## **Client Detail Report**

Active 09/01/16	Listing # 2969372		hole CR Rd, Bly, OR 97622 Map	<u>.</u>	Listing Price: \$10,600,000	
	County: Klamath	Cross St: H	, ,		<b>2</b>	
ALCON NO	Prop	erty Type	Farm and Ranch	Property Subtype	Grazing	
	Area		SE Klamath County			
	Beds	6	6	Approx Square Feet	7000	
Contraction of the	Bath	s(FH)	7 (6 1)	Price/Sq Ft	\$1,514.29	
- Alaste	Year	Built	1989	Lot Sq Ft (approx)	156744997	
	Tax	Acct N	R119017	Lot Acres (approx)	3598.3700	
	DOM	/CDOM	5/5			

## See Additional Pictures

**Directions** Call listing agent. This is not a drive by.

Marketing Remark A true slice of heaven, Aspen Ridge Resort and Fishhole Creek Ranch is a beautiful and historic piece of property located in Oregon's southeastern corner. Exceptionally maintained, improved and run for more than 150 years - the last 40 by one family - this ranch is the kind of place that feeds the soul. Consisting of high mountain meadows, lakes, streams and evergreens, the ranch offers exceptional rangeland for a working cattle operation. Set 18-miles off Highway 140 in both Klamath and Lake counties, the ranch boasts 14,000 total acres: just under 4,000 are deeded and the remaining being on a long-standing, adjacent U.S. Forest Service permit. With water rights from neighboring reservoirs on U.S. Forest Service land and active natural springs throughout, the property has secure gravity-flow irrigation making it an exceptional summer home with rich feed for 800 pair of cows/calves. A 7,000 square-foot log lodge and five 1,250 square-foot log cabins - currently operating as a uniquely be

Zoning   EFU-G   # of Living Units   7     Sale Approval   Normal   Land Occupancy   Owner     Phone Ownership   Listing Licensee   Approx Carrying Cap   800 pair     Season/Year Round   seasonal   Crops Included   Yes     Crops Included   Yes   10000.00   800 pair through fail     Irrigated Acres   Flood   Permanent pasture/native grasses   Production   800 pair through fail     Approx Miles to Town   18.00   Farm Equipment   No   No     Secluded   Remote, Yes   Government Sides   Yes     Elementary School   LA Lakeview   Middle School   LA Lakeview     Hrigation Source   Creek, Lake, Pond, Spring, Gravity - Flood, Sub-irrigated   Irrigation Equipment   None     Water Rights   Yes   Adjudicated   Gas/Oil Rights/Incl   Watershed Pond     Restrictions   Access Recorded, Easement/Rght-of-Way, Subject to Zoning   Barcked Wire, Cross Fencing, Electric, Perimeter, Rail, Smooth Wire, Wood   Road Frontage   Private     Road Surface   Blacktop/Asphalt, Dirt/Clay, Gravel   Heat Source   Propane, Wood/Pellet   Aerial Photos, Brochures, Easements Equipment Survey, Topography Ma		Site Built	Main Home Type	Yes	Agncy Representation
Sale Approval Phone Ownership Normal Listing Licensee Land Occupancy Phone Ownership 2 Approx. Carrying Cap Crops Owner   Season/Year Round seasonal Crops Other   Season/Year Round seasonal Crops Boto pair   Jarget Conservation permanent pasture/native grasses Production 800 pair   Jarget Conservation permanent pasture/native grasses Production 800 pair   Approx Miles to Town 18.00 Farm Equipment No   Approx Miles to Town No Special Financing none   Secluded Remote, Yes Government Sides Yes   Elementary School LA Lakeview Middle School LA Lakeview   Water Rights Yes Sub-irrigated Vater Rights Type Adjudicated   Water Rights Yes Lake(s), Pond(s), Stream(s), Spring(s), Watershed Pond Water Rights Type Adjudicated   Water Rights Perimeter, Rail, Smooth Wire, Wood Road Frontage Private   Road Surface Blacktop/Asphalt, Dirt/Clay, Gravel Heat Source Propane, Wood/Pellet   Power Source Generator, Hydro Septic tank, Well Septic tank, Well   Private Negotiable Septic tank, Well Septic tank, Well		19213.32	Taxes	2015	Tax Years
