



22503 Redwood Hwy, Kerby, OR, 97531, Southern Oregon

Welcome to Sauer's Flat! 170 Acres comprising 1/3 mile of Illinois River frontage, 1887 irrig water rights, 2 homes, & an aggregate quarry. #220149685-m2o ~ Click on Photo for more info!

Welcome to Sauer's Flat, an iconic sight enroute to the Illinois Valley and the Oregon Coast. This offering includes 170 acres of land comprising one-third mile of Illinois River frontage, 1887 irrigation water rights, two homes, & an aggregate quarry across four parcels. The diverse property ranges from fertile riverside farmland with productive loam soils to private timbered hillside. Approximately 70 acres makes up the west pasture & it has been home to harvests of hay, hemp & other crops; it can be irrigated in a variety of ways via underground mainlines with risers as well as irrigation canals. Across Redwood Hwy, two homes are situated to take in fantastic views of the property and Eight Dollar Mountain. The eastern property offers seclusion and abundant recreation; a network of trails envelops nearly 80 acres & the property adjoins public lands for access to over 3000 acres of land without stepping foot on private property. Call, text or e-mail today for all the details! #220149685-m2o



Name	Matt Barnes
Address	3539 Heathrow Way #200 , Medford, Oregon
Phone	541-601-9968
Mobile	541-601-9968

BASE INFORMATION:

Bed	: 2
Bath	: 1

BUILDING INFORMATION:

House Style	: Single Level
Year Built	: 193
Floor area (Total)	: 1076

CONVENIENCE:

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

Exterior Amenities:

Deck/Patio, Fencing, Garage, Garden, Gated Entry, Guest House, Irrigation, Pasture, River Frontage, RV Parking, Views, Waterfront,