



97033 Jerrys Flat Rd, Gold Beach, OR, 97444, Curry County

ROGUE RIVER ACCESS from this very special property in the woods. Adjoining riverfront cabin also available. #24024938-m2o

ROGUE RIVER ACCESS from this very special property in the woods. A rare opportunity indeed, as these types of properties do not come to market often. Located 6.7 Miles up the S. Bank of the Rogue River, only a 15-minute drive to town, a wonderful location for fulltime living or the perfect getaway retreat. The updated home has 2 bedrooms, 1 bathroom, an attached garage/workshop area, and 769 sf of exterior decking overlooking the Rogue River, grassy knolls and multiple fruit trees. You'll find laminate floors in the living room & kitchen area, and carpet in both bedrooms. A small wood burning stove, updated kitchen with stainless-steel sink, and sliding door off of the kitchen that leads directly onto the deck, that's perfect for entertaining and relaxing in the summer sun. Big dual paned tinted windows to watch the wildlife and river from the coziness of the living room, to include updated windows and doors throughout. Can even come fully furnished if you like... Outstanding year-round fishing for salmon, steelhead, and the legendary pre-historic sturgeon! Water Rights from the natural spring water source that's shared with the neighboring property, (also for sale, MLS# 24041781, can be sold together!) UV water filter, updated electrical panel, and newer septic system. See attached virtual tour, 360 views and Multi-listing MLS# 24147777 for more details. Cash only Sale. The Scenic Rogue River. For those who enjoy its verdant beauty so many times each year, it's more than just an area of scenic grandeur, it's a state of mind! This river is one of the last great strongholds of nature. It's raw, rugged beauty, numerous wildlife, and quiet, peaceful environment makes it a unique and enjoyable experience for all. Call, text or e-mail today for all the details! #24024938-m2o



Name	Joy Wells
Address	PO Box 121, Gold Beach, OR 97444, Gold Beach
Phone	541-655-0100
Mobile	541-655-0100

BASE INFORMATION:

Bed	: 2
Bath	: 1

LAND INFORMATION:

Lot	: 180' X 226'
Dimensions	
Total acres	: 0.93
Square feet	: 660

BUILDING INFORMATION:

Year Built	: 1945
Number of Floors	: 1

CONVENIENCE:

General Amenities: Spring Water,Septic,

Appliance Amenities:

Refrigerator,Range/Oven Electric,Heat:
Wood Stove,Heat - Wood,Heat - Electric
Wall or Other,Electric Hot Water,Baseboard
Heating,

Energy Savings Amenities: Wood Stove,

Exterior Amenities:

Workshop,Waterfront,Views,Spring
Water,River Frontage,Open
Deck,Lawn,Garage,Fruit Trees,Deck/Patio,

Interior Amenities: Vinyl

Windows,Laminate Flooring,Ceiling
Fan(s),Carpeted Floors,