



REAL ESTATE AUCTION

Wild and Scenic Illinois Riverfront 10 Acre Parcel with Three Bedroom Cabin, Beach, and Potential for Year-Round Retreat



Josephine County, Oregon

- Near Miami Bar Boat Launch and 75 minute drive from Grants Pass
- One of the few private inholdings along this stretch of Illinois River – popular for rafting, kayaking, and fishing

Reserve Price: \$675,000 with Seller Financing

Broker Cooperation Invited

SEALED BIDS DUE AUGUST 5, 2025

Color Catalog #2502 and Bid Package #9

1-800-845-3524

Auction Conducted By:

Realty Marketing/Northwest

2310 NW Everett St. Suite 250, Portland, Oregon 97210

Auction #9 - Acquisition of this rare Wild and Scenic Illinois is opportunity to purchase for private family or corporate



Illinois River



*River 10 acre parcel, with cabin and beach,
retreat, with Seller financing*



Illinois River Road

Gated entry

Cabin





PUBLISHED RESERVE: \$675,000

LAST ASKING: First Time Offered

SIZE: 10± Acres with 1,080 square foot Cabin

ELEVATION: 800 to 920 Feet

ZONING: Forest Commercial and Woodlot Resource Zone

PROPERTY INSPECTION: By Appointment Only - Contact Auction Information Office - info@rmnw-auctions.com or 800-845-3524. SUV suggested

FINANCING: Subject to Seller's approval of Purchaser's credit: 50% down payment with balance secured by a first deed of trust, amortized over 20 years at 5% interest, all due and payable at end of 2 years



View of River near cabin

DESCRIPTION: This off-grid 10± acre parcel, with three bedroom cabin, is located along Wild and Scenic Illinois River, which cuts across northern Kalmiopsis Wilderness in rugged Siskiyou Mountains of Southwestern Oregon. It is 75 minutes from Grants Pass. There is year-round access from Highway 199 -- Redwood Highway -- and along Illinois River Road. Briggs Creek Campground and Illinois River East Trailhead are at end of the road, two miles west of the property.

