

**5685 Sprague River  
Chiloquin  
\$275,000**



<http://view.paradym.com/3649690>

**MLS #** [87390](#)  
**STATUS** ACTIVE  
**SUB NAME** CHILOQUIN RURAL NE  
**TYPE** SINGLE FAMILY  
**COLOR** white  
**YEAR BUILT** 1912  
**APPROX SQ FT** 2304  
**# BEDROOMS** 4  
**BATHS** 1.5  
**STYLE** Traditional  
**GARAGE** DETACHED  
**GARAGE TYPE** 3 OR MORE  
**CARPORT** DETACHED  
**CARPORT TYPE** 1  
**NUMBER OF ACRES M/L** 32.13  
**LOT DIMENSIONS** irregular 32.13 acres  
**ZONING** KC-FORESTRY  
**TAX ACCT # 1** R-3408-019C0-00100-000  
**FULL TAX AMOUNT** 1587.28  
**FOR YEARS 20** 14-15  
**Days On Market** 11  
**CROSS STREET** Williamson River Rd  
**DIRECTIONS** <http://binged.it/1I9KjsY> From tracks in the center of Chiloquin, travel NE on Sprague River Rd for 3.7 miles to address on left.

**CONSTRUCTION** Frame, Vinyl Siding, Wood  
**STORIES - LEVELS** Two  
**BASEMENT** Yes  
**TYPE** Partial  
**FOUNDATION** Yes  
**ROOFING** Composition  
**RV** Parking Area, Covered  
**EXTERIOR EXTRAS** Patio, Grill, Shop Building, Utility Building, Other Building  
**POWER SOURCE** Public Utility  
**APPLIANCES - EQUIPMENT** Electric Range, Microwave, Dishwasher, Refrigerator, Vent Fan, Washer, Dryer  
**WATER HEATER** Electric  
**HEATING** Wood, Fuel Oil  
**HEATING TYPE** Central FA  
**FIREPLACE - STOVE** Certified Wood Stove  
**OTHER ROOMS** Study / Den, Family Room  
**DINING** Informal  
**LAUNDRY** Main Floor  
**FLOORS** Wall To Wall Carpet, Wood Floors, Vinyl  
**TYPE WINDOWS** Wood Frame, Metal Frame, Single Glaze, Double Glaze, Storms - Part  
**WINDOW TREATMENT** All Stay  
**LOT LOCATION** Interior, Other View, River Frontage, River View, Mountain View, Water Frontage  
**LOT IMPROVEMENTS** Improved Drive  
**FLOOD PLAIN** Yes, No  
**STREET SURFACE** Paved  
**DRIVEWAY** Paved, Gravel  
**FENCING** Partial  
**WATER/SEWER** Well, Septic Tank  
**ELEMENTARY SCHOOL** Chiloquin  
**JR. HIGH SCHOOL** Chiloquin  
**SR. HIGH SCHOOL** Chiloquin  
**TERMS** Cash To Seller  
**POSSESSION** Negotiable  
**TITLE COMPANY PREF.** Amerititle  
**TO SHOW** MLS Lockbox, Appointment Only, 24 Hour Notice, Call First / No Ans. Show, Other (See Remarks)  
**OCCUPANCY** OWNER  
**REO** NO

**M REMARKS** RIVERFRONT HISTORIC HOME on 32.13 acres. 4 bedrooms, 1.5 baths with friendly country kitchen, family room, 4 car detached garage, and root cellar basement. Vacation rental cabin with garage and car port, this home is currently approved as a B&B. Brick building could be a cool barn, carport large enough for an RV. 2200+/- feet of Sprague River frontage, Forest Service out the gate, on paved county road less than 4 miles from town. Fabulous views from every



