

# South Central Oregon 20 Acres Off Paved Christmas Valley HWY - Camping Permitted



## 20 Acres

### \$32,995

#### Lake County, Oregon

[www.governmentlandsales.us/properties/2e6176d1ffa](http://www.governmentlandsales.us/properties/2e6176d1ffa)



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Oregon  
**County:** Lake County  
**City:** Chirstmas Valley  
**Zip:** 97641  
**Price:** \$32,995  
**Total Acreage:** 20  
**Property ID:** C-2023022  
**Property Address:** Chirstmas Valley, OR, 97641

**APN:** 27S20E16-00-04900  
**Dimensions:** 660' X 1320'  
**GPS:** 43.2259, -120.32532  
**CCRs:** None  
**Roads:** Paved  
**Time Limit to Build:** None  
**Taxes:** \$75  
**RV Policies:** Allowed

Now available, 20 Acres off paved Christmas Valley HWY between HWY 395 and the Christmas Valley Townsite. If seclusion and wide-open spaces is what you are looking for this lot is for you. Use this lot to build or camp, either way enjoy some peace and quiet away from it all. Your options are limitless. By code you can camp up to 7 days a month as an owner of this land. A great lot at an affordable price.

### 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: The W 1/2 of the NE 1/4 of the SW 1/4 of Section 16, Township 27 South, Range 20 East of the Willamette Meridian, Lake County, Oregon

Map# 27S20E16-00-04900

ACC# 7323

Zoning: A-2

Dimensions: 660' X 1320'

Size: 20 Acres

GPS: Approximate GPS Coordinates

43.22680, -120.32600 (NW Corner)

43.22680, -120.32474 (NE Corner)

43.22498, -120.32474 (SE Corner)

43.22498, -120.32600 (SE Corner)

43.22590, -120.32532 (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-2023022 BCBTT

*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  
LAND SALES**

Government Land  
Sales

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