

Griffith Ranch

Cattle Operation, 1550 acres with gravity flow irrigation supplying summer pasture for 450 pair or up to 1000 yearlings. Protected feedgrounds along ridgeline for year around operation as well. Chalet style home with huge windows views the productive valley below, livestock

barn, equipment shed, scales & extensive welded pipe corrals and holding pens. Many rotational pastures with improved water troughs, ponds, spring, 3 wells & some river water rights. Old homestead with useable barn & shed at far end of valley.

\$2,600,000 MLS #83284



Linda Long, Principal Broker/Owner
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Chiloquin, Oregon 97624

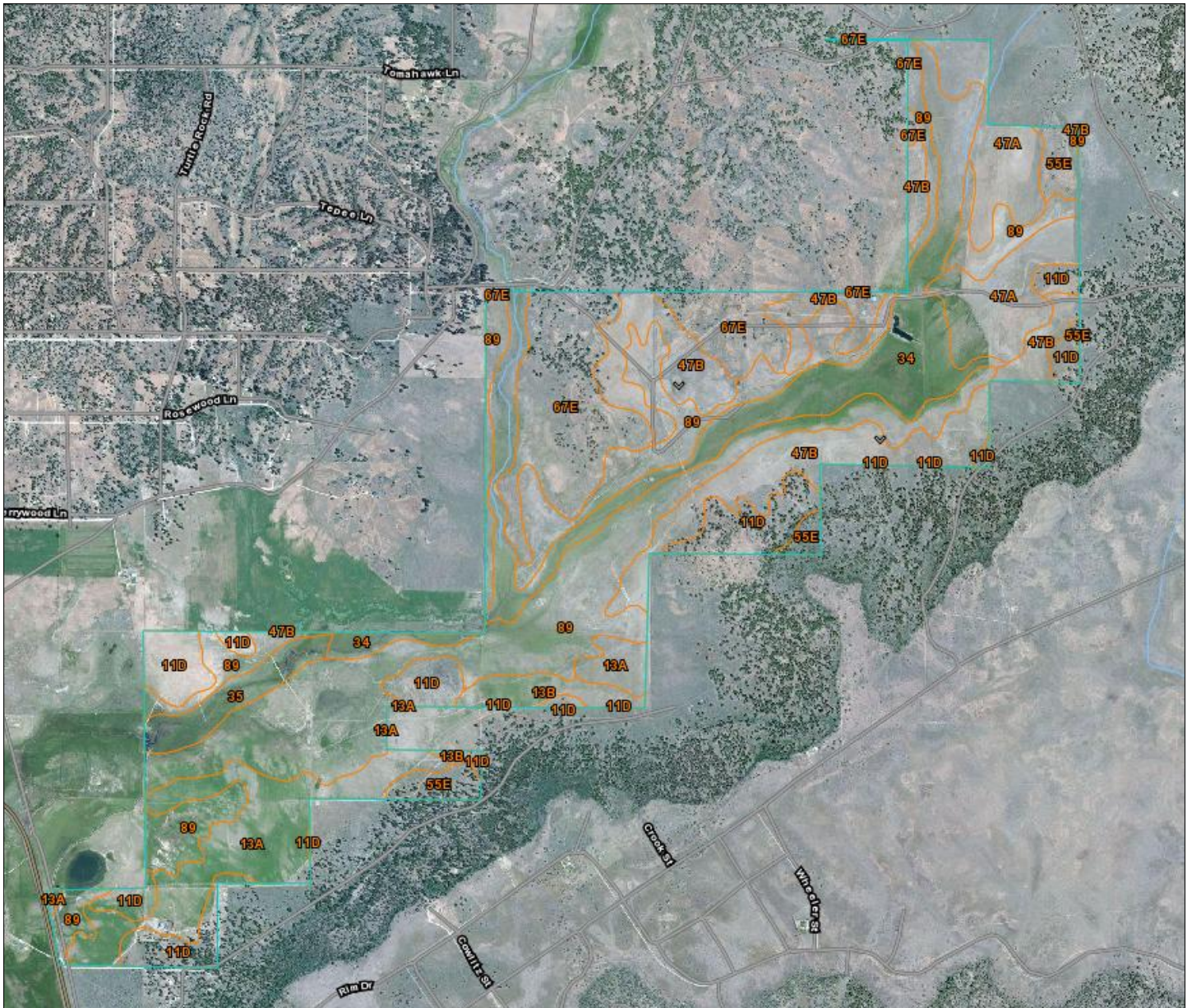
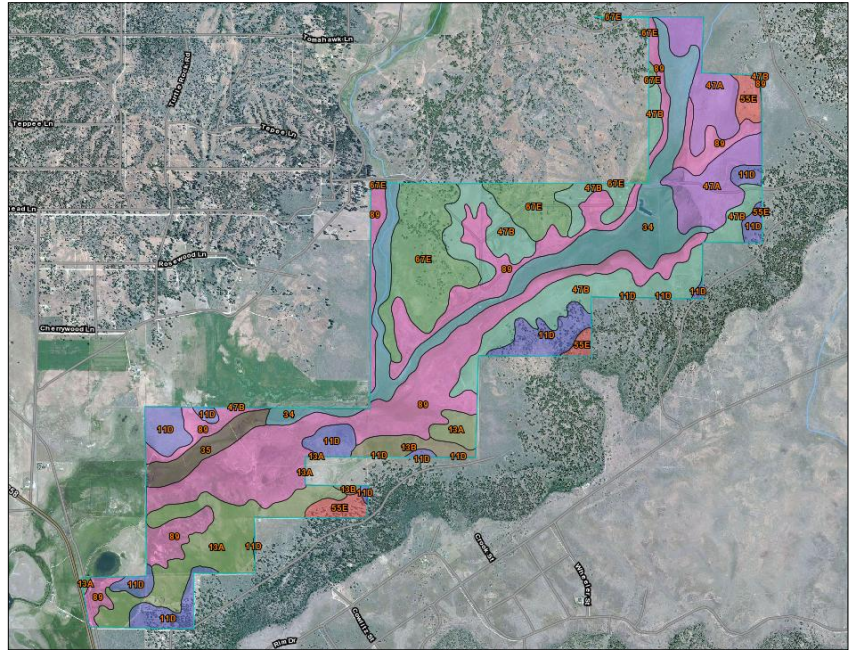
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Soils



