



## 2100 Saratoga Way, Grants Pass, OR, 97526, Josephine County

Large, mostly level 80+ acres w/ non-expiring homesite, 12gpm well, septic approval, privacy close to town! Adj to other large private parcels & BLM land. #220177976-m2o ~ Click on Photo for more info!  
RARE FIND! This large, mostly level parcel offers sought-after privacy close to town! Adjacent to other large private parcels and BLM land, this wonderful property offers the opportunity to build a modern-day homestead, with non-expiring homesite, 12 gpm well, standard septic approval, engineered driveway and end of the road privacy. The property has been selectively logged with careful stewardship and consideration for the beauty of the future homesite. Enjoy nature from your own back yard with trails through the diverse forest of Cedar, Douglas Fir, Sugar Pine and Madrone. Located in the North Valley area only 6+/- miles to Grants Pass and 4+/- miles to the town of Merlin! Choose your builder and start planning your future on this special & ideally located property! Private restriction in place to prohibit production of commercial marijuana. Call, text or e-mail today for all the details! #220177976-m2o ~ Click on Photo for more pictures!

### LAND INFORMATION:

Total acres : 80.38

### CONVENIENCE:

**General Amenities:** Well, Marketable Timber, Backs to BLM Land,



Name	<b>Sheri Wytcherley</b>
Address	1051 NE 6th St #432 , Grants Pass, Oregon
Phone	541-659-5574
Mobile	541-659-5574