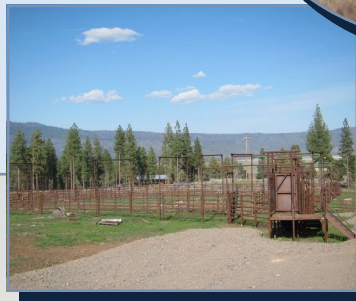


Whiteline Farm



WHITELINE FARM: 1394 acres with 881 acres irrigated from 3 wells with 6 pivots and wheel lines. Good soils for potatoes, alfalfa, grain and hybrid grasses. Improvements include 2 homes against timbered backdrop, shop, garage, outbuildings, four pole hay barns. A beautiful private setting for a productive farm just 15 miles from town. MLS 82794 \$3,555,000.



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





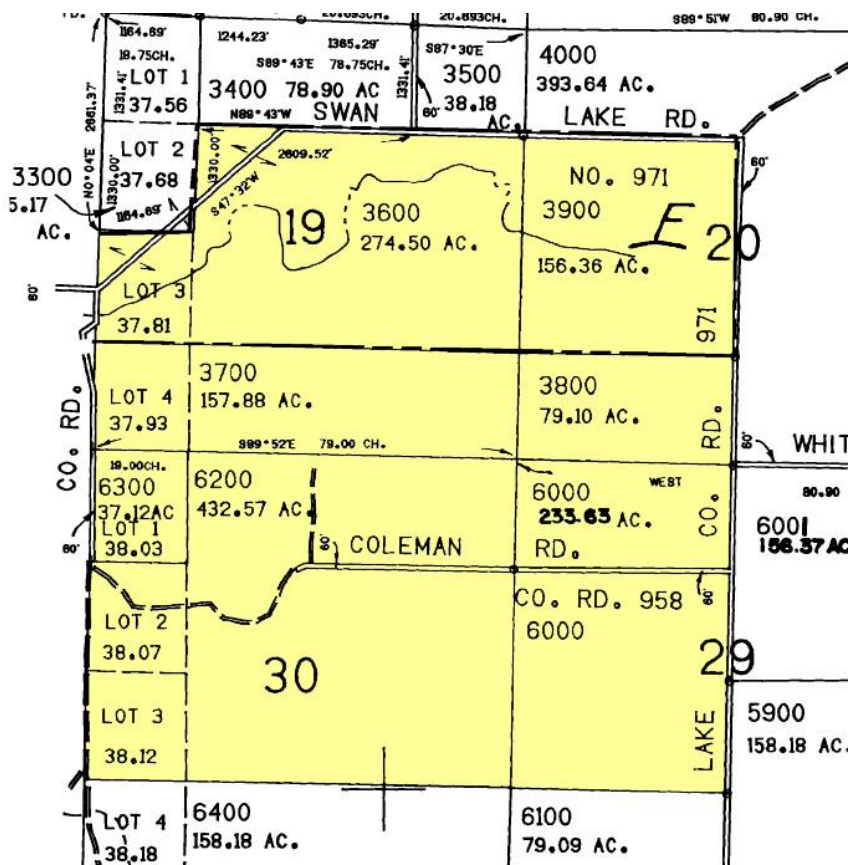
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Bedner clay loam	62.8	4.6%
5	Calder silt loam	299.8	22.0%
23B	Harriman loam, 2 to 5 percent slopes	34.6	2.5%
31	Hosley loam	28.6	2.1%
36	Lakeview silty clay loam	147.3	10.8%
38	Laki loam	289.5	21.2%
39	Laki-Bedner complex	57.4	4.2%
48A	Lobert loam, 0 to 2 percent slopes	212.6	15.6%
48B	Lobert loam, 2 to 5 percent slopes	18.1	1.3%
48C	Lobert loam, 5 to 15 percent slopes	3.4	0.3%
50E	Lorella very stony loam, 2 to 35 percent south slopes	1.5	0.1%
74B	Stukel-Capona loams, 2 to 15 percent slopes	189.7	13.9%
74D	Stukel-Capona loams, 15 to 25 percent slopes	19.9	1.5%
Totals for Area of Interest		1,365.1	100.0%

