

Country Hills Resort
7901 Cave Highway
Cave Junction, OR 97523

\$1,200,000
38.580± Acres
Josephine County



**Country Hills Resort
Cave Junction, OR / Josephine County**

SUMMARY

Address

7901 Cave Highway

City, State Zip

Cave Junction, OR 97523

County

Josephine County

Type

Business Opportunity, Residential Property

Latitude / Longitude

42.16319 / -123.51147

Dwelling Square Feet

2729

Bedrooms / Bathrooms

3 / 2

Acreage

38.580

Price

\$1,200,000

Property Website

<https://www.landleader.com/property/country-hills-resort-josephine-oregon/77962/>



Country Hills Resort Cave Junction, OR / Josephine County

PROPERTY DESCRIPTION

Welcome to Country Hills Resort

This unique and income-generating property is located at the gateway to the stunning Oregon Caves National Monument. Nestled in the temperate and picturesque Illinois Valley, this expansive 38.58-acre property offers an incredible array of opportunities for an entrepreneurial buyer looking to invest in both a profitable business and a tranquil, nature-filled lifestyle.

The Opportunities are Endless

Country Hills Resort is an established vacation destination with diverse income-generating features, including vacation rentals, RV and tent sites, a spacious owner's home, manager's quarters, and plenty of room for future growth. This property is a blank canvas, offering numerous avenues for business expansion. With its combination of lodging, outdoor recreation, and the potential for event hosting, retail offerings, and more, the new owner will have the flexibility to capitalize on a thriving market.

A Beautiful and Functional Setting

The land is mostly level and covered with a mix of mature evergreen and hardwood trees. With over 1,800 feet of creek frontage along Sucker Creek, which flows year-round and is known for its natural beauty, the property provides an unparalleled setting for both relaxation and adventure. This serene creekside location also offers the possibility for outdoor activities like fishing, nature walks, and wildlife viewing.

The Property Breakdown

Comprised of three tax lots, the resort occupies approximately 20 acres of the total 38.58 acres. The business is currently set up with 11 vacation rentals, which include 6 individual units and a 5-room motel, offering a solid base for future overnight accommodations. Additionally, the property features 24 RV sites and 10 tent sites, catering to a variety of travelers looking for outdoor experiences. The infrastructure is well-established with ample space to expand, providing the perfect opportunity for a new owner to add more nightly accommodations.

The 1,838 square foot ranch-style manager's quarters is well-appointed with two bedrooms, a full kitchen, a spacious living area, and an office, as well as a check-in booth for guests. Additional structures include a 1,440 square foot shop, 960 square foot covered RV/equipment storage, and a coin-op laundry facility located near the office for added convenience. A charming ice cream parlor and 960 square foot eating hall create a welcoming space for guests to gather and enjoy meals or snacks. On-site bathroom and shower facilities add to the convenience and comfort for visitors.

The vacation rentals, RV, and tent sites have historically been rented out both monthly and nightly, adjusting to demand throughout the year. Recently, these have transitioned to monthly rentals, providing steady and consistent income while reducing overhead for labor. However, there is significant opportunity to reintroduce nightly rentals and to expand further, tapping into a growing market of travelers. In addition, new revenue streams could be developed through hosting events, offering food sales, or establishing a convenience store, allowing the new owner to diversify their income.

Private Owner's Residence

The owner's residence is a private retreat situated on the third tax lot, which spans approximately 18 acres. Set apart from the business and nestled next to the creek, this 2,729 square foot manufactured home offers a peaceful sanctuary. Built in 2008, the home features a spacious open floor plan with a large kitchen, three bedrooms, an office, and expansive decks that overlook the private outdoor setting. Additionally, there is an oversized two-car garage (812 square feet), perfect for storage or other uses. For additional privacy and charm, there is a quaint creekfront cottage just a short drive from the main home, ideal for guests or as a rental unit.

Prime Location and Future Growth Potential

Located just 11 miles from the Oregon Caves National Monument, the resort benefits from the 50,000+ annual visitors to the monument. This prime location along Caves Highway places the property in an ideal position to capitalize on tourism in the area. The Illinois Valley is renowned for its natural beauty, temperate climate, and abundant outdoor recreation opportunities, making it a year-round destination.