Phone Öwnership Text Ownership     Listing Licensee     Phone Ownership 2 Approx. Carrying Cap Crops     Other       Basson/Year Round     seasonal     Production     800 pair       Crops     permanent pasture/native grasses     Production     800 pair       Irrigated Acres     Flood     800 pair     Yes       Approx Miles to Town     18.00     Farm Equipment     No       Secluded     Remote, Yes     Government Sides     Yes       Elementary School     LA Lakeview     Middle School     LA Lakeview       High School     LA Lakeview     Middle School     LA Lakeview       Vater Rights     Yes     Adjudicated     Gas/Oil Rights/Incl       Water Rights     Yes     Cross Fencing, Electric, Perimeter, Rail, Smooth Wire, Wood     Outbuildings     Chutes, Corrals, Fuel Tank Above Gr       Restrictions     Access Recorded, Easement/Rght-of-Way, Subject to Zoning     Gas/Oil Rights/Incl     Vievestock Barn, Scales, Special Facilit       Power Source     Generator, Hydro     Gase Source     Private     Aerial Photos, Brochures, Easements Equipment List, Leases, Leage Descrit       Possession     Private     Negotiable     S		-	0		
Text Ownership Season/Year Round Season/Year Round Crops Irrigated Acres Approx Miles to Town Pre - 1978 SecudedListing Licensee seasonal permanent pasture/native grasses FloodApprox Carrying Cap Crops Included Yes800 pair YesApprox Miles to Town Pre - 1978 Secuded18.00 Remote, Yes La LakeviewFarm Equipment Special Financing Middle SchoolNo Special Financing noneNo No Special Financing NoNo Special Financing NoNo Special Financing NoIrrigation Source Water Rights Water WaterCreek, Lake, Pond, Spring, Gravity - Flood, Sub-irrigatedIrrigation Equipment Water Rights Water Rights No Sub-irrigatedIrrigation Equipment 					
Season/Year Round Crops   seasonal permanent pasture/native grasses   Crops Included   Yes     Irrigated Acres   Flood   800 pair through fall Leases Acres   800 pair through fall Leases Acres   800 pair through fall Leases Acres     Approx Miles to Town Pre 1978   18.00   Farm Equipment   No     Secluded   Remote, Yes   Government Sides   Yes     Elementary School   LA Lakeview   Middle School   LA Lakeview     High School   LA Lakeview   Terrain   Above Grade, Below Grade, Hillside, Wooded, Level, Partially Wooded, Ro Wetlands, See Remarks     Irrigation Source   Creek, Lake, Pond, Spring, Gravity - Flood, Sub-irrigated   Irrigation Equipment   None     Water Rights   Yes   Adjudicated   Minerals   Gas/Oil Rights/Incl     Water   Lake(s), Pond(s), Stream(S), Spring(S), Watershed Pond   Water Rights Type   Adjudicated     Restrictions   Access Recorded, Easement/Right-of-Way, Subject to Zoning   Road Frontage   Private     Road Surface   Blacktop/Asphati, Dirt/Clay, Gravel   Heat Source   Propane, Wood/Pellet     Power Source   Generator, Hydro   Kater/Sewer   Septic tank, Weil     Pressented By:   Linda L Long   Cra					