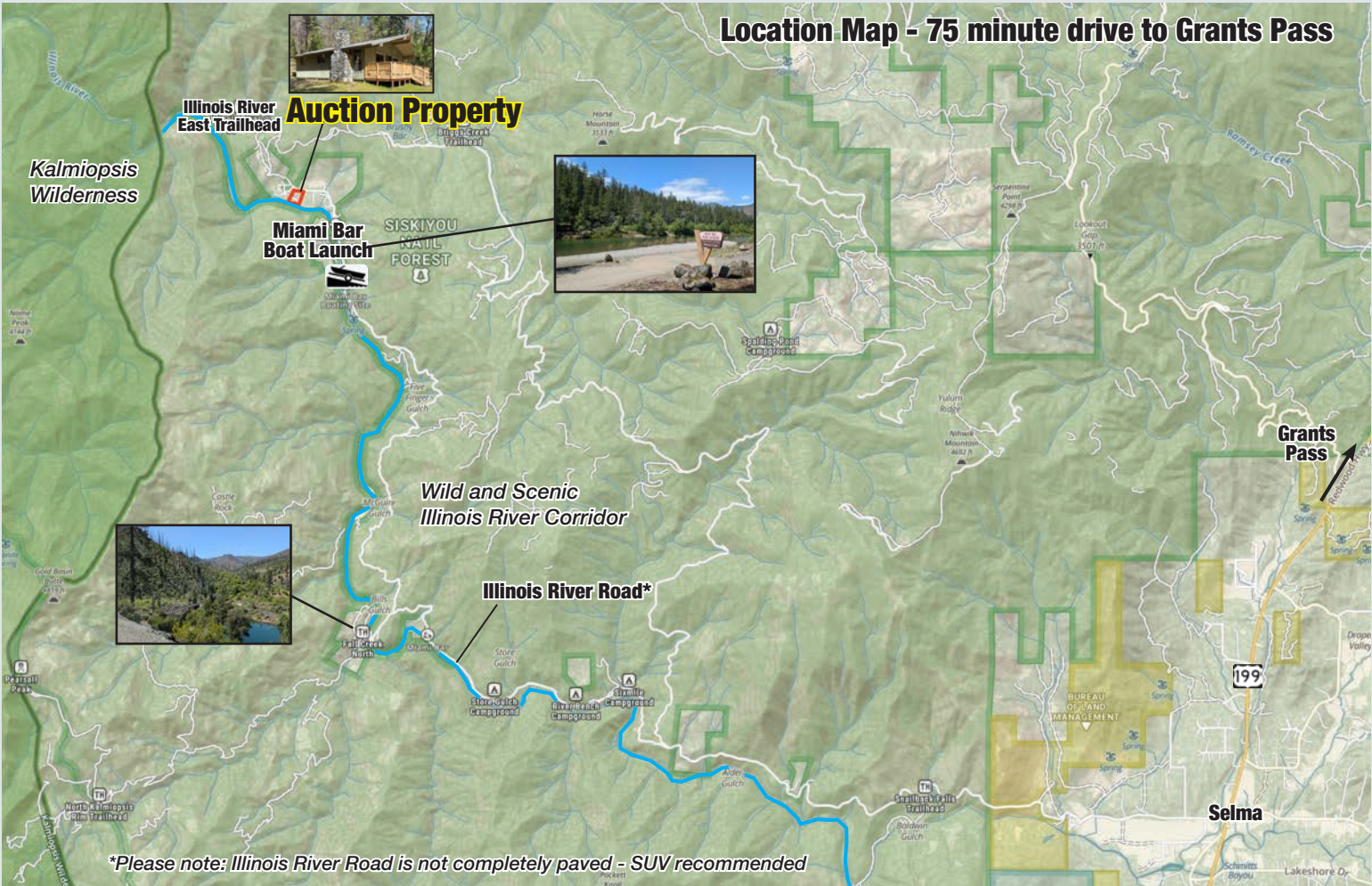
The property is one of the few private inholdings within Oak Flat along this stretch of Illinois River, popular for kayaking and fishing, and known for wild steelhead and salmon populations. Miami Bar USFS Boat Launch, used by outfitters, is one mile upstream.

The property had been used as both a family and corporate retreat for over sixty years by owners of a sawmill which operated in nearby Cave Junction. This is the first time the property has been offered for sale. The three bedroom, one bathroom, 1,080± square foot cabin has been renovated, and includes a large deck built in 2024. It has living and dining area with fireplace, three bedrooms, and full bathroom. A generator provides power to cabin. There is on-site well and septic.

The 10 acre parcel has an estimated 600 feet of river frontage, with sandy beach. The cabin is located on a flat area within an open grassy meadow. Gated access drive is from Illinois River Road, which is a combination of paved and gravel road that connects to Selma and Highway 199, 16 miles east. The road is narrow and an SUV is suggested.

Adjoining private lands have cabins. A ranch to the north has been developed for a private family compound, with cabins and other buildings.

Josephine County zoning will allow accommodations for fishing and other recreation uses with a



conditional use permit, or campground by expanding existing cabin for additional accommodations. Location along a Wild and Scenic River restricts development of structures which can be viewed from the River.

