

JUST 10 MILES FROM TOWN, gracious 3769 square foot, 4 bedroom, 2.5 bath home on 191 acres. Wonderful brick fireplace with insert, coved ceilings, lots of built-ins, super country kitchen with double ovens and triple sinks, storage galore including a huge pantry. 3-car garage, 2br/1ba apartment, 1 bath studio apartment, hay/livestock/equipment barn, sheds, covered squeeze chute. 185+/- acres water rights. Includes some irrigation equipment. Brand new roof, skylights, and septic tank!



Round Lake Grass Ranch

MLS# K85441 \$625,000



Much of the property that isn't actively irrigated is sub-irrigated naturally. The larger apartment has two separate entrances plus garage access, is wired for baseboard heat and has a woodstove, with full kitchen, bath, and two bedrooms, with its own address. The "ranch hand" apartment has a bath, sleeping area, kitchen and eating area.



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Crater Lake Realty, Inc.

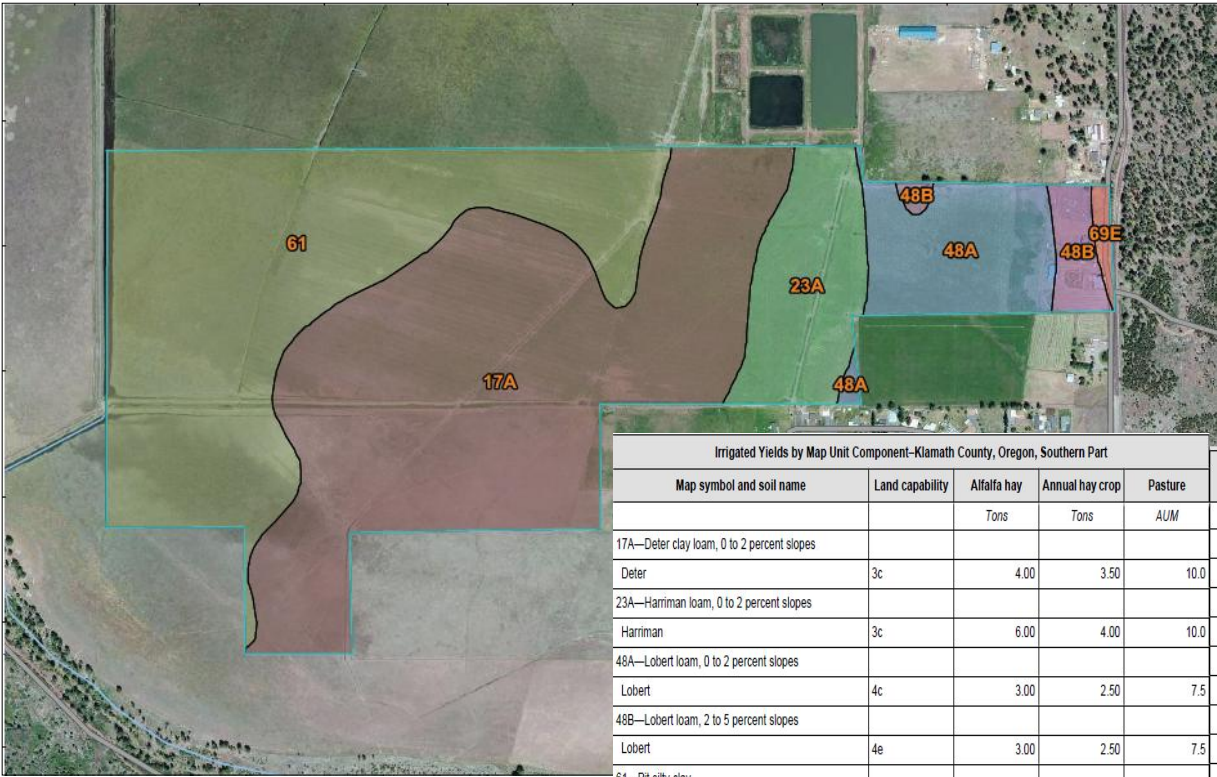
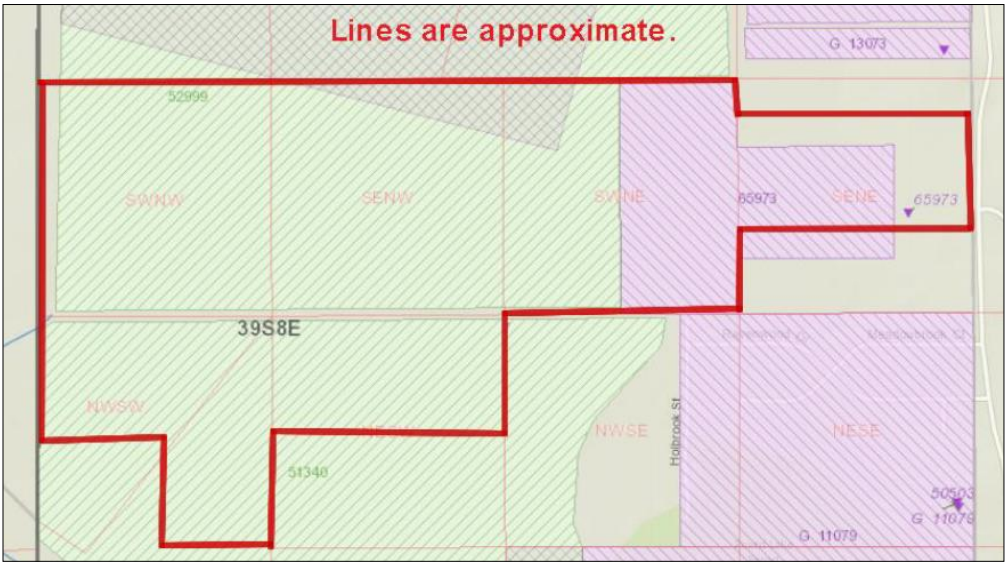


Round Lake Grass Ranch

Water rights map prepared from Oregon State Water Resources web site.