Crops permanent pasture/native grasses Production 800 pair through fall   Irrigated Acres Flood 18.00 Farm Equipment No   Approx Miles to Town No Special Financing none   Secluded Remote, Yes Government Sides Yes   Elementary School LA Lakeview Middle School LA Lakeview   High School LA Lakeview Terrain Above Grade, Below Grade, Hillside, Wooded, Level, Partially Wooded, Ro   Water Rights Yes Sub-irrigated Water Rights Type Adjudicated   Water Rights Yes Lake(s), Pond(s), Stream(s), Spring(s), Watershed Pond Outbuildings Chues, Corrals, Fuel Tank Above Grade, Special Facili   Fencing Barbed Wire, Cross Fencing, Electric, Vaters Rights Type Minerals Gas/Oil Rights/Incl   Reastrictions Access Recorded, Easement/Rght-of-Way, Subject to Zoning Road Frontage Private   Road Surface Blacktop/Asphalt, Dirt/Clay, Gravel Heat Source Propane, Wood/Pellet   Possession Private Negotiable Sueptic tank, Weil Data   Survey, Topography Map, Weil Data Survey, Topography Map, Weil Data Sueptic tank, Weil   Possession Private Sueptic tank, Weil Sueptic tank, Weil   Prisented By: Lic:				Listing Licensee	
Irrigated Acres   Flood   Leases Acres   10000.00     Approx Miles to Town   18.00   Farm Equipment   No     Pre - 1978   No   Special Financing   none     Secluded   Remote, Yes   Government Sides   Yes     Elementary School   LA Lakeview   Middle School   LA Lakeview     High School   LA Lakeview   Terrain   Above Grade, Below Grade, Hillside, Wooded, Level, Partially Wooded, Ro     Water Rights   Yes   Ves   Water Rights   No     Water   Lake(s), Pond(s), Stream(s), Spring(s), Watershed Pond   Irrigation Source   Creek, Lake, Cross Fencing, Electric, Perimeter, Rail, Smooth Wire, Wood   Outbuildings   Chutes, Corrals, Fuel Tank Above Grade, Saco Saco Saco Saco Saco Saco Saco Saco			Crops Included		
Approx Miles to Town Pre - 1978   18.00   Farm Equipment Special Financing   No     Approx Miles to Town Pre - 1978   No   Special Financing   none     Secluded Elementary School   LA Lakeview   Middle School   LA Lakeview     High School   LA Lakeview   Middle School   LA Lakeview     Irrigation Source   Creek, Lake, Pond, Spring, Gravity - Flood, Sub-irrigated   Irrigation Equipment   None     Water Rights   Yes   Water Rights   Yes   Adjudicated     Water   Lake(s), Pond(s), Stream(s), Spring(s), Watershed Pond   Water Rights Type   Adjudicated     Restrictions   Access Recorded, Easement/Rght-of-Way, Subject to Zoning   Outbuildings   Chutes, Corrals, Fuel Tank Above Grn Livestock Barn, Scales, Special Facili Private     Power Source   Biacktop/Asphait, Dirt/Clay, Gravel   Heat Source Documents on File   Propane, Wood/Pellet Aerial Photos, Rights of Way, SCS Informati Survey, Topography Map, Well Data Supject to Zoning     Presented By:   Linda L Long   Crater Lake Realty,Inc.     Via:   780302024 Primary: 541-891-5562 Secondary:   Satisfor 41-891-5562 Secondary:			Production	permanent pasture/native grasses	
Pre-1978 Secluded No Special Financing Government Sides none   Secluded Remote, Yes Government Sides Yes   Elementary School LA Lakeview Middle School LA Lakeview   High School LA Lakeview Middle School LA Lakeview   Irrigation Source Creek, Lake, Pond, Spring, Gravity - Flood, Sub-irrigated Irrigation Equipment None   Water Rights Yes Vater Rights Type Adjudicated   Water Lake(s), Pond(s), Stream(s), Spring(s), Watershed Pond Water Rights Type Adjudicated   Fencing Barbed Wire, Cross Fencing, Electric, Perimeter, Rail, Smooth Wire, Wood Outbuildings Chutes, Corrals, Fuel Tank Above Grid Livestock Barn, Scales, Special Facili Power Source   Road Surface Blacktop/Asphalt, Dirl/Clay, Gravel Heat Source Propane, Wood/Pellet Documents on File   Power Source Generator, Hydro Water/Sewer Septic tank, Well   Private Nagotiable Surey, Topography Map, Well Data   Existing Financing Possession Private Water/Sewer Septic tank, Well   Presented By: Linda L Long Crater Lake Realty,Inc. 33550 N Highway 97 Chiloquin, OR 97624 Secondary: Sa550 N Highway 97 Chiloquin, OR 97624 Secondary:					