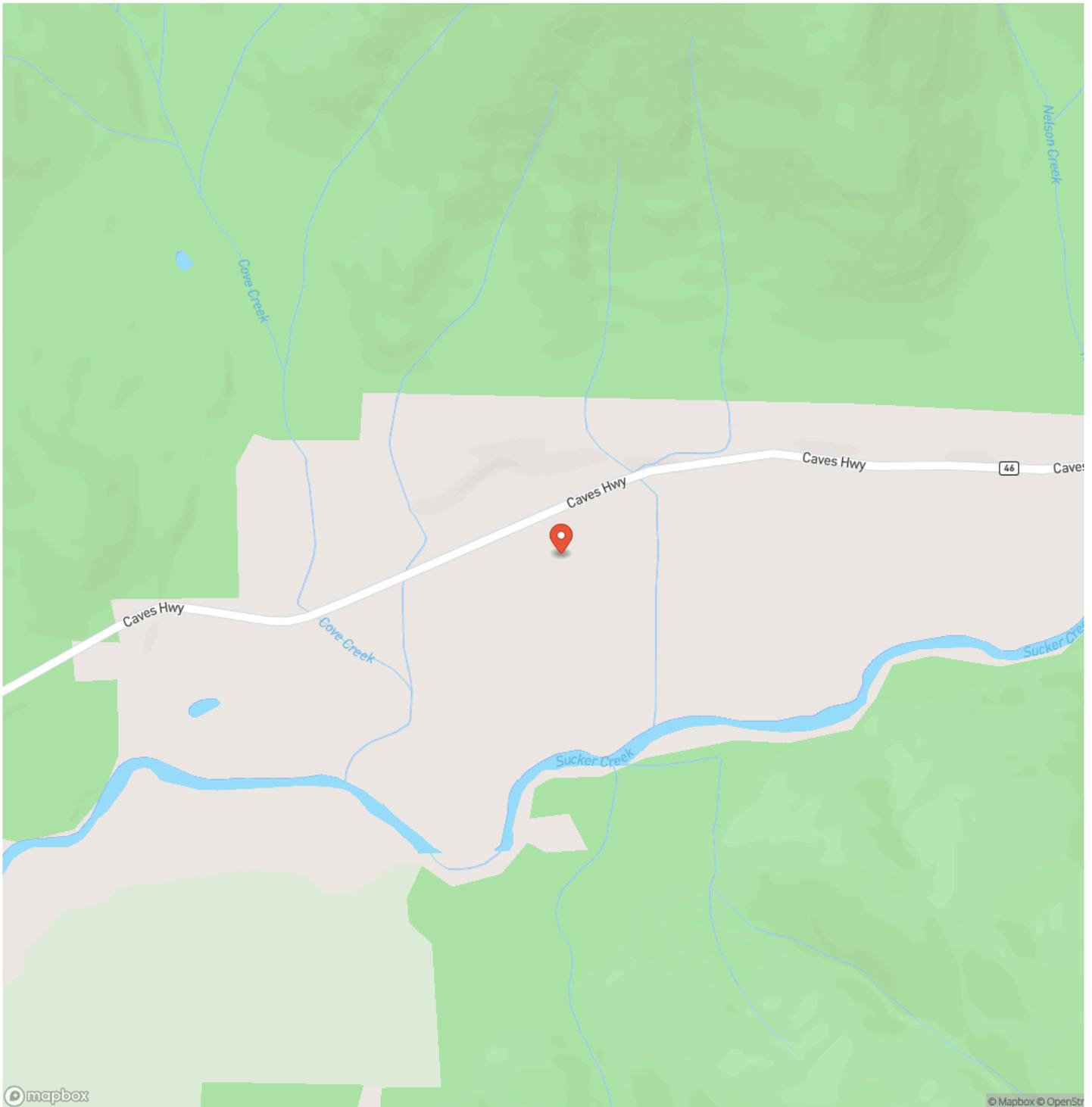
The small town of Cave Junction is just 8 miles away, offering convenience for residents and visitors alike. For those seeking easy access to larger cities, the Rogue Valley International Airport is located 64 miles away, and the Oregon Coast is a scenic 75-mile drive from the property.

