

Land MLS#220195460  
 550 Terrace Heights Road  
 Selma, OR 97538  
 County: Josephine  
 Section: Not Applicable  
 Cross Street: Forest Creek Rd

Lot Size Square Feet:  
 667,339

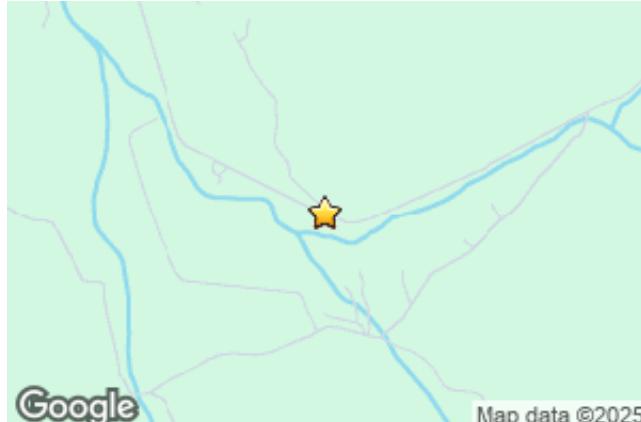
Annual Taxes:  
 \$769.36

**\$219,900**

Lot Size Acres  
 15.32

Zoning:  
 RR5

**Active**  
 DOM: 265 CDOM: 265



**Parcel Number:** R327518  
**Property Sub Type:** Residential Lots  
**Subdivision Name:** N/A  
**Zoning:** RR5  
**Additional Parcels:** Yes  
**Additional Parcels:** 38-07-34-B0-000118,  
**Description:** R327518 & R327517

**Public Remarks:** Motivated Seller! Secluded mountain retreat spanning 15+ acres across 3 parcels, offering unparalleled privacy and breathtaking views! Featuring an impressive 30'x80' shop ideally suited for a home-based business, the property is serviced by a private well (8 GPM per Seller) and generator power, with a transformer conveniently located at the property line. The large developed flat presents an excellent opportunity for a future homesite. Step inside the shop to discover a fully equipped workspace with ceiling-mount industrial-grade propane heaters and split AC units for optimal climate control. The bathroom onsite is complete with a toilet, sink, and shower featuring on-demand hot water. The Seller has previously inquired with Pac Power to establish public utility to the property. 2500-gallon water tanks and 40' spray-foam insulated cargo containers sold separately. Exceptional property where tranquility meets functionality. Experience the ultimate in mountain living. Don't miss this!

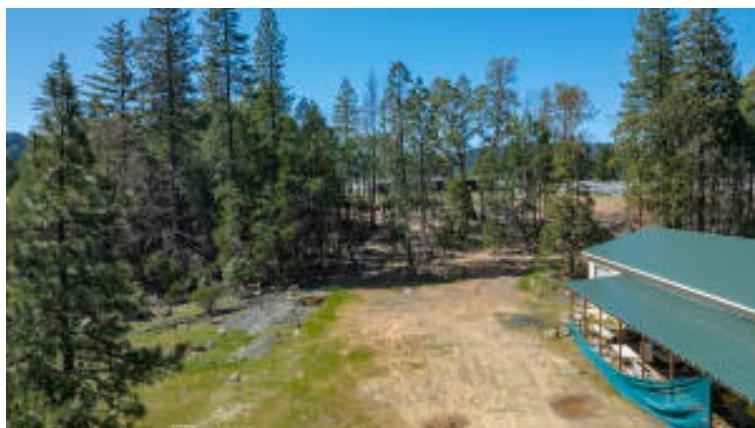
| General Property Information   | Exterior Information  | Land Information   |
|--|---|--|
| <b>CC&amp;R's:</b> No<br><b>FIRPTA:</b> No<br><b>Association:</b> No<br><b>Elementary School:</b> Evergreen Elem<br><b>Middle Or Junior School:</b> Lorna Byrne Middle<br><b>High School:</b> Illinois Valley High<br><b>Tax Annual Amount:</b> \$769.36<br><b>Tax Lot:</b> 106<br><b>Tax Map Number:</b> 38S / 07W /34 / NW<br><b>Tax Year:</b> 2022<br><b>Senior Community:</b> No | <b>Lot Features:</b> Level; Sloped  | <b>Current Use:</b> Vacant<br><b>Utilities:</b> None<br><b>Utilities Location:</b> None  |
| Listing Office Information   | Listing/Contract Information  | Construction   |
|  | <b>Original List Price:</b> \$265,000<br><b>List Price per Acre:</b> \$14,353.79<br><b>Listing Contract Date:</b> 02/05/2025<br><b>Back on Market Date:</b> 11/11/2025<br><b>Listing Terms:</b> Cash; Conventional<br><b>Special Listing Conditions:</b> Standard | <b>Power Production:</b> None<br><b>Utilities:</b> None<br><b>Sewer:</b> None<br><b>Water Source:</b> Well<br><b>Irrigation Water Rights:</b> No |