<http://apps.wrd.state.or.us/apps/gis/wr/Default.aspx>

Soil maps prepared from NRCS site at:
<http://websoilsurvey.nrcs.usda.gov/app/>



Irrigated Yields by Map Unit Component-Klamath County, Oregon, Southern Part					Barley	Irish potatoes	Oats	Wheat
Map symbol and soil name	Land capability	Alfalfa hay	Annual hay crop	Pasture	Bu	Cwt	Bu	Bu
		Tons	Tons	AUM				
17A—Deter clay loam, 0 to 2 percent slopes								
Deter	3c	4.00	3.50	10.0	95	—	170	90
23A—Harriman loam, 0 to 2 percent slopes								
Harriman	3c	6.00	4.00	10.0	105	370	185	100
48A—Lobert loam, 0 to 2 percent slopes								
Lobert	4c	3.00	2.50	7.5	—	—	—	—
48B—Lobert loam, 2 to 5 percent slopes								
Lobert	4e	3.00	2.50	7.5	—	—	—	—
61—Pit silty clay								
Pit	3w	—	3.00	7.5	65	—	125	60

Klamath County, Oregon, Southern Part (OR640)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
17A	Deter clay loam, 0 to 2 percent slopes	83.1	43.6%
23A	Harriman loam, 0 to 2 percent slopes	16.3	8.6%
48A	Lobert loam, 0 to 2 percent slopes	15.6	8.2%
48B	Lobert loam, 2 to 5 percent slopes	4.2	2.2%
61	Pit silty clay	70.4	36.9%
69E	Royst stony loam, 5 to 40 percent south slopes	1.1	0.6%
Totals for Area of Interest		190.8	100.0%

Round Lake Grass Ranch

**3030 Round Lake Rd
Klamath Falls
\$625,000**



VisualTour®

<http://goo.gl/Mq7OmR>



MLS #	85441
STATUS	ACTIVE
Mile Town	10
AREA	KENO
NUMBER OF ACRES M/L	191.13
LEASES/ACRES	0
PRIMARY USE	GRAZING
LAND USE ZONING	KC-Exclusive Farm Use
LAND OCCUPANCY	OWNER
CarryCap	50 pair
SEASON/YEAR ROUND	summer
CROPS	grass
PRODUCTION	grazing
WATER RIGHTS	Permitted
WATER RIGHTS ACREAGE	185+/-
IrrAcrFld	50
IrrAcrSpr	60
WELL APPROX. GPM	N/A
WATER COST	FREE
PUMPING COST	\$700+/-
IRRIGATION	On Site Streams, On Site Well, Sprinkled, Gravity-Flood, Sub-Irrigated
IRRIGATION DISTRICT	Other (See Remarks)
IRRIGATION EQUIPMENT	Mainline, Wheel Line
APPROX. ACRES RANGE	0.00

SURFACE WATER Lake(s)
AGRICULTURAL CLASS Unknown
CROPS None
TOPOGRAPHY Level
FARM EQUIPMENT Y/N NO
FENCING Cross Fencing, Perimeter
OUTBUILDINGS Hay Barn, Livestock Barn, Equipment Barn, Corrals, Chutes
ROAD FRONTAGE County Road
ROAD SURFACE Blacktop/Asphalt
WATER/SEWER Well, Septic Tank
NUMBER OF LIVING UNITS 3
MAIN HOME TYPE SITE BUILT
MAIN HOUSE APPRX. SQ FT 3,769
YEAR BUILT 1984
HOME OCCUPANCY N/A
HEATING Electric, Fireplace
#BEDROOMS 4
BATHS Two and 1/2
ELEMENTARY SCHOOL Keno
JR. HIGH SCHOOL Henley
SR. HIGH SCHOOL Henley
POWER SOURCE Public Utility
TAX ACCT # 1 R-3908-00700-00800-000
TAXES \$2,871.82
TAX YEAR 2013
TERMS/NEGOTIABLE Cash To Seller, Conventional, Farm Credit Service, Owner Carry, Will Not Divide
POSSIBLE FINANCE OPEN
SHOWING INSTRUCTIONS Special (See Remarks)
POSSESSION Tenant Rights, Negotiable
SPECIAL FINANCING Open
TERMS/NEGOTIABLE Cash To Seller, Conventional, Farm Credit Service, Owner Carry, Will Not Divide
TITLE COMPANY PREF. Amerititle
REO NO
CROSS ROAD Hwy 66

M REMARKS Just 10 miles from town, this gracious 3769 square foot, 4 bedroom, 2.5 bath home on 191 acres needs some love! Wonderful brick fireplace with insert, coved ceilings, lots of built-ins, super country kitchen with double ovens and triple sinks, storage galore including a huge pantry. 3-car garage, 2br/1ba apartment, hay/livestock/equipment barn, 1 ba studio apartment, sheds, covered squeeze chute. Irrigation comes primarily from Round Lake, and a small portion from a well. Includes some irrigation equip. Much of the property that isn't actively irrigated is sub-irrigated naturally. The larger apartment has two separate entrances plus garage access, is wired for baseboard heat and has a woodstove, with full kitchen, bath, and two bedrooms, with its own address.



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