



## 0.34 Acres

### \$8,995

#### Lake County, Oregon

[www.governmentlandsales.us/properties/b8a154c70ce](http://www.governmentlandsales.us/properties/b8a154c70ce)



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Oregon  
**County:** Lake County  
**City:** Christmas Valley  
**Zip:** 97641  
**Price:** \$8,995  
**Total Acreage:** 0.34  
**Property ID:** C-2023021  
**Property Address:** Hill Lane, Christmas Valley, OR, 97641  
**APN:** 27S17E10AB-01700  
**Dimensions:** 80' X 185.84'  
**GPS:** 43.252, -120.6908

**Subdivision:** Christmas Valley Townsite  
**Unit:** 8  
**Block:** 3  
**Lot:** 4  
**CCRs:** None  
**Association Fees:** None  
**Roads:** Good gravel and dirt  
**Water:** Yes - Available  
**Time Limit to Build:** None  
**Taxes:** \$40  
**RV Policies:** Allowed

A nice level lot in the Christmas Valley Townsite. Well maintained roads make this lot easily accessible. This parcel is located in the city so it has water available. 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: Christmas Valley Townsite Unit 8 Block 3 Lot 4

Map# 27S17E10AB-01700

ACC# 3756

Zoning: R-1 (Rural Residential)

Dimensions: 80' X 185.84'

Size: .34 Acres

### GPS: Approximate GPS Coordinates

43.25233, -120.69093 (NW Corner)

43.25233, -120.69066 (NE Corner)

43.25182, -120.69066 (SE Corner)

43.25182, -120.69093 (SE Corner)

43.25200, -120.69080 (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-2023021 CCTT

*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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Purchasing land is an investment and we are here to help you through that process. Government Land Sales, Inc. was started as an alternative investment tool to the traditional stock market, CD's, bonds, etc. Raw land is less susceptible to the ups and downs of the other investment markets. We believ...