


# Agent Detail Report

Listings as of 05/11/17 at 2:39pm

<b>Active</b> 05/11/17	<b>Listing #</b> 2976753	28850 Ivory Pine, Bly, OR 97622	<b>Listing Price:</b> \$1,760,000
	<b>County:</b> Klamath	<b>Cross St:</b> Campbell Rd	
	<b>Property Type</b>	Farm and Ranch	<b>Property Subtype</b> Recreational
	<b>Area</b>	SE Klamath County	
	<b>Beds</b>	3	<b>Approx Square Feet</b> 2711 Assessor
	<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b> \$649.21
	<b>Year Built</b>	2007	<b>Lot Sq Ft (approx)</b> 18299556 ((Assessor))
	<b>Tax Acct N</b>	R358801	<b>Lot Acres (approx)</b> 420.1000
	<b>Occupant</b>	Owner	<b>Phone to Show</b> 541-891-5562
	<b>Owner Name</b>	Bulkley	
	<b>DOM/CDOM</b>	0/0	

**Directions** Hwy 140e To Ivory Pine Rd N 4.1 Mi. Please Ask For Map, Not A Drive-by.

**Marketing Remark** BLACK DRAKE RANCH offers 420 acres of privacy with miles of 2, year-round flowing streams, populated with native wild redband and brown trout that are attracted by prolific insect hatches, producing a thrill for the fly fishing enthusiast! On a rock point overlooking the stream step pools, Gearhart Mt, pine timber, meadows and sage sits the Ranch House; uniquely one of a kind, full view windows, Southern pine beam ceiling, hickory, granite, historic barn wood, rock fireplace, wrap around deck & 3 car garage. Guests the Fish Camp log cabin, bunk house and 3/2 MF home tucked in the pines next to a water fall and 75 acre pasture. Made the cover of "Northwest Fly Fishing" magazine, May/June 2012!

**Legal Description** P.P. 33-09 Parcel 1 Por, 84.67 + 335.43 Acres. Inc Pla 7-10, Potential Add'l Tax Liability, Det Mh

<b>Listing Agent</b>	Linda L Long (ID:6577LL) Primary:541-891-5562, FAX: 541-783-2724
<b>Listing Office</b>	Crater Lake Realty,Inc. (ID:CLR) Phone: 541-783-2759, FAX: 541-783-2724
<b>Agreement Type</b>	Excl. Right to Sell
	<b>Listing Date</b> 05/11/17
	<b>Expiration Date</b> 05/11/18

<b>Commission</b>	3%	<b>Variable Rate</b>	No
<b>Additional Tax Lot#</b>	R-3614-00000-01300-000	<b>Addtl Tax Account#s</b>	R362994
<b>Main Home Type</b>	Site Built	<b>Tax Years</b>	2016
<b>Taxes</b>	4271.00	<b>Zoning</b>	Kc-exclusive Farm Use
<b># of Living Units</b>	2	<b>Sale Approval</b>	Normal
<b>Land Occupancy</b>	Owner	<b>Phone Ownership</b>	Listing Licensee
<b>Text To Show</b>	541-891-5562	<b>Approx. Carrying Cap</b>	40
<b>Season/Year Round Production</b>	Summer	<b>Crops</b>	Pasture
<b>Approx Acres Timber</b>	40.00	<b>Approx Acres Range</b>	315.000000
<b>Farm Equipment</b>	No	<b>Approx Miles to Town</b>	4.00
<b>Secluded</b>	Remote, Yes	<b>Special Financing</b>	None
<b>Elementary School</b>	KL Bly	<b>Government Sides</b>	Yes
<b>High School</b>	KL Bonanza	<b>Middle School</b>	KL Bonanza
<b>Agricultural Class</b>	Unknown	<b>Showing Instructions</b>	Call Listing License, Appointment Only
<b>Irrigation Source</b>	Sub-irrigated	<b>Terrain</b>	Above Grade, Hillside, Heavily Wooded, Partially Wooded, Rolling
<b>Water Rights</b>	No	<b>Irrigation Equipment</b>	None
<b>Fencing</b>	Perimeter, Barbed Wire	<b>Water</b>	Pond(s), Stream(s)
<b>Restrictions</b>	Access Recorded, Recorded Plat, Subject to Zoning	<b>Outbuildings</b>	Garage, Special Facilities
<b>Road Surface</b>	Gravel	<b>Road Frontage</b>	Private
<b>Power Source</b>	Public Utility	<b>Heat Source</b>	Electric, Wood/Pellet
<b>Existing Financing</b>	Conventional	<b>Documents on File</b>	Aerial Photos, Brochures, Legal Description, Photos, Plat Maps, Survey, Topography Map
<b>Water/Sewer</b>	Septic tank, Well	<b>Terms Possession</b>	Cash Negotiable

Presented By: Linda L Long Lic: 780302024 / Crater Lake Realty,Inc. Phone: 541-891-5562 Office Lic.: 200270235

Featured properties may not be listed by the office/agent presenting this brochure.

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U.S. Patent 6,910,045