Zoning:** Rr5; Rural Res 5 Ac  
**Additional Parcels:** No  
**Tax Lot:**  
**Tax Block:**  
**Tax Map Number:** 39-08-25-00-000813  
**Tax Year:** 2024  
**Tax Annual Amount:** \$1,057.5

**Public Remarks:** Set on 5.12 serene acres of sunny meadow and mature trees, this property offers the perfect opportunity to build your dream home from the ground up. The existing 2-bed, 1-bath 1979 single-wide provides a functional base while you plan, or tear it down and start fresh to fully realize the potential of this storybook setting. A gardener's paradise, the land is rich with raised beds, perennials, a lily pond, Concord grapes, red apples, fig, dogwood, Daphne, tea roses, berries, and more. A 15 GPM well ensures abundant water for your planting needs. The orchard and treehouse-viewing deck add whimsical charm, while outbuildings, including a carport, garage, and multiple sheds, offer plenty of space for tools, storage, or hobbies. With BLM land at the back for added privacy and direct access to nature, this is a rare opportunity to create a peaceful retreat in a fertile corner of Southern Oregon. Bring your vision!

General Property Information	Interior Information	Exterior Information
<b>Rented:</b> No <b>CC&amp;R's:</b> No <b>FIRPTA:</b> No <b>Association:</b> No <b>Short Term Rental Permit Issued:</b> No <b>Elementary School:</b> Evergreen Elem <b>Middle Or Junior School:</b> Lorna Byrne Middle <b>High School:</b> Illinois Valley High <b>Tax Annual Amount:</b> \$1,057.50 <b>Tax Year:</b> 2024 <b>Tax Map Number:</b> 39-08-25-00-000813 <b>Senior Community:</b> No	<b>Appliances:</b> Refrigerator; Water Heater <b>Cooling:</b> Wall/Window Unit(s) <b>Flooring:</b> Laminate; Vinyl <b>Heating:</b> Forced Air <b>Interior Features:</b> Primary Downstairs <b>Rooms:</b> Kitchen; Laundry; Living Room; Primary Bedroom; Second Primary; Sunroom <b>Security Features:</b> Carbon Monoxide Detector(s); Smoke Detector(s)	<b>Structure Type:</b> Manufactured House <b>Architectural Style:</b> Other <b>Lot Features:</b> Level <b>Lot Size Acres:</b> 5.12 <b>Garage:</b> Yes- 2 Spaces <b>Parking Features:</b> Detached; Driveway <b>View:</b> Territorial
Construction	Listing/Contract Information	Listing Office Information
<b>New Construction:</b> No <b>Accessory Dwelling Unit YN:</b> No <b>Levels:</b> One <b>Common Walls:</b> No Common Walls; No One Above; No One Below <b>Construction Materials:</b> Unknown <b>Basement:</b> None <b>Foundation Details:</b> Block <b>Body Type:</b> Single Wide <b>Power Production:</b> None <b>Utilities:</b> Electricity Connected <b>Roof:</b> Metal <b>Sewer:</b> Septic Tank <b>Water Source:</b> Well	<b>Original List Price:</b> \$260,000 <b>List Price per SqFt:</b> \$318.88 <b>Listing Contract Date:</b> 05/16/2025 <b>Listing Terms:</b> Cash; Conventional <b>Special Listing Conditions:</b> Standard	

Listing courtesy of:

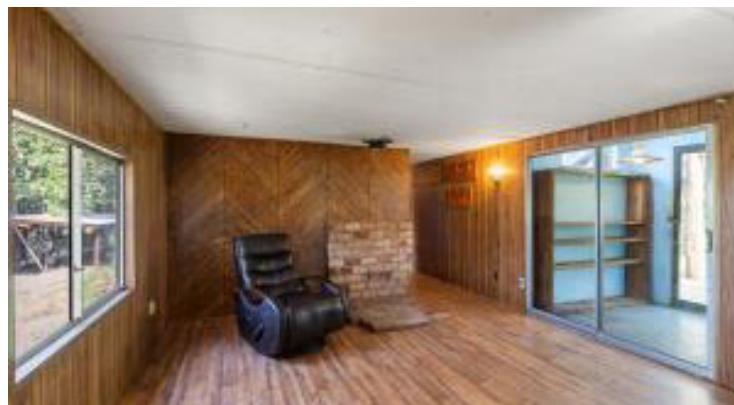
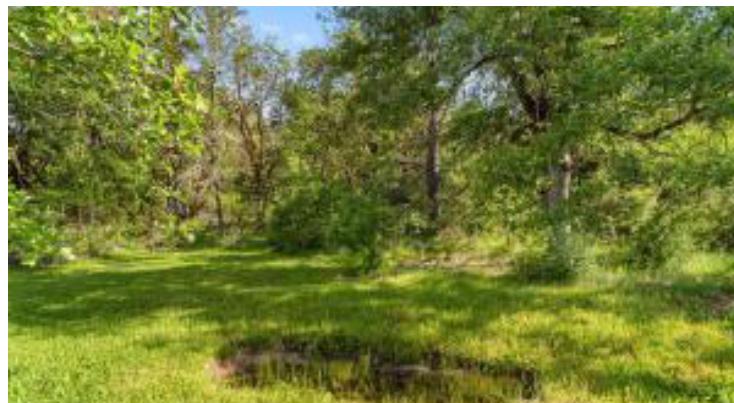


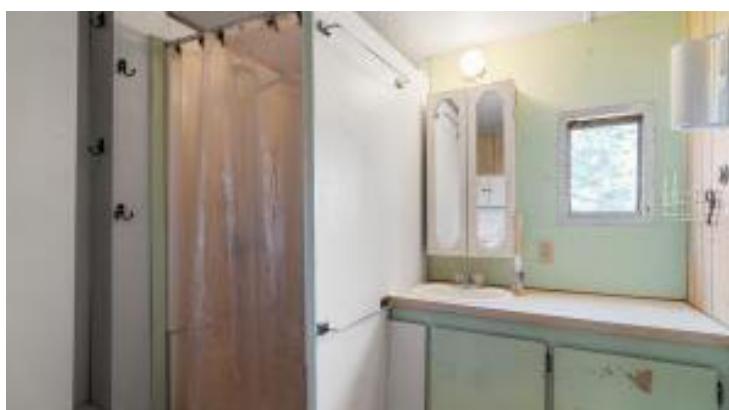
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Welcome!













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