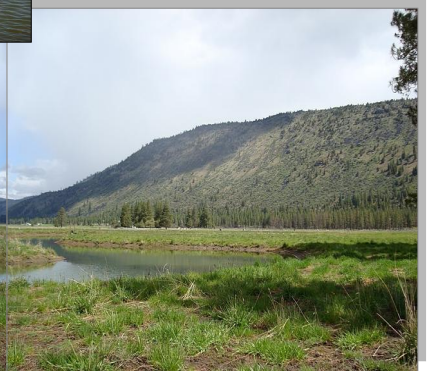


PLUM VALLEY

PLUM VALLEY PASTURE
& PINE STUDD 80
acre parcel on Old Fort
Road. Irrigation from
high volume well, ponds,
wheel line, guns, fenced,

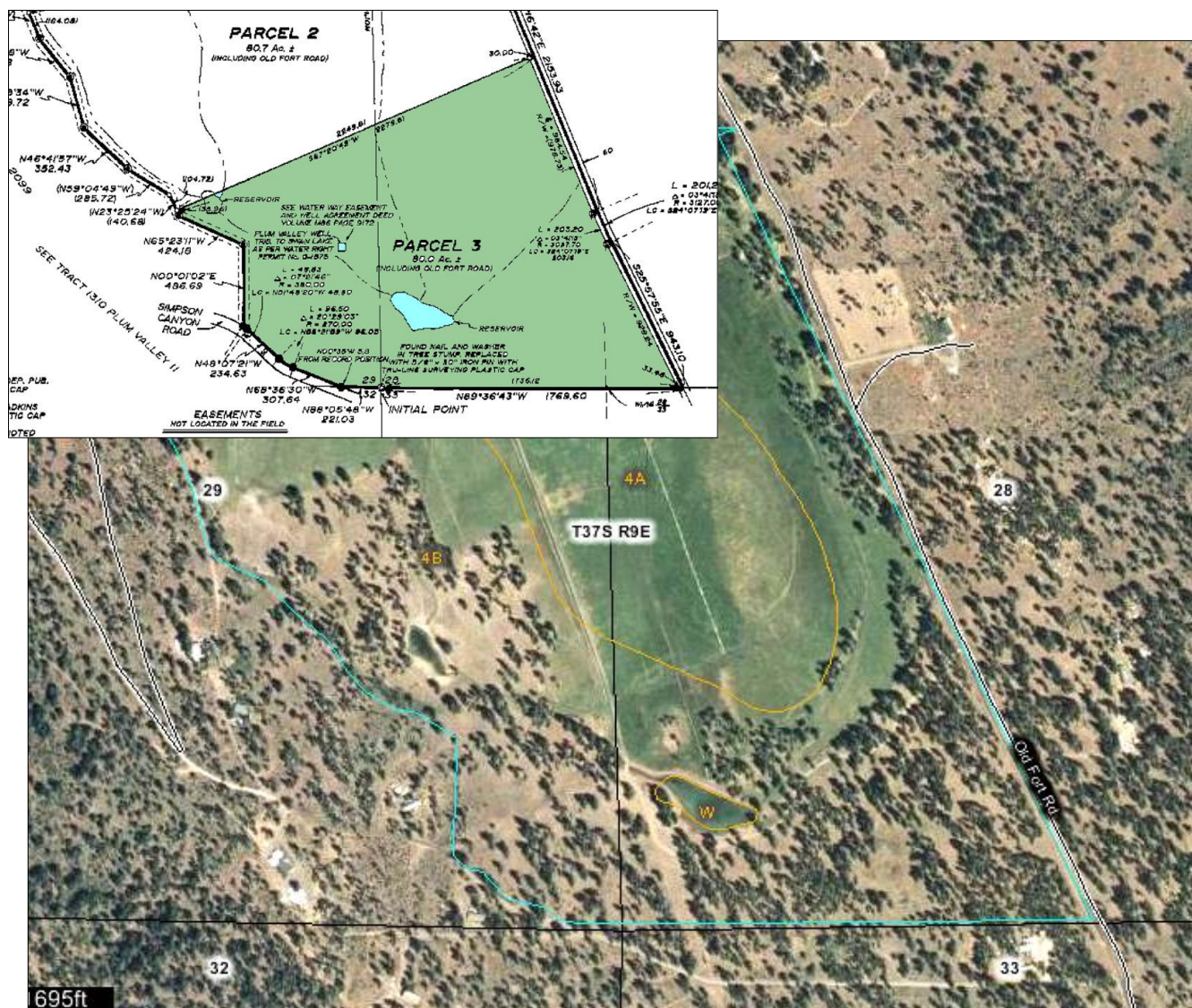
cattle grazing lease. Sellers use this property also for retriever trials and training, as well as for 20+/- cow/calf pairs. Spectacular valley and ridge views from this stunning property not far from Klamath Falls. One of a kind for **\$349,000! MLS# 81958**



