

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

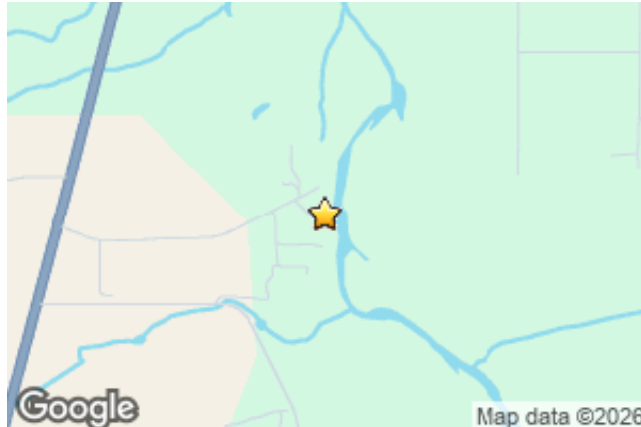
Lot Size Acres
 6.5

\$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.

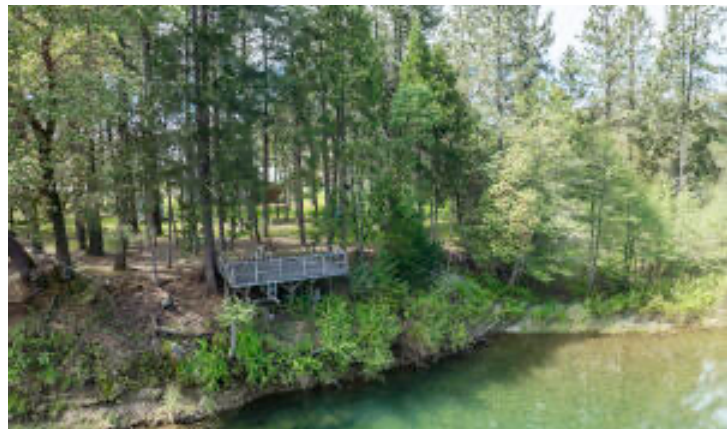
General Property Information	Interior Information	Exterior Information
Rented: No CC&R's: No FIRPTA: No Association: No Short Term Rental Permit Issued: No Elementary School: Evergreen Elem Middle Or Junior School: Lorna Byrne Middle High School: Illinois Valley High Tax Annual Amount: \$2,492.53 Tax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

Sewer: Septic Tank Water Source: Spring Irrigation Water Rights Acres: 2 Irrigation Water Rights: Yes		
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Listing courtesy of:



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River View Deck