Secluded Elementary School High School Remote, Yes LA Lakeview Government Sides Middle School Yes LA Lakeview   High School LA Lakeview Middle School LA Lakeview   High School LA Lakeview Terrain Above Grade, Below Grade, Hillside, Wooded, Level, Partially Wooded, Ro Wetlands, See Remarks   Irrigation Source Creek, Lake, Pond, Spring, Gravity - Flood, Sub-irrigated Irrigation Equipment None   Water Rights Yes Water(s), Pond(s), Stream(s), Spring(s), Watershed Pond Water Rights Type Minerals Adjudicated Gas/Oil Rights/Incl   Fencing Barbed Wire, Cross Fencing, Electric, Perimeter, Rail, Smooth Wire, Wood Outbuildings Chutes, Corrals, Fuel Tank Above Gr Livestock Barn, Scales, Special Facili Private   Road Surface Blacktop/Asphalt, Dirt/Clay, Gravel Heat Source Propane, Wood/Pellet   Power Source Generator, Hydro Water/Sewer Septic tank, Weil   Presented By: Linda L Long Crater Lake Realty,Inc.   Lic: 780302024 33550 N Highway 97   Primary: 541-891-5562 Chiloquin, OR 97624   Secondary: Suti-7789		No			
Elementary School High SchoolLA LakeviewMiddle School TerrainLA LakeviewLA LakeviewIrrigation SourceCreek, Lake, Pond, Spring, Gravity - Flood, Sub-irrigatedIrrigation EquipmentNoneWater Rights WaterYes Lake(s), Pond(s), Stream(s), Spring(s), Watershed PondWater Rights Type MineralsAdjudicated Gas/Oil Rights/InclFencingBarbed Wire, Cross Fencing, Electric, Perimeter, Rail, Smooth Wire, WoodOutbuildings Road FrontageChutes, Corrals, Fuel Tank Above Gra Livestock Barn, Scales, Special Facili PrivateRoad Surface Power SourceBiackop/Asphalt, Dirt/Clay, Gravel Generator, HydroHeat Source Documents on FilePropane, Wood/Pellet Aerial Photos, Brochures, Easements Equipment List, Leases, Legal Descri Photos, Brochures, Easements Equipment List, Leases, Legal Descri Photos, BriotablePresented By:Linda L Long Lic: 780302024 Primary: 541-891-5562 Secondary:Crater Lake Realty,Inc. 33550 N Highway 97 Chiloquin, OR 97624 S41-783-2759		none	Special Financing	No	
High School   LA Lakeview   Terrain   Above Grade, Below Grade, Hillside, Wooded, Level, Partially Wooded, Ro Wetlands, See Remarks     Irrigation Source   Creek, Lake, Pond, Spring, Gravity - Flood, Sub-irrigated   Irrigation Equipment   None     Water Rights   Yes   Vatershed Pond   Hinerals   Adjudicated     Fencing   Barbed Wire, Cross Fencing, Electric, Perimeter, Rail, Smooth Wire, Wood   Outbuildings   Chutes, Corrals, Fuel Tank Above Grade, Fuel Tank Above Grade, Fuel Tank Above Grade, Easement/Rght-of-Way, Subject to Zoning   Road Frontage   Private     Road Surface   Blacktop/Asphalt, Dirt/Clay, Gravel   Heat Source   Propane, Wood/Pellet     Power Source   Generator, Hydro   Water/Sewer   Septic tank, Well     Presented By:   Linda L Long   Crater Lake Realty,Inc.     Lic: 780302024   33550 N Highway 97   Chiloquin, OR 97624     Primary: 541-891-5562   Secondary:   Sathor3-2759		Yes	Government Sides	Remote, Yes	Secluded