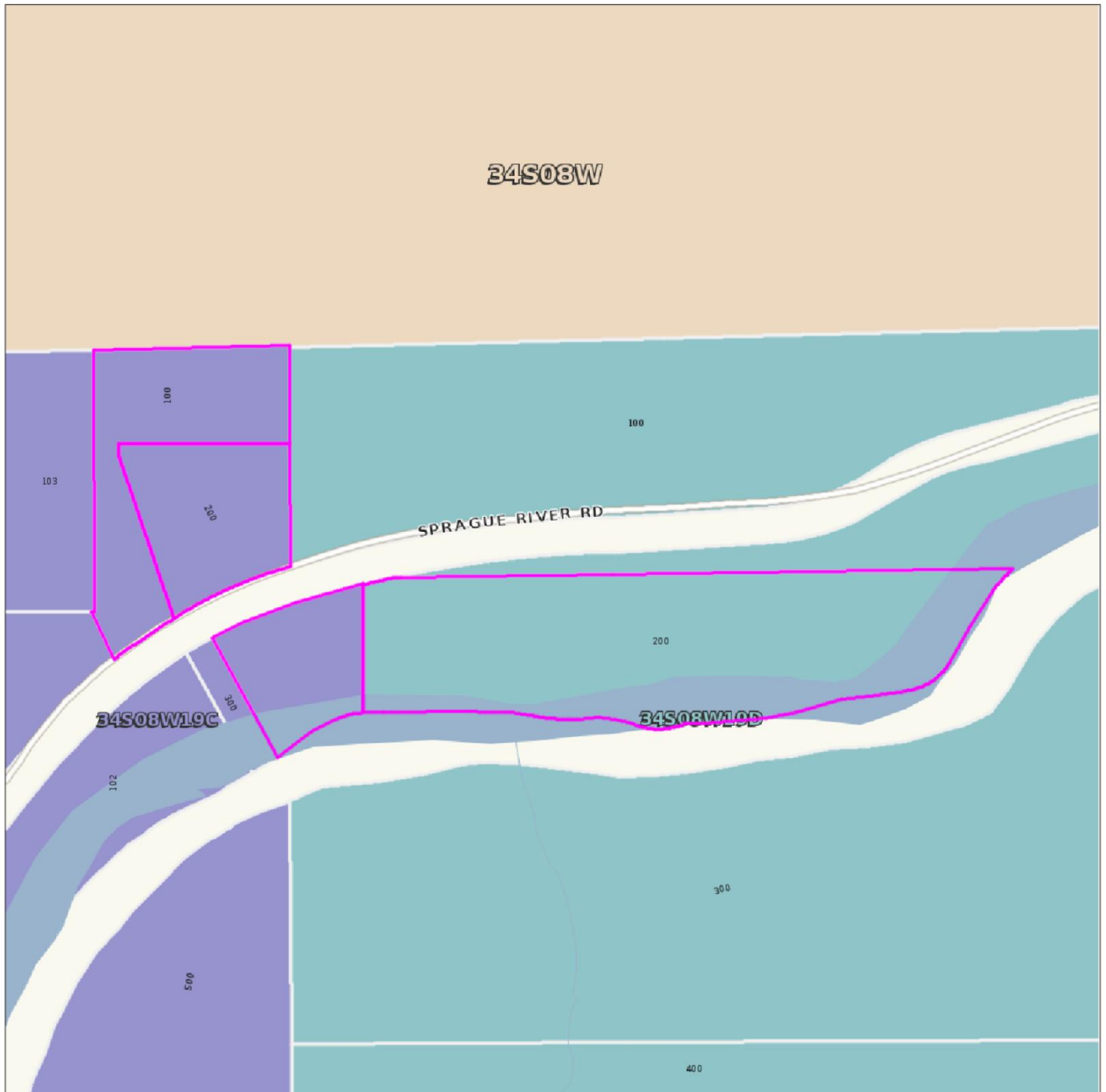
**LINDA L LONG**  
**CRATER LAKE REALTY, INC.**  
**CELL: 541-891-5562**  
**Main: 541-783-2759**  
**33550 N HIGHWAY 97**  
**CHILOQUIN OR 97624**  
[Linda@craterlakerealtyinc.com](mailto:Linda@craterlakerealtyinc.com)  
[CraterLakeRealtyInc.com](http://CraterLakeRealtyInc.com)



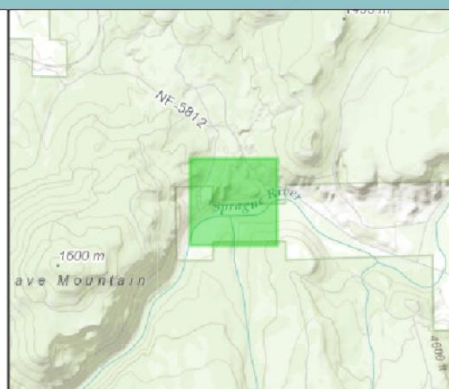
# TAXLOT MAP

Cauckwell

**ATLIS**  
AMERITITLE LAND INFORMATION SYSTEM



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## LEGEND

-  County
-  City
-  UGB
-  Property of Interest



## Disclaimer:

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# PHOTO MAP

Cauckwell

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County City UGB

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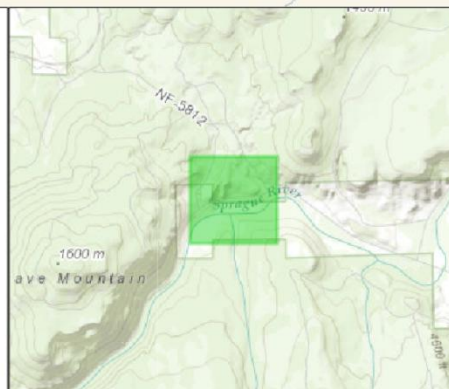
# LOCATOR MAP

Cauckwell

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