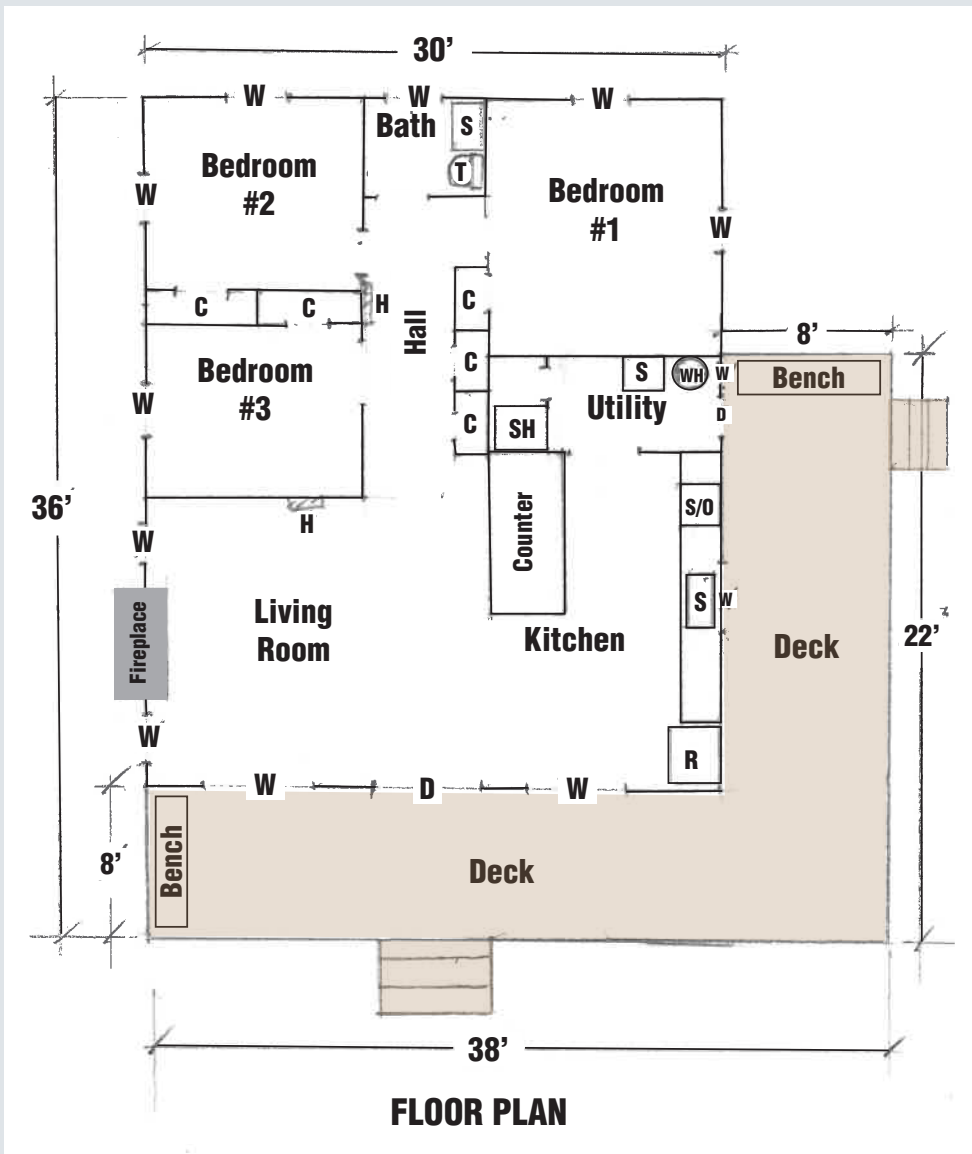
Acquisition of this rare Wild and Scenic Illinois River parcel of ten acres, with cabin and beach, may be the only opportunity along this stretch of River available for purchase for private family or corporate retreat.

Seller has added incentive by providing short-term financing to accelerate a sale in 2025.

LOCATION: 18000 Illinois River Road, Selma, Oregon. Township 37 S, Range 9 West, Section 8, Tax Lot 304, Parcel R326113, Josephine County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, AUGUST 5, 2025

