

Residential MLS#220190857  
 1018 Thompson Creek Road  
 Selma, OR 97538  
 County: Josephine  
 Section: Not Applicable  
 Cross Street: Lakeshore Drive

Main House SqFt: 2,001 Total Living SqFt: 2,001	Lot Size Acres 1.23	\$322,900
Bedrooms 3	Bathrooms Total: 3 (Full: 3 Half: 0)	Active DOM: 451 CDOM: 943



Parcel Number:	R327400
Property Sub Type:	Manufactured On Land
Subdivision Name:	N/A
Lot Size SqFt	53,579
Year Built:	1975
Zoning:	Rr5; Rural Res 5 Ac
Additional Parcels:	No
Tax Lot:	304
Tax Block:	
Tax Map Number:	38S / 07W / 21
Tax Year:	2023
Tax Annual Amount:	\$1,515.28

**Public Remarks:** \$10,000 Buyer Credit! This thoughtfully developed small-acreage property offers extensive infrastructure ideal for a hobby farm, homestead, or creative rural use. A historic 1909 two-story barn features cement flooring, a garage bay, workbenches, divided interior spaces, and a 14' x 36' rear addition—well suited for workshop space, storage, or projects. Additional improvements include RV hookups with electric, water, and septic, a large three-stall outbuilding, 28' x 17' RV cover, well house, cold-storage rock house, greenhouse, potting shed, and three chicken coops—creating a strong foundation for self-sufficiency and small-scale agriculture. The approx. 2,000 sq ft home offers a spacious primary suite with walk-in closet, dual vanity, and new low-step shower, plus a second large bedroom, office/loft space, flexible living and dining areas, a country kitchen with generous cabinetry, and a functional mudroom. Seasonal Thompson Creek borders the rear of the property.

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> South Middle <b>High School:</b> Illinois Valley High <b>Tax Annual Amount:</b> \$1,515.28 <b>Tax Year:</b> 2023 <b>Tax Lot:</b> 304 <b>Tax Map Number:</b> 38S / 07W / 21 <b>Senior Community:</b> No	<b>Appliances:</b> Dishwasher; Dryer; Range; Range Hood; Washer; Water Heater; Other <b>Cooling:</b> Central Air; Heat Pump <b>Flooring:</b> Carpet; Vinyl <b>Heating:</b> Electric; Forced Air; Heat Pump; Wood; Other <b>Interior Features:</b> Breakfast Bar; Built-in Features; Ceiling Fan(s); Double Vanity; Fiberglass Stall Shower; Kitchen Island; Laminate Counters; Linen Closet; Pantry; Primary Downstairs; Walk-In Closet(s) <b>Rooms:</b> Breakfast Nook; Dining Room; Family Room; Kitchen; Laundry; Loft; Mud Room; Primary Bedroom <b>Window Features:</b> Aluminum Frames; Double Pane Windows; Vinyl Frames <b>Security Features:</b> Carbon Monoxide Detector(s); Smoke Detector(s)	<b>Structure Type:</b> Manufactured House <b>Architectural Style:</b> Traditional <b>Exterior Features:</b> RV Hookup <b>Patio and Porch Features:</b> Deck <b>Lot Features:</b> Fenced; Garden; Level <b>Lot Size Acres:</b> 1.23 <b>Other Structures:</b> Barn(s); Greenhouse; Poultry Coop; Shed(s); Workshop <b>Garage:</b> Yes- 1 Spaces <b>Parking Features:</b> Detached; Detached Carport; Driveway; RV Access/Parking; Storage; Workshop in Garage <b>Road Surface Type:</b> Paved <b>View:</b> Creek/Stream; Forest; Mountain(s) <b>Waterfront Features:</b> Creek <b>Horse Property:</b> No
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> Frame <b>Basement:</b> None <b>Foundation Details:</b> Concrete Perimeter <b>Body Type:</b> Single Wide; Other <b>Power Production:</b> None <b>Utilities:</b> Electricity Connected <b>Roof:</b> Composition	<b>Original List Price:</b> \$339,000 <b>List Price per SqFt:</b> \$161.37 <b>Listing Contract Date:</b> 10/03/2024 <b>Listing Terms:</b> Cash; Conventional <b>Special Listing Conditions:</b> Standard	