Griffith Ranch

	Map unit name	Rating	Acres in AOI	Percent of AOI
11D	Choptie loam, 2 to 25 percent slopes	Choptie loam, 2 to 25 percent slopes	134.4	9.1%
13A	Crume loam, 0 to 2 percent slopes	Crume loam, 0 to 2 percent slopes	135.1	9.1%
13B	Crume loam, 2 to 8 percent slopes	Crume loam, 2 to 8 percent slopes	26.7	1.8%
34	Klamath-Ontko-Dilman association	Klamath-Ontko-Dilman association	193.9	13.1%
35	Klamath variant clay loam	Klamath variant clay loam	34.9	2.4%
47A	Lobert sandy loam, 0 to 2 percent slopes	Lobert sandy loam, 0 to 2 percent slopes	117.1	7.9%
47B	Lobert sandy loam, 2 to 12 percent slopes	Lobert sandy loam, 2 to 12 percent slopes	190.6	12.9%
55E	Maset coarse sandy loam, 12 to 45 % north slopes	Maset coarse sandy loam, 12 to 45 percent north slopes	36.3	2.5%
67E	Rock outcrop-Nuss complex, 5 to 40 % slopes	Rock outcrop-Nuss complex, 5 to 40 percent slopes	159.9	10.8%
89	Yonna loam	Yonna loam	449.2	30.4%
Totals for Area of Interest			1,478.0	100.0%

