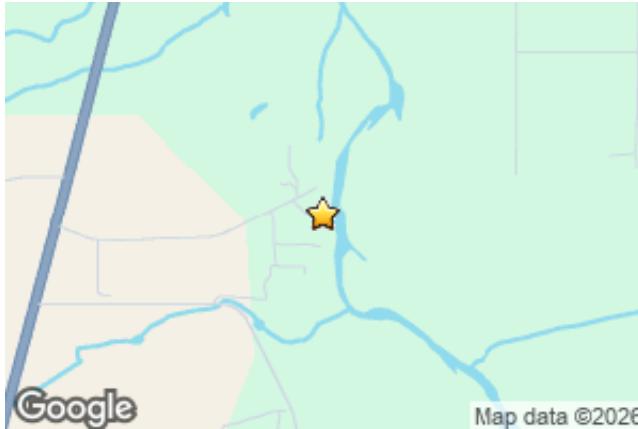


Residential MLS#220182366  
 151 Patton Bar Road  
 Cave Junction, OR 97523  
 County: Josephine  
 Section: Not Applicable  
 Cross Street: HWY-199

Main House SqFt: 2,300 Total Living SqFt: 2,300	Lot Size Acres 6.5	\$450,000
Bedrooms 3	Bathrooms Total: 3 (Full: 3 Half: 0)	Active DOM: 582 CDOM: 582



Parcel Number:	R331777
Property Sub Type:	Single Family Residence
Subdivision Name:	N/A
Lot Size SqFt	283,140
Year Built:	1946
Zoning:	Rr5; Rural Res 5 Ac
Additional Parcels:	Yes
Additional Parcels Description:	R331773, lot 400
Tax Lot:	700
Tax Block:	
Tax Map Number:	40S / 08W / 08
Tax Year:	2023
Tax Annual Amount:	\$2,492.53

**Public Remarks:** Contractor's Special on the Illinois River! Motivated Seller so don't miss this unique opportunity! Looking for privacy, space, and irrigation with riverfront charm? This 6.5-acre property spans two tax lots and offers excellent potential for agricultural use, including vineyard expansion. A Water Rights Certificate provides two acres of irrigation from the Illinois River, complete with a pump and sprinkler system already in place. The spacious 3-bedroom, 3-bath farmhouse is a work in progress, with quality upgrades underway. Bring your vision to finish it your way! With ample room for entertaining and comfortable living, this home is ready for its next chapter. Check with Josephine County Planning for options to build a second residence. Explore the possibilities and unlock the full potential of this riverfront offering. Seller is ready to make a move, schedule your showing today! Buyer to perform all due diligence.

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> \$2,492.53 <b>Tax Year:</b> 2023 <b>Tax Lot:</b> 700 <b>Tax Map Number:</b> 40S / 08W / 08 <b>Senior Community:</b> No	<b>Cooling:</b> None <b>Fireplace Features:</b> Living Room; Wood Burning <b>Flooring:</b> Laminate; Tile; Vinyl <b>Heating:</b> Electric; Wood <b>Rooms:</b> Family Room; Laundry; Living Room; Primary Bedroom; Second Primary <b>Window Features:</b> Aluminum Frames; Vinyl Frames <b>Security Features:</b> Carbon Monoxide Detector(s); Smoke Detector(s); Other	<b>Architectural Style:</b> Traditional <b>Patio and Porch Features:</b> Deck <b>Lot Features:</b> Fenced; Garden; Level <b>Lot Size Acres:</b> 6.5 <b>Other Structures:</b> Barn(s) <b>Garage:</b> Yes- 2 Spaces <b>Parking Features:</b> Attached Carport <b>View:</b> River <b>Waterfront Features:</b> River Front <b>Inclusions:</b> Hotwater Heater <b>Horse Property:</b> Yes
Construction	Listing/Contract Information	Listing Office Information
<b>New Construction:</b> No <b>Accessory Dwelling Unit YN:</b> No <b>Levels:</b> Two <b>Common Walls:</b> No Common Walls <b>Construction Materials:</b> Frame <b>Foundation Details:</b> Pillar/Post/Pier <b>Irrigation Source:</b> River <b>Power Production:</b> None <b>Utilities:</b> Electricity Connected <b>Roof:</b> Composition	<b>Original List Price:</b> \$625,000 <b>List Price per SqFt:</b> \$195.65 <b>Listing Contract Date:</b> 05/10/2024 <b>Projected Active Date:</b> 05/11/2024 <b>Back on Market Date:</b> 12/29/2025 <b>Listing Terms:</b> Cash; Contract; Conventional; Owner Will Carry; Private Financing Available <b>Special Listing Conditions:</b> Standard	

