



## 2.31 Acres

### \$24,995

#### Lake County, Oregon

landresellers.com/properties/d08152bed1a



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Oregon  
**County:** Lake County  
**City:** Christmas Valley  
**Zip:** 97641  
**Price:** \$24,995  
**Total Acreage:** 2.31  
**Property ID:** C-2022045  
**Property Address:** Tinsel St, Christmas Valley, OR, 97641  
**APN:** 27S17E18-A0-06600  
**Dimensions:** 165.39' X 608.61'  
**GPS:** 43.23357, -120.748906

**Subdivision:** Christmas Valley Townsite  
**Unit:** 4  
**Block:** 6  
**Lot:** 16  
**CCRs:** None  
**Association Fees:** None  
**Roads:** Good Gravel  
**Power:** Yes - Available  
**Water:** Yes - Available  
**Time Limit to Build:** None  
**Taxes:** \$98  
**RV Policies:** Allowed

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This parcel is located in the larger acreage area of the Christmas Valley Townsites to the east of the core area. At over 2 1/2 acres, you will have plenty of room to build out everything you need. The lot is level and has great access off Tinsel Road. Being located in the townsite, this parcel has both electricity and water available at the lot. If elbow room and peace and quiet is what you are looking for this is the lot for you. Camping is also permitted on this parcel per county code.

### Christmas Valley

Lake County's fastest growing community, Christmas Valley, located in south central Oregon is named after the usually dry Christmas Lake (not the holiday). Christmas Valley is located about 110 miles SE of Bend, 40 minutes SE of La Pine, 140 miles northeast of Klamath Falls, and about 100 miles NW of Lakeview Oregon, the county seat of Lake County. This planned community has a lot to offer someone that is not looking to live in the fast paced larger cities.

The area serves as a home base for hunters and ATV enthusiasts who come to visit the nearby Christmas Valley Dunes. It is loaded with outdoor recreational opportunities. There is fabulous hiking and biking, as well as thousands of miles of off-road ATV trails. The city has grocery stores, hotels, several restaurants and a public golf course.

### Climate

Christmas Valley has 311 days of sunshine per year! The average mid summer temperature is in the mid to upper 80's. The average rainfall is only 12.5 inches and the average snowfall is less than 20 inches.

### Land Information:

Legal: Christmas Valley Townsite Unit 4 Block 6 Lot 16

Map #: 27S17E18-A0-06600

Zoning: R-1 (Rural Residential)

Dimensions: 165.39' X 608.61'

Size: 2.31 Acres

GPS: Approximate GPS Coordinates

43.233793, -120.750075 (NW Corner)

43.233819, -120.747779 (NE Corner)

43.233391, -120.747794 (SE Corner)

43.233389, -120.750086 (SE Corner)

43.233570, -120.748906 (Center)

**Owner financing available, please inquire. No credit checks, everyone qualifies. We accept all major credit cards. All cash offers are considered.**

Document preparation fee: \$299

C-2022045 BTTTT

*Disclaimer: All of the information in this listing is accurate to the best of our knowledge at the time of posting. Potential buyer(s) should do their own research and due diligence to verify all information provided and make a decision to purchase based on their own research.*

## Seller Information



GOVERNMENT  
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