or E-MAIL info@rmnw-auctions.com



New cedar deck built in 2024



Pine paneling from Seller's sawmill was used in construction of cabin



Loft for additional sleeping area



Cabin has large windows by entry



Three bedrooms can accommodate six guests



Miami Bar Boat Launch a mile from cabin



Sandy beach along 600 feet of riverfront



Pump house with generator

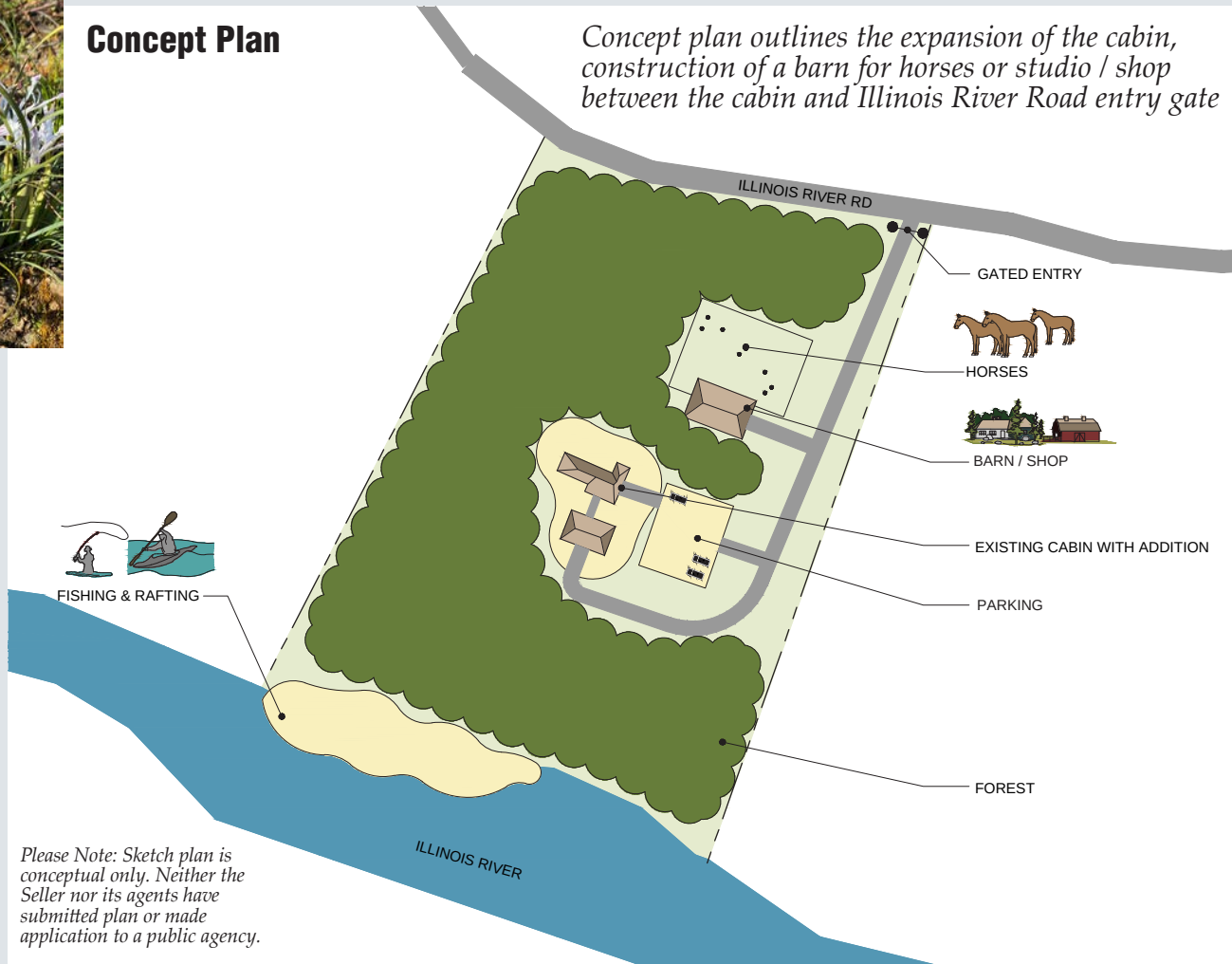


Cabin has metal roof. Was built in the late 1960s



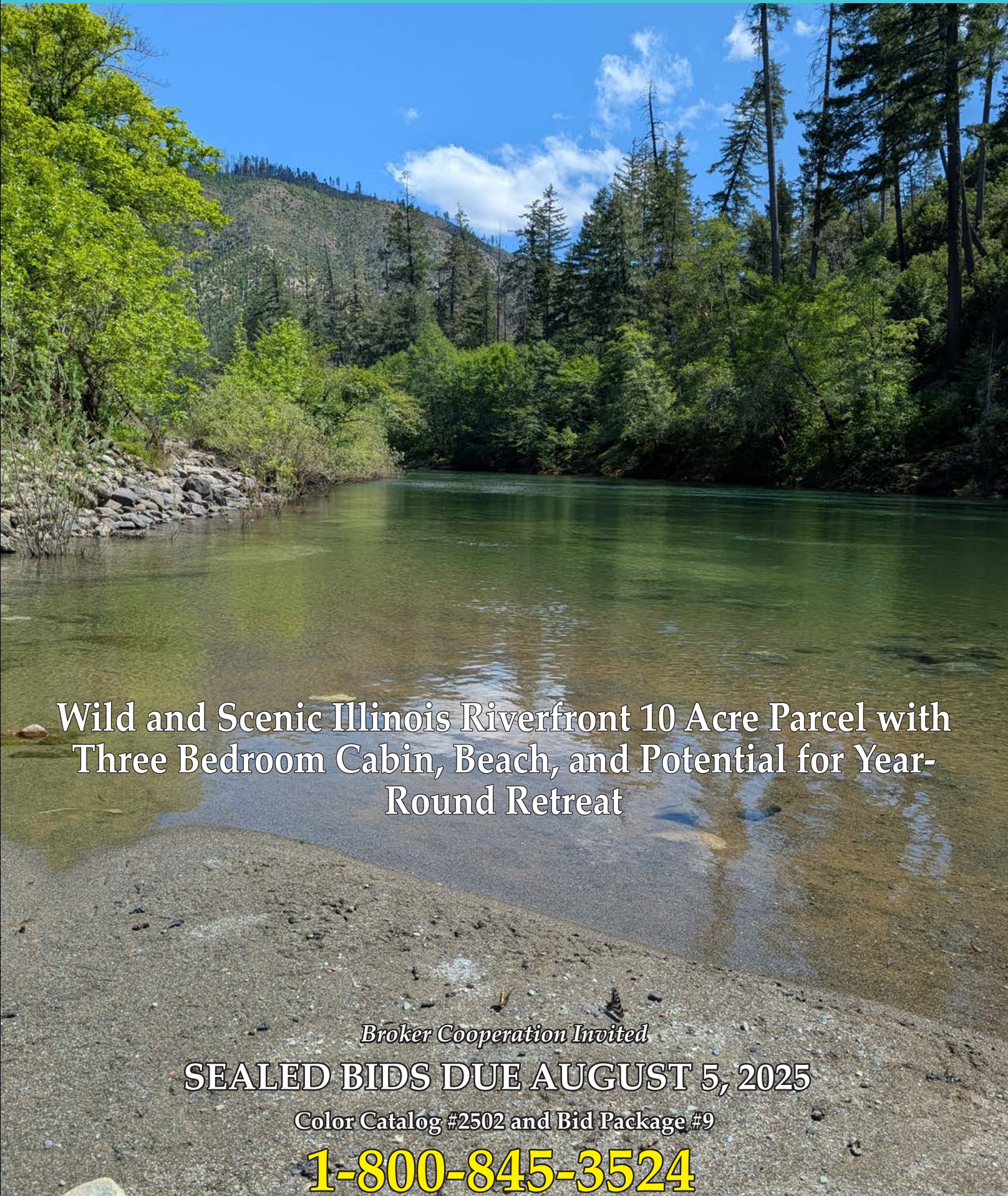
Concept Plan

Concept plan outlines the expansion of the cabin, construction of a barn for horses or studio / shop between the cabin and Illinois River Road entry gate





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