

Client Detail Report

Listings as of 09/01/16 at 1:28pm

Active 09/01/16	Listing # 2969372	18-MM Fishhole CR Rd, Bly, OR 97622 Map	Listing Price: \$10,600,000
	County: Klamath	Cross St: Hwy 140 E	



Property Type	Farm and Ranch	Property Subtype	Grazing
Area	SE Klamath County		
Beds	6	Approx Square Feet	7000
Baths(FH)	7 (6 1)	Price/Sq Ft	\$1,514.29
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

Agency Representation	Yes	Main Home Type	Site Built
Tax Years	2015	Taxes	19213.32
Zoning	EFU-G	# of Living Units	7
Sale Approval	Normal	Land Occupancy	Owner
Phone Ownership	Listing Licensee	Phone Ownership 2	Other
Text Ownership	Listing Licensee	Approx. Carrying Cap	800 pair
Season/Year Round	seasonal	Crops Included	Yes
Crops	permanent pasture/native grasses	Production	800 pair through fall
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, Heavily Wooded, Level, Partially Wooded, Rolling, Wetlands, See Remarks
Irrigation Source	Creek, Lake, Pond, Spring, Gravity - Flood, Sub-irrigated	Irrigation Equipment	None
Water Rights	Yes	Water Rights Type	Adjudicated
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 Grnd, Livestock Barn, Scales, Special Facilities
Restrictions	Access Recorded, Easement/Right-of-Way, Subject to Zoning	Road Frontage	Private
Road Surface	Blacktop/Asphalt, Dirt/Clay, Gravel	Heat Source	Propane, Wood/Pellet
Power Source	Generator, Hydro	Documents on File	Aerial Photos, Brochures, Easements, Equipment List, Leases, Legal Description, Photos, Rights of Way, SCS Information, Survey, Topography Map, Well Data
Existing Financing	Private	Water/Sewer	Septic tank, Well
Possession	Negotiable		

Presented By:

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U.S. Patent 6,910,045