Irrigated Yields by Map Unit Component— Klamath County, Oregon, Southern Part				
Map symbol and soil name	Land capability	Alfalfa hay	Annual hay crop	Pasture
		<i>Tons</i>	<i>Tons</i>	<i>AUM</i>
3—Bedner clay loam				
Bedner	3w	2.00	—	7.5
5—Calder silt loam				
Calder	4s	—	2.00	6.5
23B—Harriman loam, 2 to 5 percent slopes				
Harriman	3e	6.00	4.00	10.0
31—Hosley loam				
Hosley	4w	—	—	6.0
36—Lakeview silty clay loam				
Lakeview	3w	4.00	4.00	12.0
38—Laki loam				
Laki	4s	5.50	3.50	10.0
39—Laki-Bedner complex				
Laki	4s	5.50	3.50	10.0
Bedner	3w	2.00	—	7.5
48A—Lobert loam, 0 to 2 percent slopes				
Lobert	4c	3.00	2.50	7.5
48B—Lobert loam, 2 to 5 percent slopes				
Lobert	4e	3.00	2.50	7.5
48C—Lobert loam, 5 to 15 percent slopes				
Lobert	4e	3.00	2.50	7.5
50E—Lorella very stony loam, 2 to 35 percent south slopes				
Lorella, south	—	—	—	—
74B—Stukel-Capona loams, 2 to 15 percent slopes				
Stukel	4e	—	—	6.5
Capona	4e	—	—	10.0
74D—Stukel-Capona loams, 15 to 25 percent slopes				
Stukel	—	—	—	—
Capona	—	—	—	—

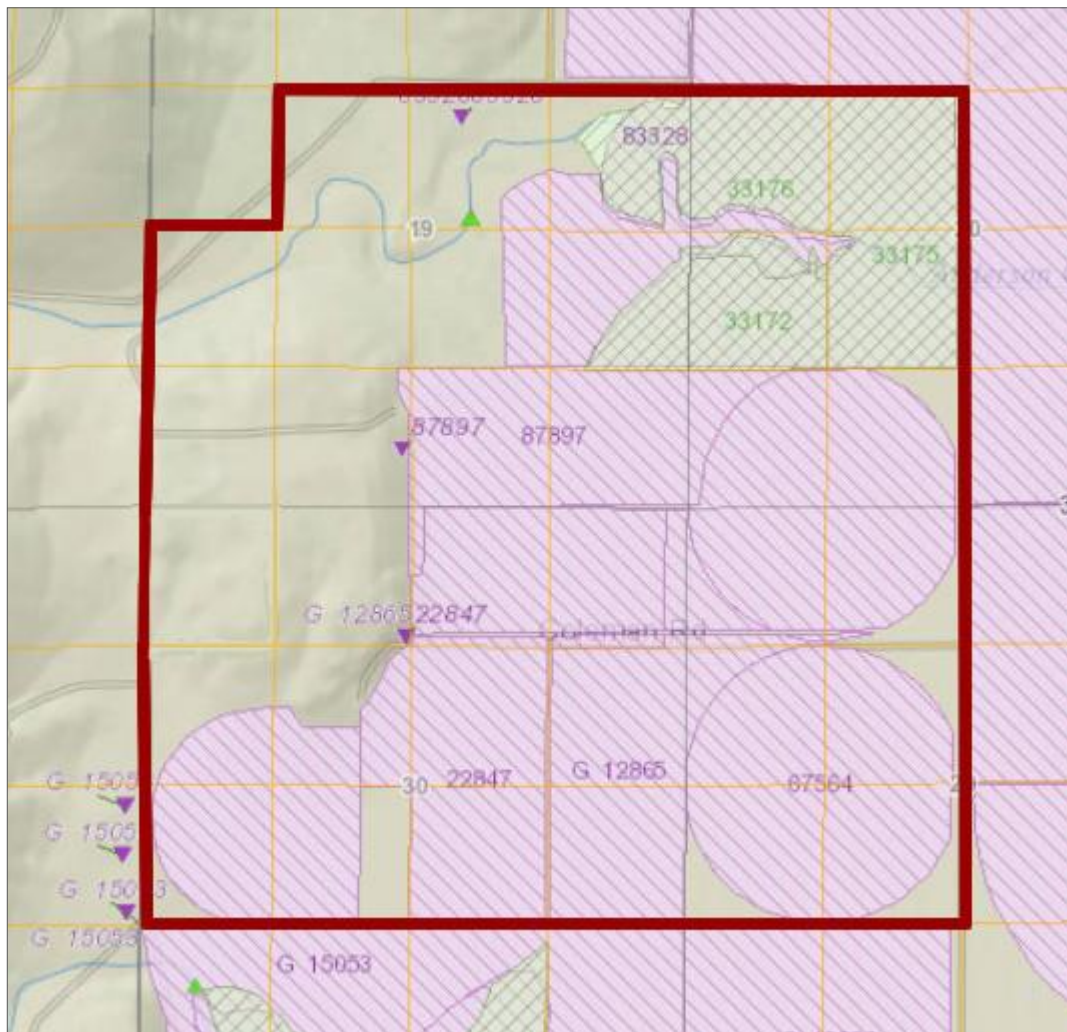
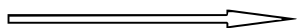
Irrigated Yields by Map Unit Component— Klamath County, Oregon, Southern Part					
Map symbol and soil name	Land capability	Barley	Irish potatoes	Oats	Wheat
		<i>Bu</i>	<i>Cwt</i>	<i>Bu</i>	<i>Bu</i>
3—Bedner clay loam					
Bedner	3w	60	—	—	60
5—Calder silt loam					
Calder	4s	50	—	95	—
23B—Harriman loam, 2 to 5 percent slopes					
Harriman	3e	105	370	185	100
31—Hosley loam					
Hosley	4w	—	—	—	—
36—Lakeview silty clay loam					
Lakeview	3w	95	—	170	90
38—Laki loam					
Laki	4s	95	300	150	90
39—Laki-Bedner complex					
Laki	4s	95	300	150	90
Bedner	3w	60	—	—	60
48A—Lobert loam, 0 to 2 percent slopes					
Lobert	4c	—	—	—	—
48B—Lobert loam, 2 to 5 percent slopes					
Lobert	4e	—	—	—	—
48C—Lobert loam, 5 to 15 percent slopes					
Lobert	4e	—	—	—	—
50E—Lorella very stony loam, 2 to 35 percent south slopes					
Lorella, south	—	—	—	—	—
74B—Stukel-Capona loams, 2 to 15 percent slopes					
Stukel	4e	35	—	65	40
Capona	4e	95	—	185	90
74D—Stukel-Capona loams, 15 to 25 percent slopes					
Stukel	—	—	—	—	—
Capona	—	—	—	—	—

