

SEVEN BAR SIX RANCH

218 acre Bonanza cattle and hay ranch with well & district irrigation. 2502 square foot farm house nestled against a protective treed ridgeline, features big open rooms, large vinyl windows, cozy certified wood stove, decks, patio, beautiful garden and landscaping surrounding the garage, pump house and shop/equipment storage. Additional improvements include pole hay barn, horse barn, arena, storage building and hay barn with feed bunks. Pride of ownership and production are very apparent here at \$925,000. Owner may carry OAC. MLS #K88726



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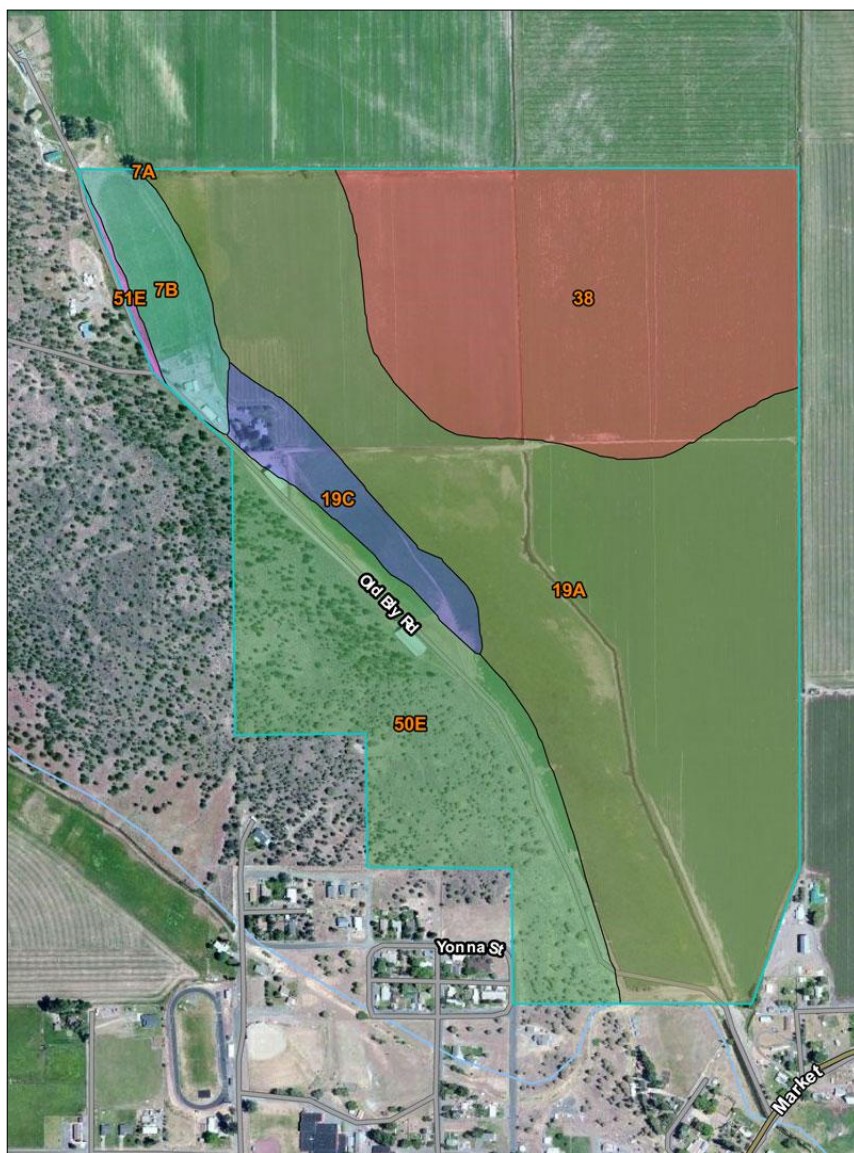
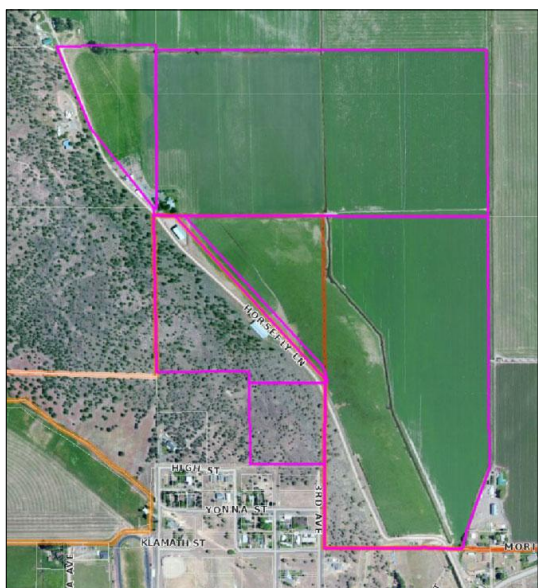
Crater Lake Realty, Inc.



