

+/- 80 Acre Land with Rock Quarry

KENT ROCK QUARRY

0 & 1296 KENT CREEK ROAD | WINSTON, OR 97496

GREAT FREEWAY ACCESS TO BOTH I-5 & HWY 99



FOR SALE



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0 & 1296 Kent Creek Road, Winston, OR 97496



PROPERTY DESCRIPTION

Hard basalt rock quarry for sale in Winston, Oregon (near Roseburg). Includes a triple-wide manufactured home with deck perfect for office use and onsite caretaker living quarters. Purchase includes several pole barns, scale shack, truck scales, and oversized detached carport for RV/boat storage, trucks, bulldozers, parking, etc.

OFFERING SUMMARY

Sale Price:	\$900,000
Lot Size:	80 Acres

PROPERTY HIGHLIGHTS

- 80 acres across 3 lots with a rock quarry
- Triple-wide home and office included
- Auxiliary Structures: several pole barns and sheds
- Purchase includes truck scales, scale shack
- Rock composition specs available
- Active DOGAMI permit
- Primarily hard rock basalt production
- Quarry is currently inactive
- The seller is a licensed broker in Oregon
- Farm Forest (FF) Zoning
- Onsite caretaker available



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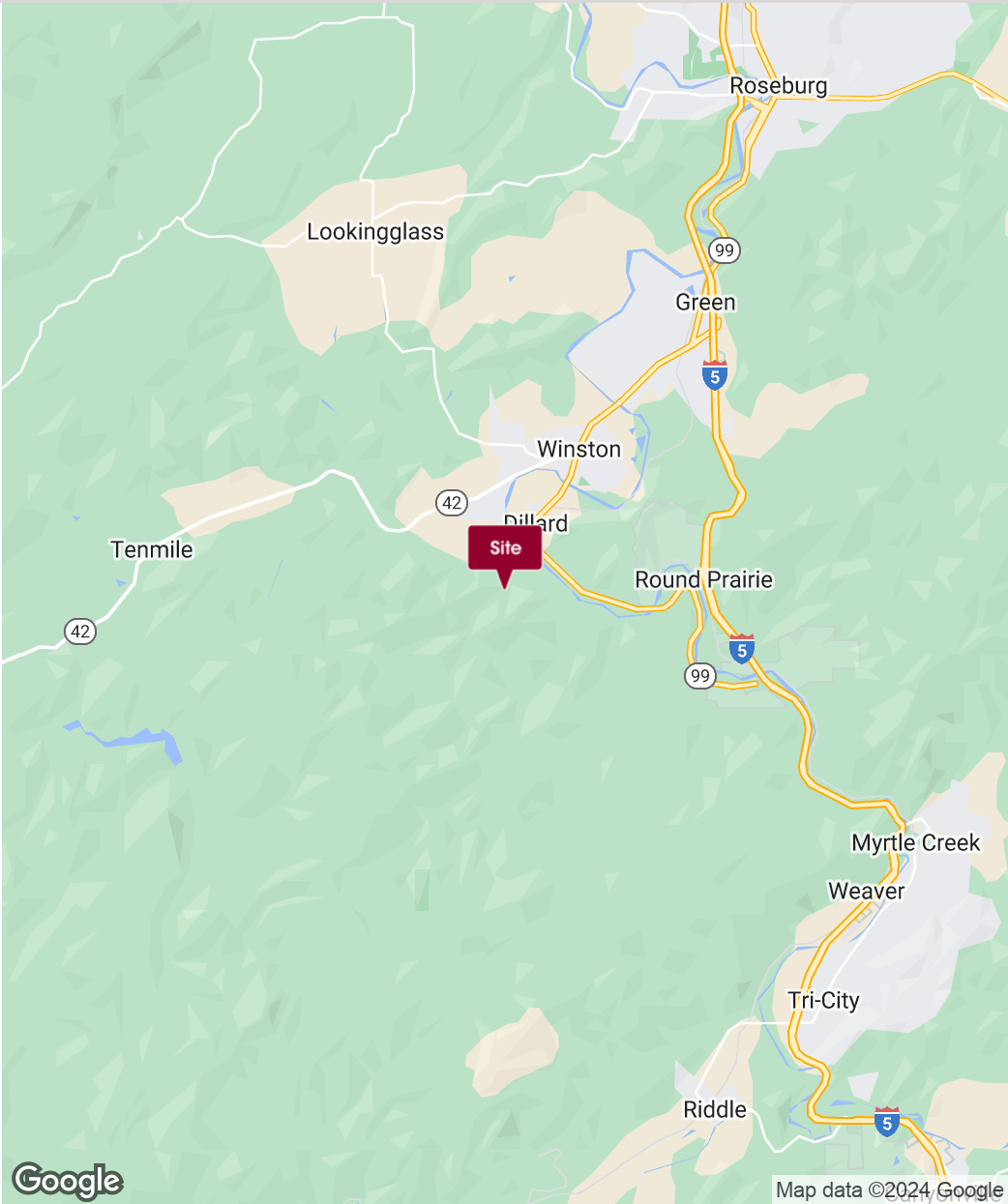
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LOCATION OVERVIEW

Only 13 miles south of Roseburg and nestled within 1-1.5 hours from Grants Pass, Medford, Ashland, Coos Bay, and Eugene. Kent Creek Quarry is located adjacent to Kent Creek in Douglas County.

POINTS OF INTEREST	DISTANCE	TIME
Highway 99	1.7 mi	4 min
Interstate 5	6 mi	10 min
Winston, Oregon		7 min



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