

Fishing, Hunting, Timber



640 scenic acres on the west slope of the Warner Mountains. 1¼ miles of trout stream, springs, mature timber, miles of private roads behind locked gate, and adjacent to Crane Mountain. Semi-Primitive Motorized Recreation Area with National Recreation Trail #161 open to OHV riding and camping. Access county and USFS roads and right of ways. Secluded and private, yet less than 15 miles from Lakeview, and less than a mile off paved Hwy 395! MLS# 86006 \$640,000 Unique offering with possible seller terms.



Linda Long, Principal Broker/Owner
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Crater Lake Realty, Inc.



MLS



**TL 400 & 600 Kelley Creek Rd
Lakeview
\$640,000**



TOPOGRAPHY Level, Rolling, Partially Wooded, Heavily Wooded, Hillside

SURFACE WATER Stream(s)

LOT IMPROVEMENT Improved Drive

EQUIPMENT No

AG CLASS-SOIL CLASS Unknown

CROPS Yes, Seller Owned

MINERALS Gas / Oil Rights / Includ, Timber Rights

ROAD FRONTAGE County Road

ROAD SURFACE Gravel

RESTRICTIONS AND EASEMENT Subject To Zoning, Access Recorded, Stick Built, Manufactured Home, Both Stick/Manufactured

ELEMENTARY SCHOOL Lakeview

JR. HIGH SCHOOL Lakeview

SR. HIGH SCHOOL Lakeview

TERMS/NEGOTIABLE Cash To Seller, Owner Carry

FULL TAX AMOUNT \$1461.00

FOR YEARS 20 13

POSSESSION On Closing

TO SHOW Call Listing Agent

TITLE COMPANY PREF. Amerititle

M REMARKS FISHING, HUNTING & TIMBER 640 scenic acres on the west slope of the Warner Mountains. 1 1/4 miles of trout stream, springs, mature timber, miles of private roads behind locked gate, and adjacent to Crane Mountain. Semi-Primitive Motorized Recreation Area with National Recreation Trail #161 open to OHV riding and camping. Access county and USFS roads and right of ways. Secluded and private, yet less than 15 miles from Lakeview, and less than a mile off paved Hwy 395!

STATUS ACTIVE

MLS # [86006](#)

SUB NAME LAKEVIEW

NUMBER OF ACRES M/L 640.00

LOT DIMENSIONS irregular 640 acres

LOT LOCATION Interior, Other View, Lake View, Water Frontage

TAX ACCT # 1 R-4121-01600-00400

LEGAL extensive

PRIMARY USE RECREATIONAL

PRESENT USE Idle

PROJECTED USE homesite-recreation

OCCUPANCY VACANT

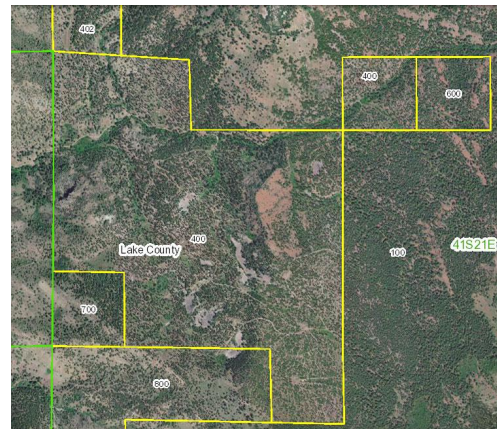
LAND USE ZONING LAKEVIEW COUNTY - FOREST USE

POSSIBLE FINANCE OPEN

CROSS STREET Hwy 395

DIRECTIONS From Lakeview, 13.4 mi S on 395 to Kelley Crk Rd, L 1 +/- mi, starts at 2nd cattle guard. <http://goo.gl/maps/VJ4aU>

SPECIAL FINANCING OWC/OAC



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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.