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





Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4A	Bly loam, 0 to 2 percent slopes	42.3	27.3%
4B	Bly loam, 2 to 8 percent slopes	111.5	72.0%
W	Water	1.0	0.7%
Totals for Area of Interest		154.9	100.0%

Map symbol and soil name	Land capa- bility	Alfalfa hay	Annual hay crop	Pasture
		Tons	Tons	AUM
4A—Bly loam, 0 to 2 percent slopes				
Bly	4c	3.00	2.50	7.5
4B—Bly loam, 2 to 8 percent slopes				
Bly	4e	3.00	2.50	7.5

**Parcel 3 Old Fort ROAD
Klamath Falls
\$349,000**

MLS info

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<http://goo.gl/JxKya>



SURFACE WATER Pond(s)
AGRICULTURAL CLASS Class 4
CROPS Yes, Seller Owned
TOPOGRAPHY Level, Rolling, Partially Wooded
FARM EQUIPMENT Y/N NO
FENCING Barbed Wire, Perimeter
ROAD FRONTAGE County Road
ROAD SURFACE Gravel
WATER/SEWER Well
NUMBER OF LIVING UNITS 0
MAIN HOME TYPE NONE
MAIN HOUSE APPRX. SQ FT 0
YEAR BUILT 0
HOME OCCUPANCY N/A
#BEDROOMS NONE
BATHS N/A
ELEMENTARY SCHOOL Pelican
JR. HIGH SCHOOL Ponderosa
SR. HIGH SCHOOL Klamath Union
POWER SOURCE Public Utility
TAX ACCT # 1 R-3709-02800-00602
TAXES 238.73
TAX YEAR 2011
TERMS/NEGOTIABLE Cash To Seller
POSSIBLE FINANCE CASH
SHOWING INSTRUCTIONS Call Listing Agent, Special (See Remarks)
POSSESSION Negotiable
SPECIAL FINANCING None
TERMS/NEGOTIABLE Cash To Seller
TITLE COMPANY PREF. Amerititle
REO YES
CROSS ROAD Simpson Canyon
M REMARKS PLUM VALLEY! Pasture & Pine studded setting at the head of the valley. 80 acre parcel w/irrigation from high volume well and sub-irrigation, ponds, wheel line, guns, fenced & cross fence & cattle grazing lease. Shared well agreement for other ranches. Sellers use this property also for retriever trials and training, as well as for 20+/- cow /calf pairs. Spectacular valley and ridge views from this stunning property not far from Klamath Falls.

MLS # [81958](#)
STATUS ACTIVE
MileTown 8
AREA K FALLS SUBURBS
NUMBER OF ACRES M/L 80.00
LEASES/ACRES 0
PRIMARY USE GRAZING
LAND USE ZONING KC-Forestry / Range
LAND OCCUPANCY OWNER
CarryCap 20+PR
SEASON/YEAR ROUND SP-FALL
CROPS perm pastu
PRODUCTION pasture
WATER RIGHTS Permitted
WATER RIGHTS ACREAGE 14+/-
IrrAcrFld 0
IrrAcrSpr 14+/-
WELL APPROX. GPM 6000
WATER COST free
PUMPING COST \$250
IRRIGATION On Site Well, Gravity-Flood, Sub-Irrigated
IRRIGATION DISTRICT Other (See Remarks)
IRRIGATION EQUIPMENT Pumps, Wheel Line
APPROX. ACRES RANGE 0.00
APPROX. ACRES TIMBER 35



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



<http://goo.gl/mXd78>