**Sewer:** Septic Tank  
**Water Source:** Spring  
**Irrigation Water Rights Acres:** 2  
**Irrigation Water Rights:** Yes

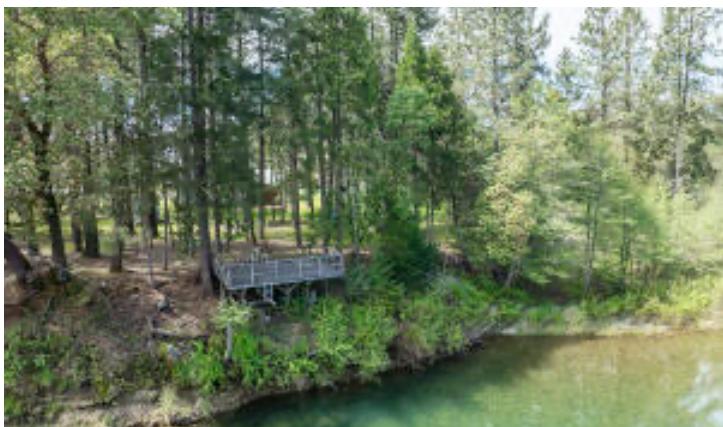
Listing courtesy of:



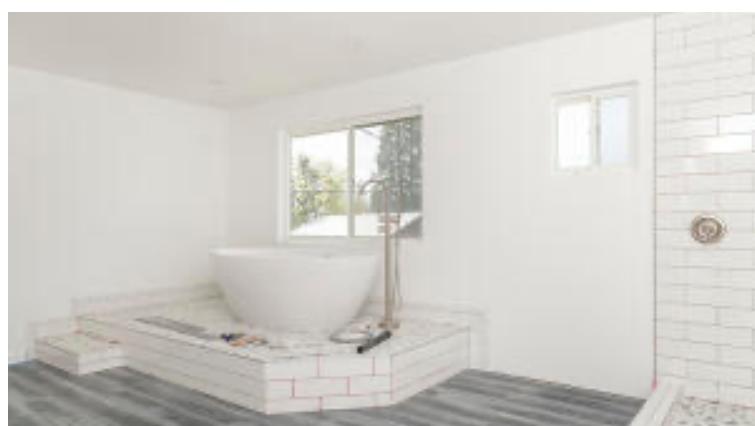