SEVEN BAR SIX RANCH

SOILS

The information contained in this brochure has been gathered from NRCS, Oregon State Water Resources, Klamath County records, and other agencies considered reliable. It is the Buyer's responsibility to confirm this information previous to purchasing this property.



Map Unit Name— Summary by Map Unit — Klamath County, Oregon, Southern Part (OR640)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
7A	Calimus loam, 0 to 2 percent slopes	Calimus loam, 0 to 2 percent slopes	0.0	0.0%
7B	Calimus loam, 2 to 5 percent slopes	Calimus loam, 2 to 5 percent slopes	9.0	4.0%
19A	Fordney loamy fine sand, 0 to 2 percent slopes	Fordney loamy fine sand, 0 to 2 percent slopes	104.5	46.2%
19C	Fordney loamy fine sand, 2 to 20 percent slopes	Fordney loamy fine sand, 2 to 20 percent slopes	8.4	3.7%
38	Laki loam	Laki loam	58.5	25.8%
50E	Lorella very stony loam, 2 to 35 percent south slopes	Lorella very stony loam, 2 to 35 percent south slopes	45.3	20.0%
51E	Lorella-Calimus association, steep north slopes	Lorella-Calimus association, steep north slopes	0.7	0.3%
Totals for Area of Interest			226.3	100.0%

SEVEN BAR SIX RANCH

SOILS

Map symbol and soil name	Land capability	Barley	Irish potatoes	Oats	Wheat
		<i>Bu</i>	<i>Cwt</i>	<i>Bu</i>	<i>Bu</i>
7A—Calimus loam, 0 to 2 percent slopes					
Calimus	2c	105	370	185	100
7B—Calimus loam, 2 to 5 percent slopes					
Calimus	2e	105	370	185	100
19A—Fordney loamy fine sand, 0 to 2 percent slopes					
Fordney	3s	95	330	185	80
19C—Fordney loamy fine sand, 2 to 20 percent slopes					
Fordney	4e	95	330	185	80
38—Laki loam					
Laki	4s	95	300	150	90
50E—Lorella very stony loam, 2 to 35 percent south slopes					
Lorella, south	—	—	—	—	—
51E—Lorella-Calimus association, steep north slopes					
Lorella, north	—	—	—	—	—
Calimus, north	—	—	—	—	—

Map symbol and soil name	Land capability	Alfalfa hay	Annual hay crop	Pasture
		<i>Tons</i>	<i>Tons</i>	<i>AUM</i>
7A—Calimus loam, 0 to 2 percent slopes				
Calimus	2c	6.00	4.00	10.0
7B—Calimus loam, 2 to 5 percent slopes				
Calimus	2e	6.00	4.00	10.0
19A—Fordney loamy fine sand, 0 to 2 percent slopes				
Fordney	3s	6.00	—	9.0
19C—Fordney loamy fine sand, 2 to 20 percent slopes				
Fordney	4e	6.00	3.50	9.0
38—Laki loam				
Laki	4s	5.50	3.50	10.0
50E—Lorella very stony loam, 2 to 35 percent south slopes				
Lorella, south	—	—	—	—
51E—Lorella-Calimus association, steep north slopes				
Lorella, north	—	—	—	—
Calimus, north	—	—	—	7.0

SEVEN BAR SIX RANCH

Shared well, log.

STATE OF OREGON WATER WELL REPORT (as required by ORS 537.765)

MAR 16 1992

WATER RESOURCES DEPT
SALEM, OREGON

(START CARD) # 38643

(1) OWNER: **BRADLEY BEMMETT & JAMES CONNELLY**
Name
Address **P.O. BOX 216**
City **BONANZA,** State **OR** Zip **97623**

Well Number:

(2) TYPE OF WORK:

☒ New Well ☐ Deepen ☐ Recondition ☐ Abandon

(3) DRILL METHOD

☒ Rotary Air ☐ Rotary Mud ☐ Cable
☐ Other

(4) PROPOSED USE:

☐ Domestic ☐ Community ☐ Industrial ☒ Irrigation
☐ Thermal ☐ Injection ☐ Other

(5) BORE HOLE CONSTRUCTION:

Special Construction approval Yes No Depth of Completed Well **190'**
Explosives used Yes ☒ No ☐ Type Amount

HOLE			SEAL			Amount	
Diameter	From	To	Material	From	To	sacks or pounds	
16"	0	147'	CEMENT	0	147	38	SAC
10"	147	190	BENTONITE	0	147	3	SAC

How was seal placed: Method ☐ A ☐ B ☒ C ☐ D ☐ E

☐ Other

Backfill placed from ft. to ft. Material

Gravel placed from ft. to ft. Size of gravel

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
12"	1	148.250		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner: NONE							

Final location of sheet(s) **148'**

(7) PERFORATIONS/SCREENS:

☒ Perforations Method ☐ Screens Type Material

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

☐ Pump ☐ Bailer ☒ Air ☐ Flowing
Yield gal/min Drawdown Drill stem at Time

EST. **2000** 1 hr. **100'** **1 HR**

Temperature of water **59** Depth Artesian Flow Found

Was a water analysis done? ☐ Yes By whom

Did any strata contain water not suitable for intended use? ☐ Too little

☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other **NONE**

Depth of strata:

(9) LOCATION OF WELL by legal description:

KALAMT
County **39** Latitude **11** Longitude
Township **4** N or S. Range **SE** E or W. WM.
Section **1300** **1/4** **NE** **1/4**
Tax Lot Block Subdivision
Street Address of Well (or nearest address) **OLD BLY RD.**
BONANZA, OR.

