

# Private, Turnkey Ranch...

660 acres of pines, pasture and juniper with 167+/- acres irrigated from 4 reservoirs. Flood irrigation plus 4 wheel lines and water cannons. Ideal for cattle, horses, or grass hay. 3,000 square foot, 3 bedroom/2 bath home inside a 6000 square foot building, three 2 bedroom cabins, RV garage, stable, indoor arena w/stalls, separate stall barn, shop, 6 bay equipment shed, hay barn/airplane hangar, airstrip. Fully furnished plus equipment and more! A lot here for the money. OWC/OAC MLS #83233 \$1,600,000



**Linda Long, Principal Broker/Owner**  
33550 Hwy 97 N/PO Box 489/541-783-2759  
Chiloquin, Oregon 97624  
Call: 541-891-5562

[Linda@CraterLakeRealtyInc.com](mailto:Linda@CraterLakeRealtyInc.com)  
[www.CraterLakeRealtyInc.com](http://www.CraterLakeRealtyInc.com)





# Private, Turnkey Ranch...





**71450 Hwy 140 E**  
**Bly**  
**\$1,600,000**



**MLS #** 83233  
**STATUS** ACTIVE  
**MileTown** 7  
**AREA** BLY  
**NUMBER OF ACRES M/L** 660.00  
**LEASES/ACRES** 0  
**PRIMARY USE** FARMING  
**LAND USE ZONING** KC-Forestry / Range  
**LAND OCCUPANCY** OWNER  
**CarryCap** 120pr+hay  
**SEASON/YEAR ROUND** summer  
**CROPS** past/hay  
**PRODUCTION** +50 ton  
**WATER RIGHTS** Adjudicated  
**WATER RIGHTS ACREAGE** 166.9  
**IrrAcrFld** 100  
**IrrAcrSpr** 70  
**WELL APPROX. GPM** dom  
**WATER COST** FREE  
**PUMPING COST** TBD  
**IRRIGATION** On Site Streams, Sprinkled, Gravity-Flood  
**IRRIGATION DISTRICT** Other (See Remarks)  
**IRRIGATION EQUIPMENT** Pumps, Mainline, Wheel Line  
**APPROX. ACRES RANGE** 300.00  
**APPROX. ACRES TIMBER** 40

**SURFACE WATER** Pond(s), Stream(s), Spring, Pond Site  
**AGRICULTURAL CLASS** Unknown  
**CROPS** Seller Owned  
**TOPOGRAPHY** Level, Rolling, Partially Wooded  
**FARM EQUIPMENT Y/N** YES  
**FENCING** Barbed Wire, Rail, Electric, Wood, Cross Fencing, Perimeter  
**OUTBUILDINGS** Garage, Hay Barn, Livestock Barn, Equipment Barn, Stable, Shop, Corrals, Chutes, Special Facilities, Fuel Tank Above Ground  
**ROAD FRONTAGE** Private  
**ROAD SURFACE** Gravel, Dirt/Clay  
**WATER/SEWER** Well, Septic Tank  
**NUMBER OF LIVING UNITS** 4  
**MAIN HOME TYPE** SITE BUILT  
**MAIN HOUSE APPRX. SQ FT** 3,000  
**YEAR BUILT** 1992  
**HOME OCCUPANCY** OWNER  
**HEATING** Gas Propane, Oil, Woodstove  
**#BEDROOMS** 3  
**BATHS** Three +  
**ELEMENTARY SCHOOL** Bly, Bonanza, Lakeview  
**JR. HIGH SCHOOL** Bonanza, Lakeview  
**SR. HIGH SCHOOL** Bonanza, Lakeview  
**POWER SOURCE** Public Utility  
**TAX ACCT # 1** R-3711-00000-07900  
**TAXES** \$3894.29  
**TAX YEAR** 2012  
**TERMS/NEGOTIABLE** Cash To Seller, Owner Carry  
**POSSIBLE FINANCE** OPEN  
**SHOWING INSTRUCTIONS** Appointment Only, Call Listing Agent  
**POSSESSION** Negotiable  
**SPECIAL FINANCING** Possible Owner Carry  
**TERMS/NEGOTIABLE** Cash To Seller, Owner Carry  
**TITLE COMPANY PREF.** Amerititle  
**REO** NO  
**CROSS ROAD** Fishhole Creek Rd  
**M REMARKS** PRIVATE TURNKEY RANCH... 660 acres of pines, pasture and juniper with 167+/- acres irrigated from 4 reservoirs. Flood irrigation plus 4 wheel lines and water cannons. Ideal for cattle, horses, or grass hay. 3000 sq ft, 3 bedroom/2 bath home inside a 6000 sq ft building, three 2 bedroom cabins, RV garage, stable, indoor arena w /stalls, separate stall barn, shop, 6 bay equipment shed, hay barn /airplane hangar, airstrip. Fully furnished plus equipment and more! A lot here for the money. OWC/OAC



<http://goo.gl/iltTO3>



**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)**