**Shauna Mayfield License:201258800**

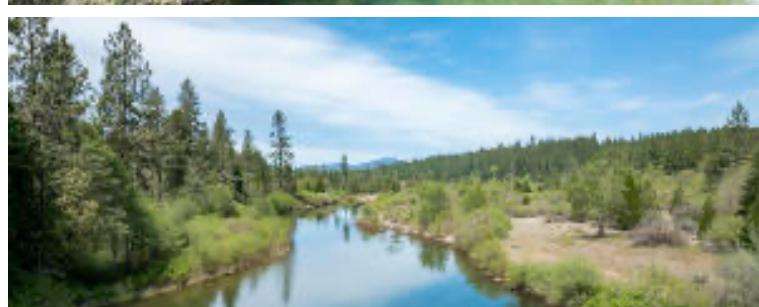
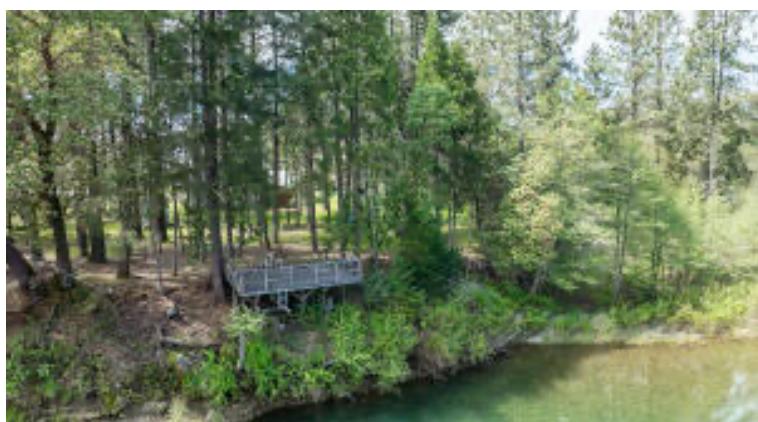
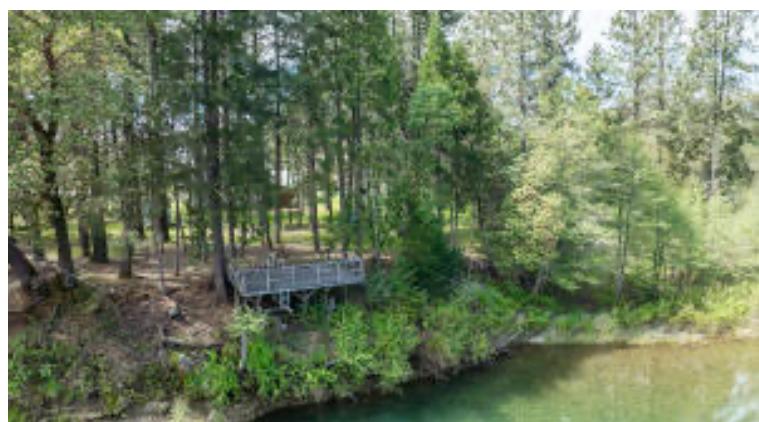
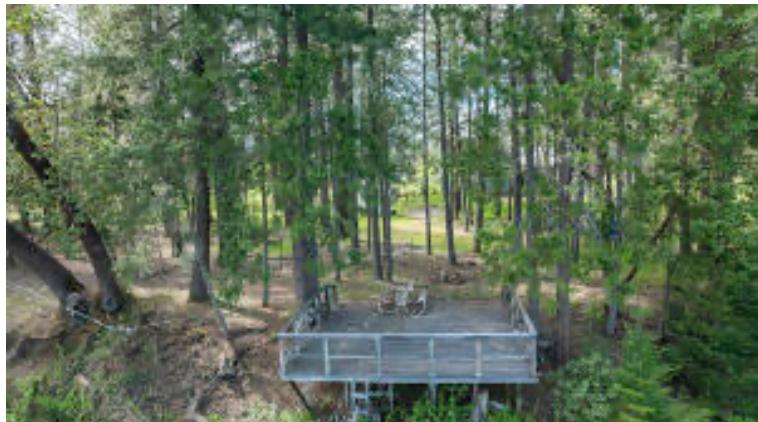
eXp Realty, LLC  
568 NE E St  
Grants Pass, OR 97526  
541-250-0233  
888-814-9613