(10) STATIC WATER LEVEL:

45' ft. below land surface. Date **2, 25, 92**
Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES:

Depth at which water was first found **149'**

From	To	Estimated Flow Rate	SWL
149'	190'	EST. 3000	45'

(12) WELL LOG:

Ground elevation **4100**

Material	From	To	SWL
SANDY TOP SOIL	0	3	
SANDY BROWN CLAY	3	17	
BLACK LAVA ROCK	17	19	
YELLOW CLAY	19	21	
BLUE CLAY	21	149	
BLACK LAVA ROCK	149	190	45

RECEIVED
MAY - 1 1992
WATER RESOURCES DEPT.
SALEM, OREGON

Date started **2, 24, 92** Completed **2, 27, 92**

(unbonded) Water Well Constructor Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well constructor standards. Materials used and information reported above are true to my best knowledge and belief.

WWC Number
Signed Date

(bonded) Water Well Constructor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.

WWC Number **408**
Signed **James Serey** Date

ORIGINAL & FIRST COPY - WATER RESOURCES DEPARTMENT

SECOND COPY - CONSTRUCTOR


THIRD COPY - CUSTOMER

9800C 3/88

SEVEN BAR SIX RANCH

Client Detail Report

Listings as of 07/22/16 at 4:26pm

Active 03/08/16	Listing # K88726	Map	\$925,000
	County: Klamath		
	Property Type	Farm and Ranch	Property Subtype
	Area	SE Klamath County	Farming
	Beds	3	
	Baths(FH)	2 (2 0)	Price/Sq Ft
	Year Built	1930	\$
	Tax Acct N	R39110000001400000	Lot Sq Ft (approx)
	DOM/CDOM	157/157	9519602
			Lot Acres (approx)
			218.5400

[See Additional Pictures](#)

Directions Hwy 70 To Bonanza, Right On Bly Mt Cut Off, Left On Horsefly Ln, 1st On Right.

Marketing Remark Seven Bar Six Ranch 218 Acre Bonanza Cattle And Hay Ranch With Well & District Irrigation. 2502 Sf Farm House, Nestled Against Protective Treed Ridgeline, Has Big Open Rooms, Large Vinyl Windows, Cozy Certified Wood Stove, Decks, Patio, Beautiful Garden And Landscaping Surrounding The Garage, Pump House And Shop/Equipment Storage. Additional Improvements Include Pole Hay Barn, Horse Barn, Arena, Storage Bldg. And Hay Barn With Feed Bunks. Pride Of Ownership And Production Are Very Apparent Here! Farm Building Sizes: 56'x60', 48'x108', 20'x30', 20'x50' 72'x25', 18'x12', Garage 24'x21'. Owner Carry On Approved Credit. Seller Would Like A Life Estate, An Annual Payment.

Main Home Type	Site Built	Tax Years	2015
Taxes	2076.10	Zoning	Kc-exclusive Farm Use
# of Living Units	1	Sale Approval	Normal
Approx. Carrying Cap	26	Season/Year Round	Summer
Crops Included	Yes	Crops	Alf/Past
Production	Tbd	Water Costs	1052.00
Pumping Costs	18710.00	Approx Acres Range	38.000000
Approx Acres Timber	38.00	Leases Acres	180.00
Approx Miles to Town	1.00	Farm Equipment	No
Water Rights Acreage	180.00	Special Financing	Owc/Oac, Requests Le
Elementary School	KL Bonanza	Middle School	KL Bonanza
High School	KL Bonanza	Agricultural Class	Unknown
Terrain	Partially Wooded, Hillside, Level	Irrigation Source	Sprinkled, Gravity - Flood, On Site Well
District Type	Horsefly	Irrigation Equipment	Mainline, Wheel Line, Pumps
Water Rights Type	Permitted	Fencing	Wood, Barbed Wire
Outbuildings	Hay Barn, Equipment Barn, Corrals, Chutes, Scales, Fuel Tank Above Grnd	Restrictions	Subject to Zoning, Access Recorded, Easement/Rght-of-Way
Road Frontage	Private	Road Surface	Gravel
Heat Source	Wood/Pellet, Electric	Power Source	Public Utility
Documents on File	Survey, Topography Map, Aerial Photos, Photos, SCS Information, Plat Maps, Well Data, Legal Description	Water/Sewer	Septic tank, Well
Possession	Negotiable		

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U.S. Patent 6,910,045



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