**Sewer:** Septic Tank; Standard Leach Field  
**Water Source:** Well

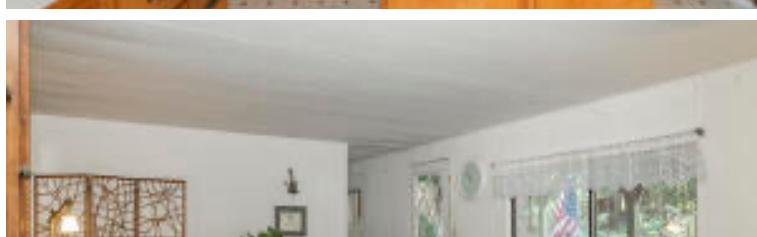
**Listing courtesy of:**

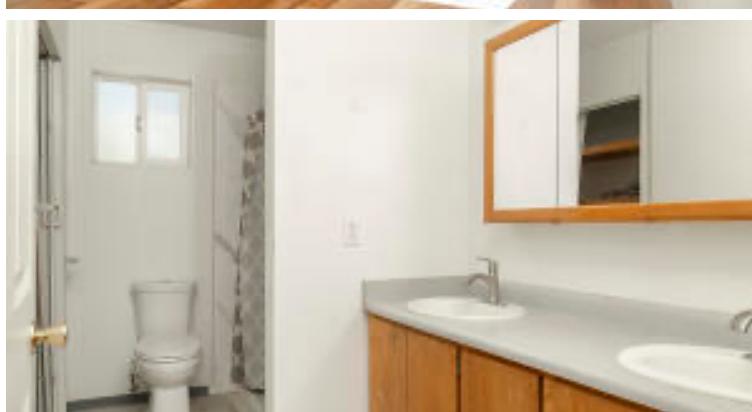
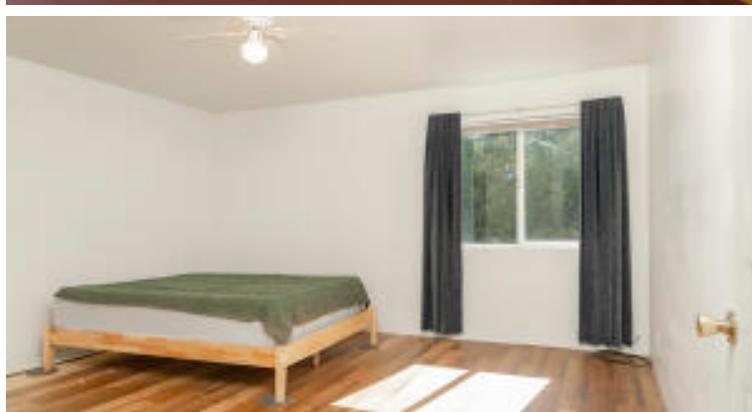