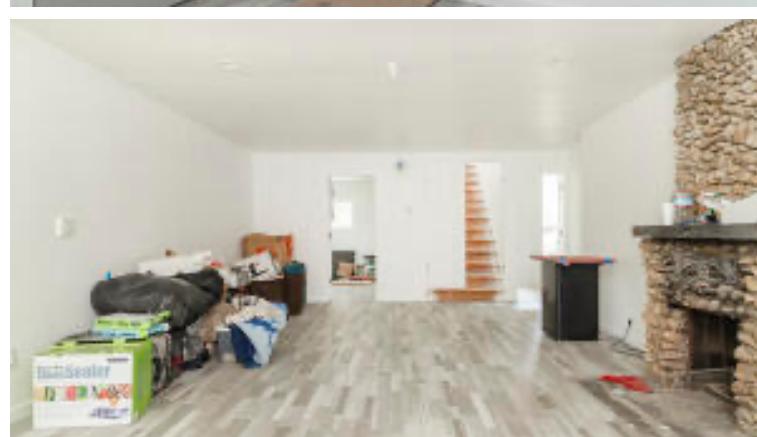
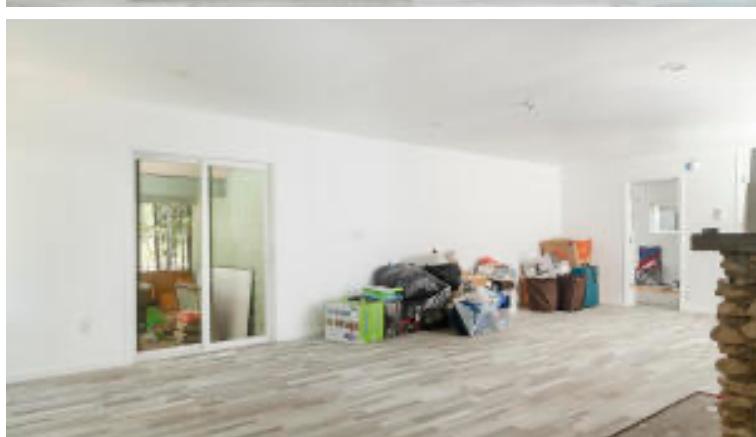
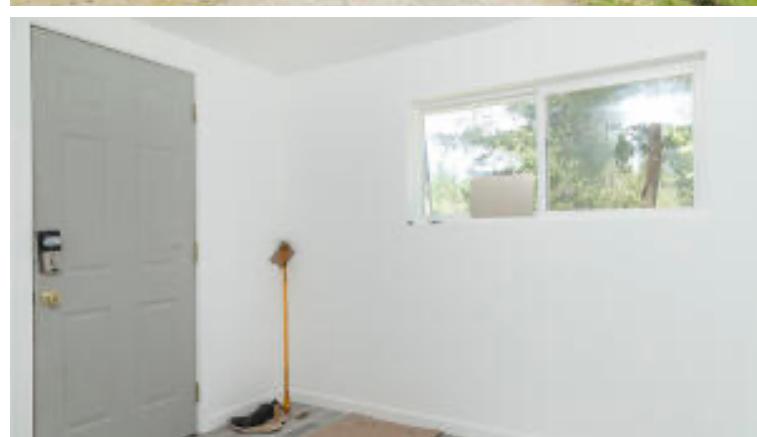
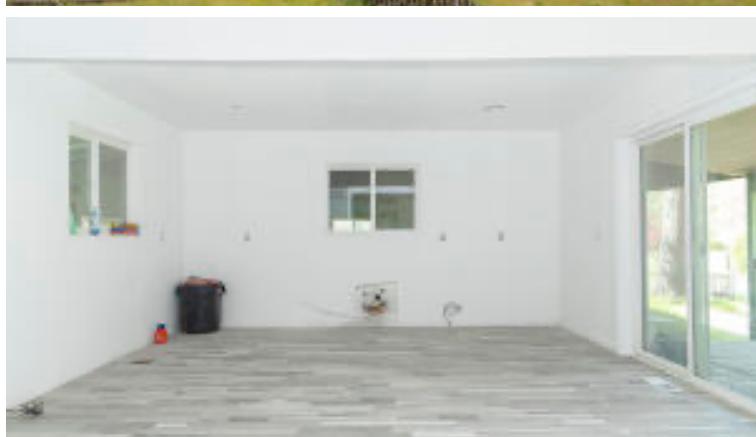
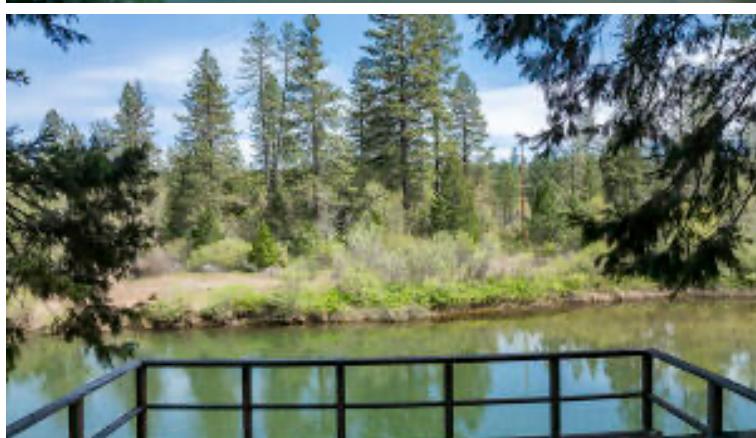
[shauna.mayfield@exprealty.com](mailto:shauna.mayfield@exprealty.com)