**Listing courtesy of:**

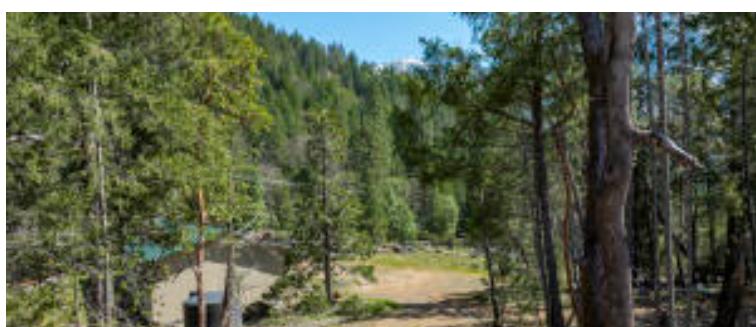


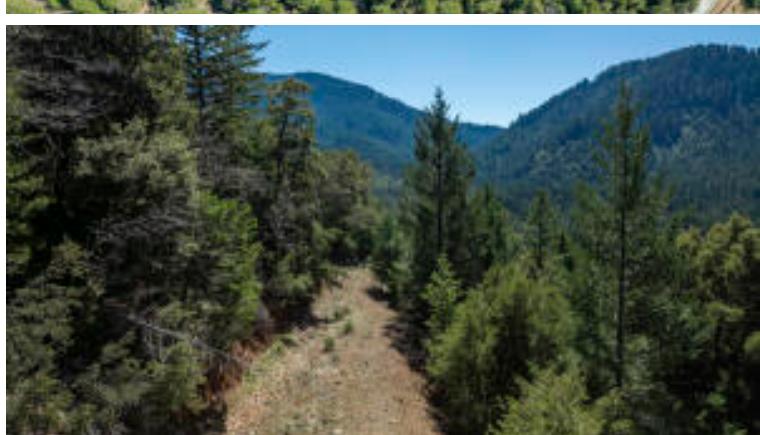
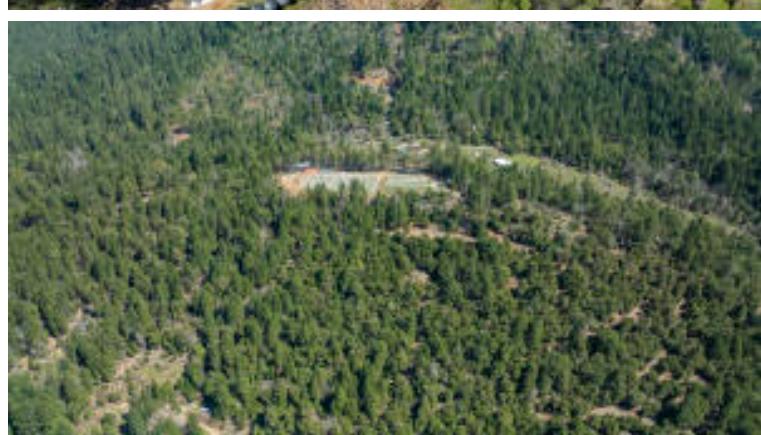
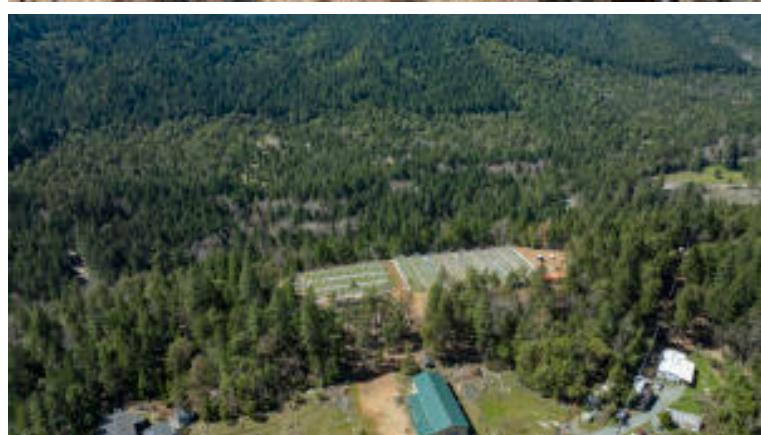
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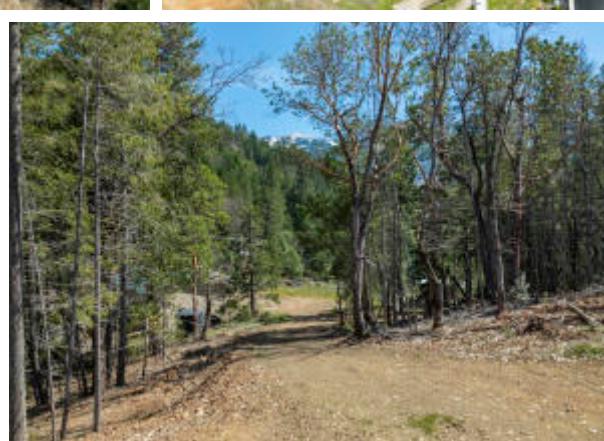
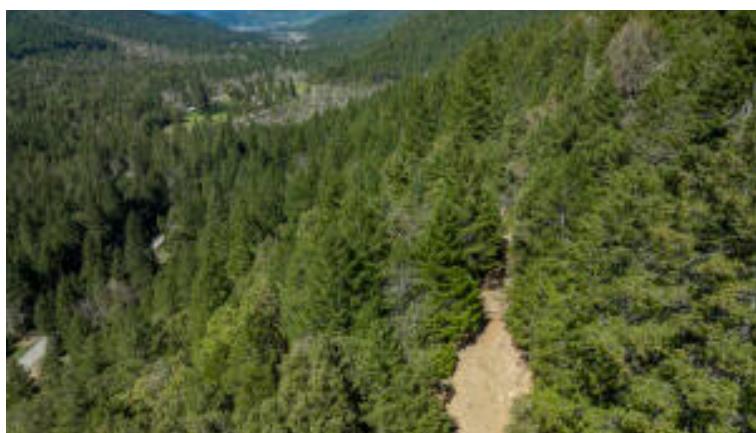




Entrance







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