Irrigation Source   Creek, Lake, Pond, Spring, Gravity - Flood, Sub-irrigated   Irrigation Equipment   None     Water Rights   Yes   Adjudicated     Water   Lake(s), Pond(s), Stream(s), Spring(s), Watershed Pond   Water Rights Type   Adjudicated     Fencing   Barbed Wire, Cross Fencing, Electric, Perimeter, Rail, Smooth Wire, Wood   Outbuildings   Chutes, Corrals, Fuel Tank Above Gra     Restrictions   Access Recorded, Easement/Rght-of-Way, Subject to Zoning   Outbuildings   Private     Road Surface   Blacktop/Asphalt, Dirt/Clay, Gravel   Heat Source   Propane, Wood/Pellet     Power Source   Generator, Hydro   Water/Sewer   Septic tank, Well     Private   Negotiable   Water/Sewer   Septic tank, Well     Presented By:   Linda L Long   Crater Lake Realty,Inc. Secondary:   Stafi-891-5562 Secondary:   33550 N Highway 97 Chiloquin, OR 97624 Secondary:		LA Lakeview	Middle School	LA Lakeview	Elementary School
Irrigation Source   Creek, Lake, Pond, Spring, Gravity - Flood, Sub-irrigated   Irrigation Equipment   None     Water Rights   Yes   Adjudicated   Adjudicated     Water   Lake(s), Pond(s), Stream(s), Spring(s), Watershed Pond   Water Rights Type   Adjudicated     Fencing   Barbed Wire, Cross Fencing, Electric, Perimeter, Rail, Smooth Wire, Wood   Outbuildings   Chutes, Corrals, Fuel Tank Above Gr Livestock Barn, Scales, Special Facili Private     Road Surface   Blacktop/Asphalt, Dirt/Clay, Gravel   Reat Source   Propane, Wood/Pellet     Power Source   Generator, Hydro   Heat Source   Propane, Wood/Pellet     Power Source   Private Negotiable   Private Negotiable   Water/Sewer   Septic tank, Well     Presented By:   Linda L Long Lic: 780302024 Primary: 541-891-5562 Secondary:   Crater Lake Realty,Inc. 33550 N Highway 97 Chiloquin, OR 97624 541-783-2759		Above Grade, Below Grade, Hillside, He Wooded, Level, Partially Wooded, Rollin Wetlands, See Remarks	Terrain	LA Lakeview	High School
Water Lake(s), Pond(s), Stream(s), Spring(s), Watershed Pond Minerals Gas/Oil Rights/Incl   Fencing Barbed Wire, Cross Fencing, Electric, Perimeter, Rail, Smooth Wire, Wood Outbuildings Chutes, Corrals, Fuel Tank Above Gring   Restrictions Access Recorded, Easement/Rght-of-Way, Subject to Zoning Subject to Zoning Road Frontage Private   Power Source Blacktop/Asphalt, Dirt/Clay, Gravel Heat Source Propane, Wood/Pellet   Power Source Generator, Hydro Heat Source Propane, Wood/Pellet   Existing Financing Possession Private Water/Sewer Septic tank, Well   Presented By: Linda L Long Crater Lake Realty,Inc.   Lic: 780302024 33550 N Highway 97   Primary: 541-891-5562 Chiloquin, OR 97624   Secondary: Secondary: 541-783-2759			Irrigation Equipment		Irrigation Source
FencingWatershed PondOutbuildingsChutes, Corrals, Fuel Tank Above Gr Livestock Barn, Scales, Special FaciliRestrictionsAccess Recorded, Easement/Rght-of-Way, Subject to ZoningRoad FrontagePrivateRoad SurfaceBlacktop/Asphalt, Dirt/Clay, Gravel Generator, HydroHeat SourcePropane, Wood/Pellet Aerial Photos, Brochures, Easements Equipment List, Leases, Legal Descri Photos, Rights of Way, SCS Informati Survey, Topography Map, Well DataExisting Financing PossessionPrivateWater/SewerSeptic tank, WellPresented By:Linda L Long Lic: 780302024 Secondary:Crater Lake Realty,Inc. Still-891-5562 Secondary:Chiloquin, OR 97624 541-783-2759		Adjudicated	Water Rights Type	Yes	Water Rights