Tax Map #	Zoning	Acres
R-3710-00000-03600-000	F	274.5
R-3710-00000-03700-000	EFU-CG	157.88
R-3710-00000-03800-000	EFU-CG	79.1
R-3710-00000-03900-000	F	156.36
R-3710-00000-06000-000	EFU-CG	233.63
R-3710-00000-06200-000	EFU-CG	432.57
R-3710-00000-06300-000	EFU-CG	37.12
		1371.16

Whiteline Farm



Water rights...



**13110 Swan Lake Rd
Klamath Falls
\$3,555,000**

MLS info —>

<http://goo.gl/alyL6>



SURFACE WATER Stream(s)
AGRICULTURAL CLASS Class 3, Class 4
CROPS Yes, Tenant Owned
TOPOGRAPHY Level, Rolling, Partially Wooded
FARM EQUIPMENT Y/N NO
FENCING Barbed Wire, Electric
OUTBUILDINGS Garage, Hay Barn, Equipment Barn, Grain Bin, Shop
ROAD FRONTAGE County Road
ROAD SURFACE Blacktop/Asphalt, Gravel
WATER/SEWER Well, Septic Tank
NUMBER OF LIVING UNITS 2
MAIN HOME TYPE SITE BUILT
MAIN HOUSE APPRX. SQ FT 1,680
YEAR BUILT 1970
HOME OCCUPANCY TENANT
HEATING Electric
#BEDROOMS 4
BATHS Two
ELEMENTARY SCHOOL Henley
JR. HIGH SCHOOL Henley
SR. HIGH SCHOOL Henley
POWER SOURCE Public Utility
TAX ACCT # 1 R-3710-00000-03600-000
TAXES \$4,838.91
TAX YEAR 2012
TERMS/NEGOTIABLE Cash To Seller
POSSIBLE FINANCE CASH
SHOWING INSTRUCTIONS Call Listing Agent
POSSESSION Tenant Rights
SPECIAL FINANCING None
TERMS/NEGOTIABLE Cash To Seller
TITLE COMPANY PREF. Amerititle
REO NO
CROSS ROAD Hwy 140E
M REMARKS WHITELINE FARM: 1394 acres with 881 acres irrigated from 3 wells with 6 pivots and wheel lines. Good soils for potatoes, alfalfa, grain and hybrid grasses. Improvements include 2 homes against timbered backdrop, shop, garage, outbuildings, four pole hay barns. A beautiful private setting for a productive farm just 15 miles from town.

MLS # [82794](#)
STATUS ACTIVE
MileTown 15
AREA DAIRY
NUMBER OF ACRES M/L 1,371.16
LEASES/ACRES 0
PRIMARY USE FARMING
LAND USE ZONING KC-Forestry
LAND OCCUPANCY TENANT
CarryCap crops
SEASON/YEAR ROUND N/A
CROPS wheat, alf
PRODUCTION grass hay
WATER RIGHTS Permitted
WATER RIGHTS ACREAGE 881
IrrAcrFld 0
IrrAcrSpr 881
WELL APPROX. GPM 6600
WATER COST free
PUMPING COST TBD
IRRIGATION On Site Streams, On Site Well
IRRIGATION DISTRICT Well
IRRIGATION EQUIPMENT Pumps, Mainline, Wheel Line, Center Pivot
APPROX. ACRES RANGE 27.00
APPROX. ACRES TIMBER 463



<http://goo.gl/3RvIP>



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