

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



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