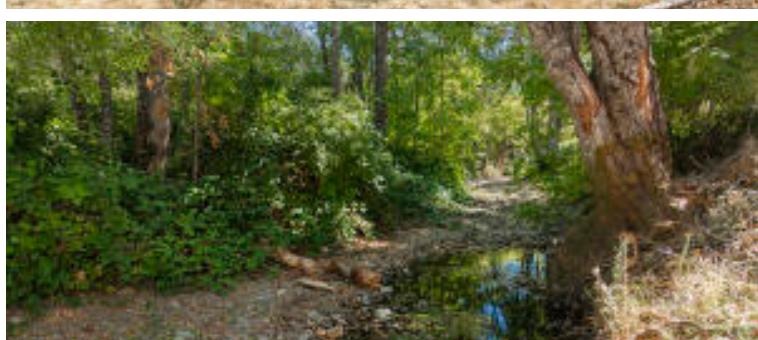
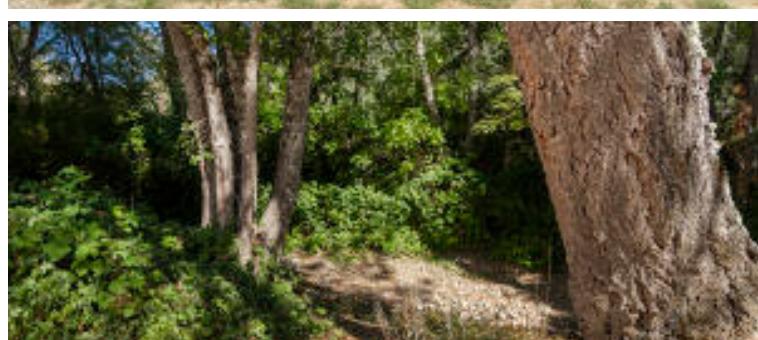
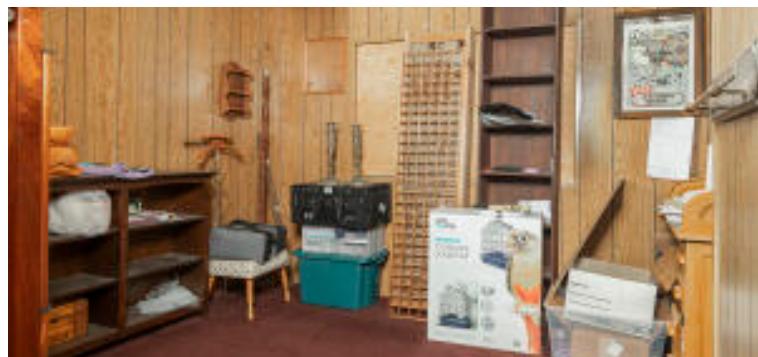
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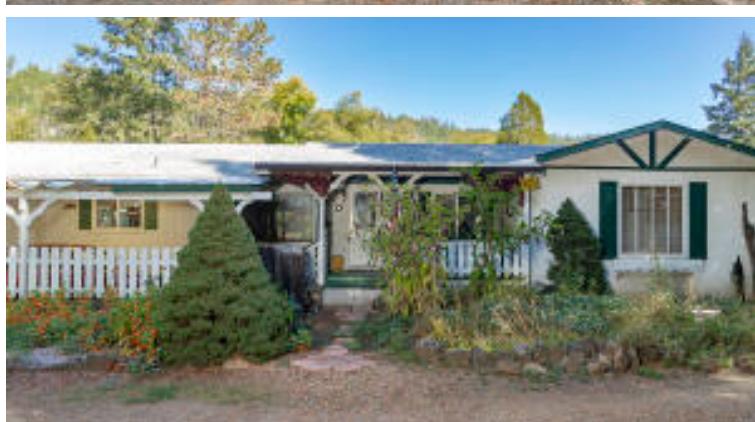
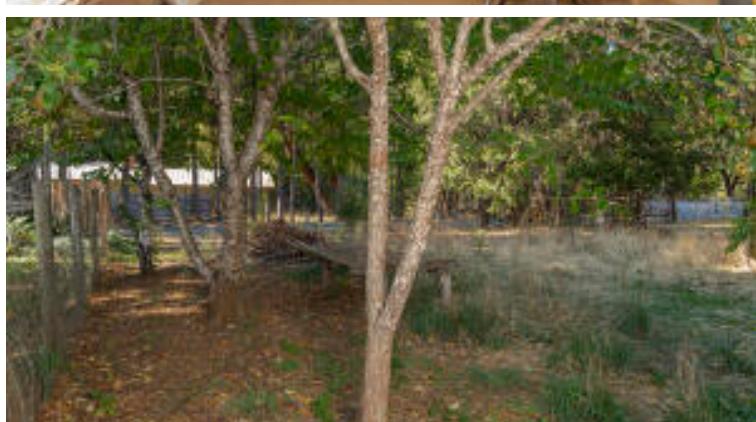


Peaceful Thompson Creek Living











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