Perimeter, Rail, Smooth Wire, Wood   Livestock Barn, Scales, Special Facili     Restrictions   Access Recorded, Easement/Rght-of-Way, Subject to Zoning   Road Frontage   Private     Road Surface   Blacktop/Asphalt, Dirt/Clay, Gravel   Heat Source   Propane, Wood/Pellet     Power Source   Generator, Hydro   Heat Source   Propane, Wood/Pellet     Existing Financing Possession   Private   Water/Sewer   Septic tank, Well     Presented By:   Linda L Long   Crater Lake Realty,Inc.     Lic: 780302024   33550 N Highway 97     Primary: 541-891-5562   Chiloquin, OR 97624     Secondary:   541-783-2759		Gas/Oil Rights/Incl	Minerals		Water
Road Surface Power Source   Subject to Zoning Blacktop/Asphalt, Dirt/Clay, Gravel Generator, Hydro   Heat Source Documents on File   Propane, Wood/Pellet Aerial Photos, Brochures, Easements Equipment List, Leases, Legal Descri Photos, Rights of Way, SCS Informati Survey, Topography Map, Well Data Septic tank, Well     Existing Financing Possession   Private Negotiable   Water/Sewer   Crater Lake Realty,Inc.     Lic: 780302024 Primary: 541-891-5562 Secondary:   Lic: 780302024 Secondary:   33550 N Highway 97 Chiloquin, OR 97624 Setondary:		Chutes, Corrals, Fuel Tank Above Grnd, Livestock Barn, Scales, Special Facilities	Outbuildings		Fencing
Road Surface Power SourceBlacktop/Asphalt, Dirt/Clay, Gravel Generator, HydroHeat SourcePropane, Wood/Pellet Aerial Photos, Brochures, Easements Equipment List, Leases, Legal Descri Photos, Rights of Way, SCS Informati Survey, Topography Map, Well Data Septic tank, WellExisting Financing PossessionPrivate NegotiableWater/SewerSeptic tank, WellPresented By:Linda L Long Lic: 780302024 Primary: 541-891-5562 Secondary:Crater Lake Realty,Inc. Stat-891-5562 Secondary:Chiloquin, OR 97624 S41-783-2759		Private	Road Frontage		Restrictions
Power Source   Generator, Hydro   Documents on File   Aerial Photos, Brochures, Easements Equipment List, Leases, Legal Descriphotos, Rights of Way, SCS Informati Survey, Topography Map, Well Data Septic tank, Well     Existing Financing Possession   Private Negotiable   Water/Sewer   Septic tank, Well     Presented By:   Linda L Long   Crater Lake Realty,Inc.     Lic: 780302024   33550 N Highway 97     Primary: 541-891-5562   Chiloquin, OR 97624     Secondary:   541-783-2759		Propane, Wood/Pellet	Heat Source		Road Surface
Existing Financing Possession Private Negotiable Water/Sewer Septic tank, Well   Presented By: Linda L Long Crater Lake Realty,Inc.   Lic: 780302024 33550 N Highway 97   Primary: 541-891-5562 Chiloquin, OR 97624   Secondary: 541-783-2759	iption,	Aerial Photos, Brochures, Easements, Equipment List, Leases, Legal Descriptic Photos, Rights of Way, SCS Information	Documents on File		Power Source
Possession Negotiable   Presented By: Linda L Long Crater Lake Realty,Inc.   Lic: 780302024 33550 N Highway 97   Primary: 541-891-5562 Chiloquin, OR 97624   Secondary: 541-783-2759			Water/Sewer	Private	Existing Financing
Lic: 780302024 33550 N Highway 97 Primary: 541-891-5562 Chiloquin, OR 97624 Secondary: 541-783-2759					
Primary: 541-891-5562     Chiloquin, OR 97624       Secondary:     541-783-2759					Presented By:
Secondary: 541-783-2759					
					and the second s
Eax: 541-783-2724					126
				Other:	
See our listings online:		gs online:	See our listing		
E-mail: Linda@craterlakerealtyinc.com					
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U.S. Patent 6,910,045