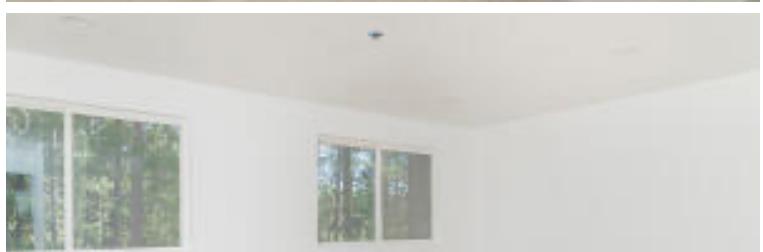
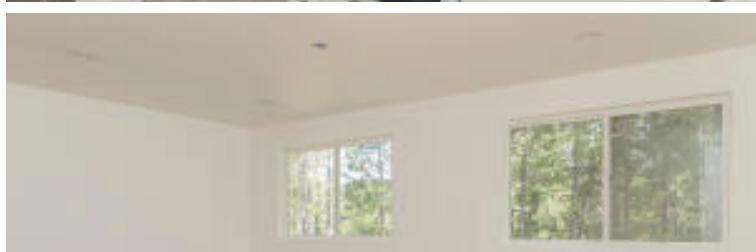
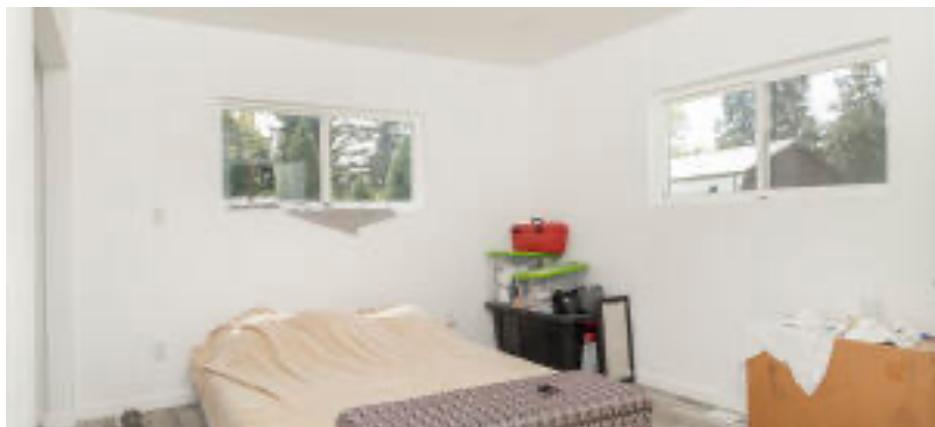
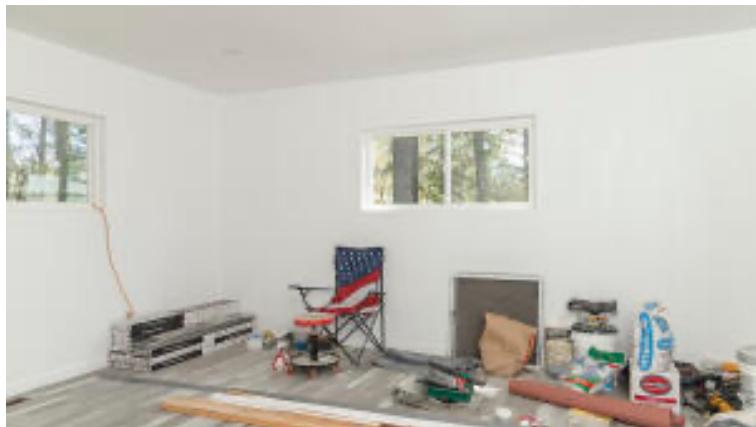
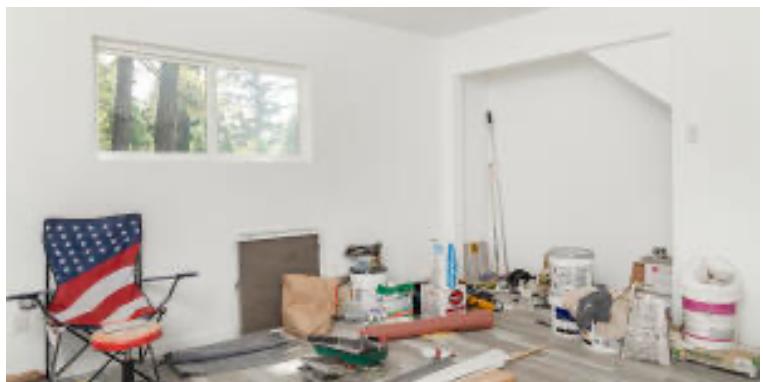


River View Deck













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