



# MOSSY OAK PROPERTIES

## Recreational, Merchantable timber, and grazing acreage, buildable, wildlife

**\$435,000** / 160.38+/- Acres

### About This Property

Seller completed land partition and per seller and county planning parcel is buildable. tax id R148317 Developable farm and timber acreage which is buildable. Several homesites to choose from. This parcel has several springs over 50 acres of pasture and excellent roads. Lots of wildlife are on the property including Elk, Deer, Wild Turkey, Upland birds and water fowl. A significant amount of merchantable timber is located on this parcel, This parcel should qualify for Land Owner Preference hunting Tags.



### Property Facts & Features

#### Main Structure

- No Structure

#### Other Structures

- N/A

#### Rights

- Mineral

#### Water Access

- Creek / Stream

#### Fishing

- N/A

#### Wildlife

- Bear
- Big Game
- Elk
- Small Game
- Turkey
- Upland Game
- Black Tail

#### Recreation

- ATV Trail Riding
- Hiking Trails
- Biking Trails
- Bird Watching
- Equestrian Trails
- PublicLandAccess

#### Other

- Road Frontage



**Mossy Oak Properties Oregon Field & Stream**

1584 Melqua Road  
Roseburg, OR 97471

**Phone:** (541) 733-9727

**Fax:** (503) 200-2890

**Link:** <http://www.mossyoakproperties.com/and/53220>



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