PRIVATE, GURNREY RANCX...

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















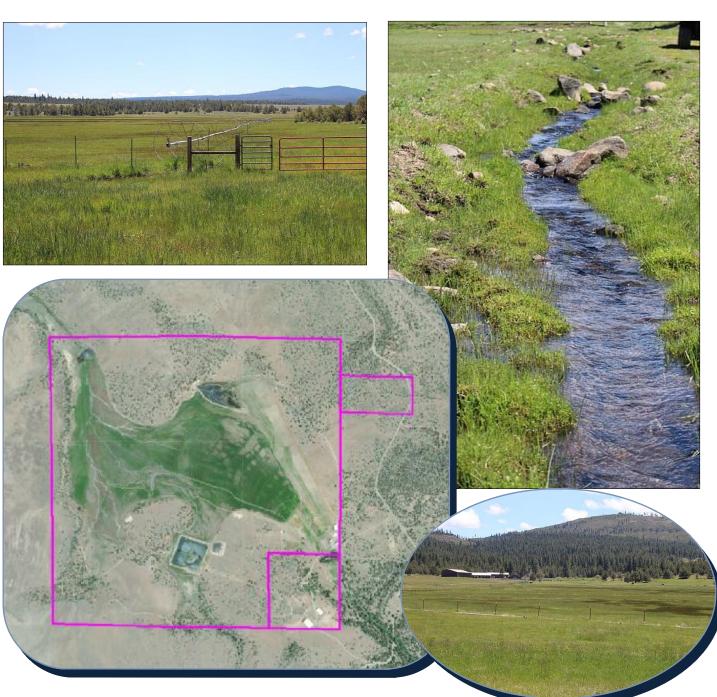




Linda Long, Principal Broker/Owner
33550 Hwy 97 N/PO Box 489/541-783-2759
Chiloquin, Oregon 97624
Call: 541-891-5562
Linda@CraterLakeRealtyInc.com
www.CraterLakeRealtyInc.com







Crater Lake Realty, Inc. Chiloquin, Oregon Linda Long, Principal Broker/Owner 541-891-5562 Linda@CraterLakeRealtyInc.com

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
CarryCap
SEASON/YEAR ROUND
CROPS
PRODUCTION
WATER RIGHTS
Adjudicated
OWNER
120pr+hay
summer
past/hay
+50 ton
Adjudicated

 WATER RIGHTS ACREAGE
 166.9

 IrrAcrFid
 100

 IrrAcrSpr
 70

 WELL APPROX. GPM
 dom

 WATER COST
 FREE

 PUMPING COST
 TBD

 DRIGHTION
 On 878

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

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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
CraterLakeRealtyInc.com



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