Map symbol and soil name	Land capability	Alfalfa hay	Annual hay crop	Pasture
		<i>Tons</i>	<i>Tons</i>	<i>AUM</i>
11D—Choptie loam, 2 to 25 percent slopes				
Choptie	—	—	—	—
13A—Crume loam, 0 to 2 percent slopes				
Crume	4c	3.00	2.50	7.5
13B—Crume loam, 2 to 8 percent slopes				
Crume	4e	3.00	2.50	7.5
34—Klamath-Ontko-Dilman association				
Klamath	4w	—	2.00	5.0
Ontko	4w	—	2.00	5.0
Dilman	4w	—	2.00	5.0
35—Klamath variant clay loam				
Klamath, variant	4w	—	—	4.0
47A—Lobert sandy loam, 0 to 2 percent slopes				
Lobert	4c	3.00	2.50	7.5
47B—Lobert sandy loam, 2 to 12 percent slopes				
Lobert	4e	3.00	2.50	7.5
55E—Maset coarse sandy loam, 12 to 45 percent north slopes				
Maset, north	—	—	—	—
67E—Rock outcrop-Nuss complex, 5 to 40 percent slopes				
Rock outcrop	—	—	—	—
Nuss	—	—	—	—
89—Yonna loam				
Yonna	4w	—	—	5.0

Griffith Ranch

**22779 Sprague River Rd
Sprague River
\$2,600,000**



VisualTour

<http://goo.gl/BcUsdd>



MLS #	83284
STATUS	ACTIVE
MileTown	1
AREA	SPRAGUE RIVER
NUMBER OF ACRES M/L	1,550.00
LEASES/ACRES	0
PRIMARY USE	GRAZING
LAND USE ZONING	KC-Exclusive Farm Use
LAND OCCUPANCY	OWNER
CarryCap	450 pr
SEASON/YEAR ROUND	both
CROPS	perm past
PRODUCTION	grazing
WATER RIGHTS	Adjudicated, Permitted
WATER RIGHTS ACREAGE	TBD
IrrAcrFld	TBD
IrrAcrSpr	0
WELL APPROX. GPM	300
WATER COST	FREE
PUMPING COST	TBD
IRRIGATION	On Site Streams, On Site Well, Gravity-Flood, Sub-Irrigated
IRRIGATION DISTRICT	Well, Other (See Remarks)
IRRIGATION EQUIPMENT	Pumps, Mainline
APPROX. ACRES RANGE	1.00

SURFACE WATER Pond(s), Stream(s), Spring
CROPS Yes, Seller Owned
TOPOGRAPHY Level, Rolling, Partially Wooded
FARM EQUIPMENT Y/N NO
FENCING Barbed Wire, Cross Fencing, Perimeter
OUTBUILDINGS Garage, Hay Barn, Livestock Barn, Equipment Barn, Corrals, Chutes, Scales
ROAD FRONTAGE County Road
ROAD SURFACE Blacktop/Asphalt
WATER/SEWER Well, Septic Tank
NUMBER OF LIVING UNITS 2
MAIN HOME TYPE SITE BUILT
MAIN HOUSE APPRX. SQ FT 2,052
YEAR BUILT 1991
HOME OCCUPANCY OWNER
#BEDROOMS 2
BATHS One and 1/2
ELEMENTARY SCHOOL Chiloquin
JR. HIGH SCHOOL Chiloquin
SR. HIGH SCHOOL Chiloquin
POWER SOURCE Public Utility
TAX ACCT # 1 R-3510-00000-03500, 03600
TAXES \$3237.55
TAX YEAR 2012
TERMS/NEGOTIABLE Cash To Seller
POSSIBLE FINANCE REFINANCE
SHOWING INSTRUCTIONS Call Listing Agent
POSSESSION Negotiable
SPECIAL FINANCING None
TERMS/NEGOTIABLE Cash To Seller
TITLE COMPANY PREF. Amerititle
REO NO
CROSS ROAD Drews Rd
M REMARKS GRIFFITH RANCH Cattle Operation, 1550 acres w/ irrigation supplying summer pasture for 450 pair or up to 1000 yearlings. Protected feed grounds along ridgeline for year around operation as well. Chalet style home w/ huge windows view productive valley below, livestock barn, equipment shed, scales & extensive welded pipe corrals & holding pens. Many rotational pastures w/ improved water toughs, ponds, spring, 3 wells & some river water rights. Old homestead with useable barn & shed at far end of valley.
 More tax lots: R-3610-00200-00800-000, R-3610-00300-01500-000, R-3610-00300-01600-000

[VIRTUAL TOUR URL ADDRESS:](#)



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