Whether you're looking to expand an existing business or create a thriving new venture, Country Hills Resort provides a rare opportunity to own a versatile property in one of Oregon's most beautiful and sought-after regions. From vacation rentals to event hosting, this property offers multiple ways to generate income while enjoying the unparalleled beauty of the Illinois Valley and proximity to the Oregon Caves National Monument.

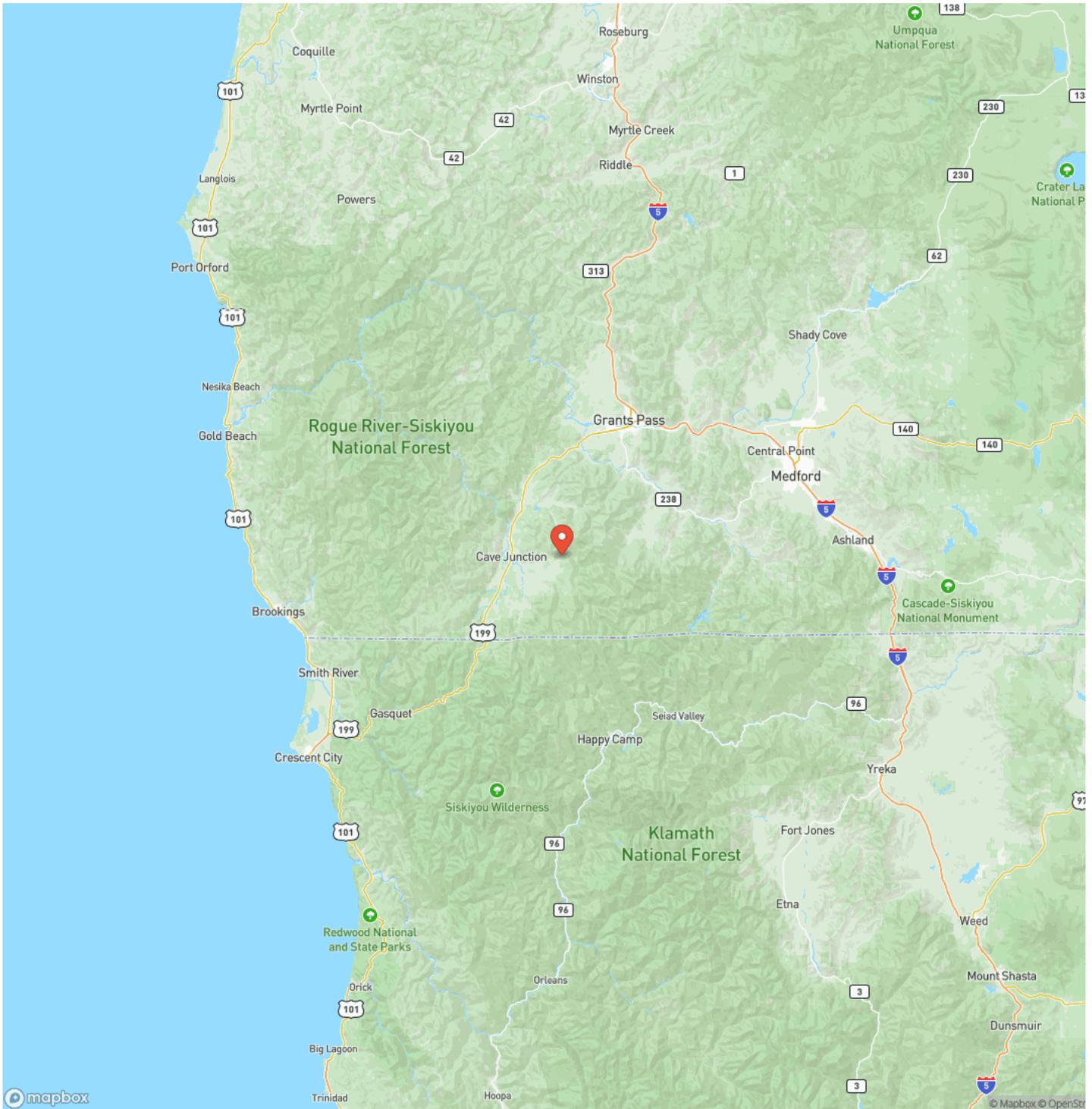
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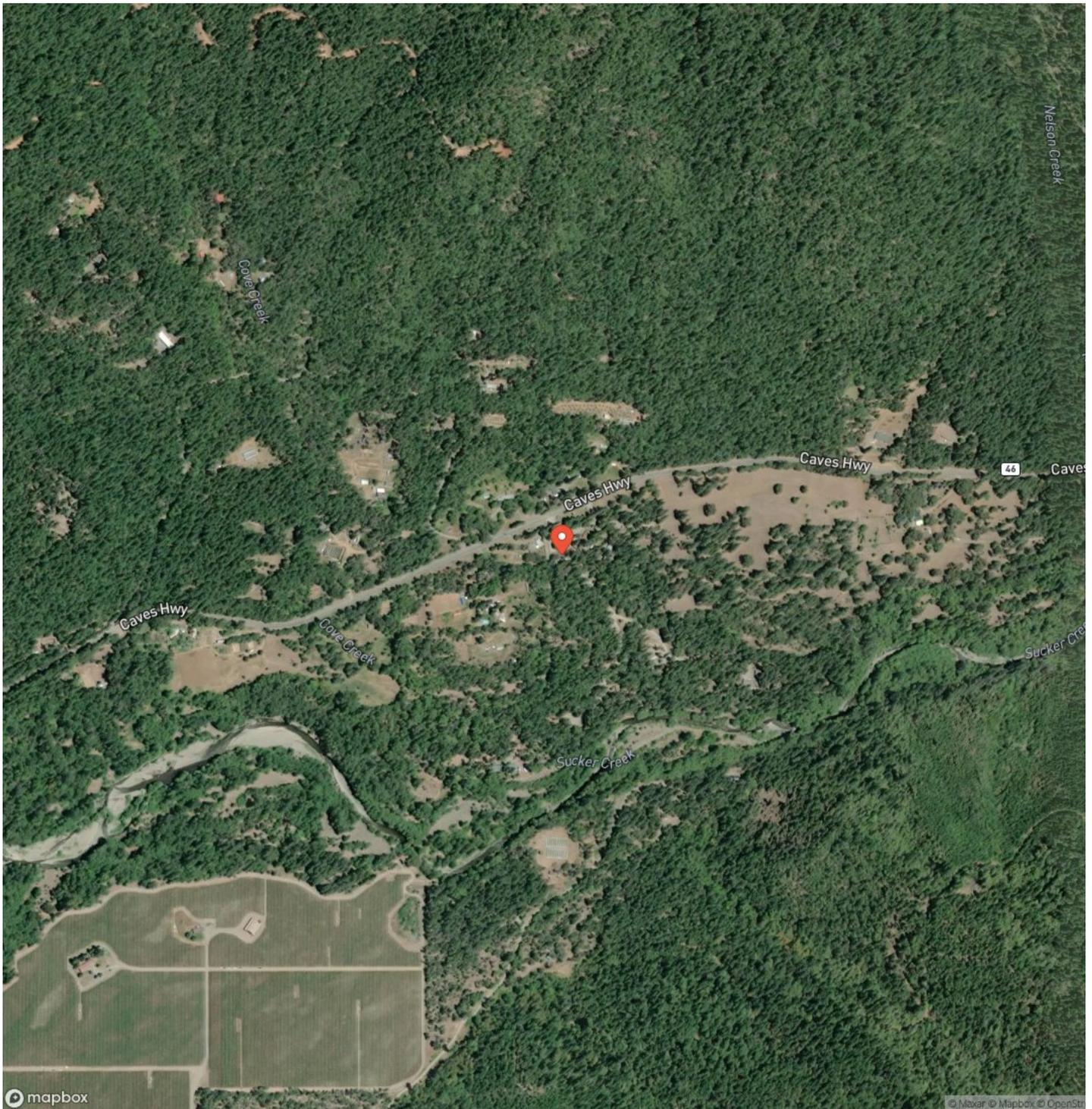
Locator Map



Locator Map



Satellite Map



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