

# Rare Developed 41 acres 4 miles from downtown city limits



Location **Oregon**  
<https://www.genclassifieds.com/x-444800-z>

Custom build your home on rare secluded 41 acres only 4 miles outside downtown city limits of Grants Pass off Azalea Drive. Located 60 miles north of California/Oregon border right off interstate 5 for easy access.

Close in but private, surrounded by 40 and 80 acre parcels for privacy, substantially lower county property taxes than city parcels.

We've done the hard work, spent the time and money to develop this beautiful piece of land to make it ready to build on.  
 Infrastructure already installed: home site approval complete, large engineered pad of over an acre leveled plenty big enough for home, shop & parking, circle driveway and roads throughout the property installed.











We have had approved and installed a three bedroom sand-filter septic system.  
 Also has a great tasting 10 GPM well, well house/storage building, & pump.

Splitable 400AMP power w/ meter (enough power for 4 buildings) installed at well house. Phone/DSL line connection box on driveway easement.

Property is one quarter mile by one quarter mile square is heavily wooded with valley & hill terrain, with meadows and seasonal creeks & trails throughout the property. A road to the top of property has panoramic Rogue valley and Cascade Mountain views and is also another possible building site if you want to be king of your hill.

Bring your house plans and start building right away.

\$275000

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