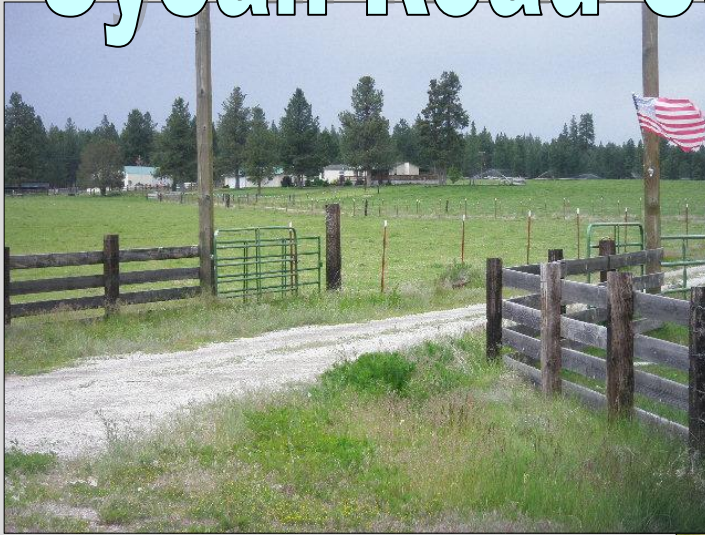


Sycan Road Cattle Ranch



213 acres of Pines, Pasture & Peaceful Views. 1000 gpm irrigation well & 50 horse pump supply pivot, wheel lines & pond irrigate 111+ water righted acres which summers 150 yearlings.

On a knoll in the pines is a very nice 3 bedroom, 2 bath manufactured home, covered decks on three sides, and an oversized 2 car garage with a finished room for guests!



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

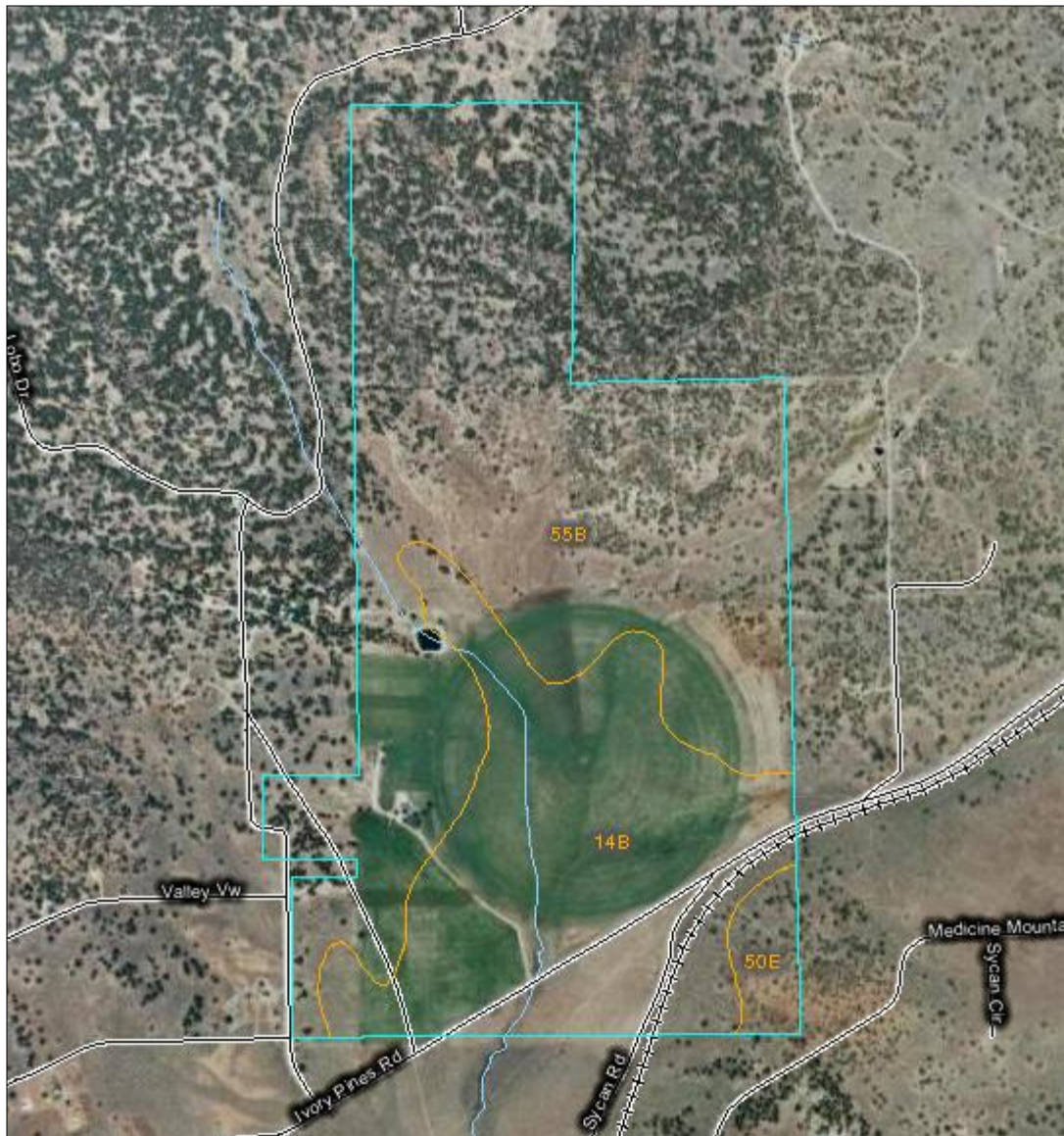


State of the Art 40'x70' insulated shop with concrete floor, 12' and 14' doors, work benches, all the extras plus a 24' open bay. Corrals with squeeze, horse shelter, outbuildings, many separate buildable parcels, one with well, septic & power. Cross fenced for cattle rotations. Tractor included!

MLS # 82041
\$675,000

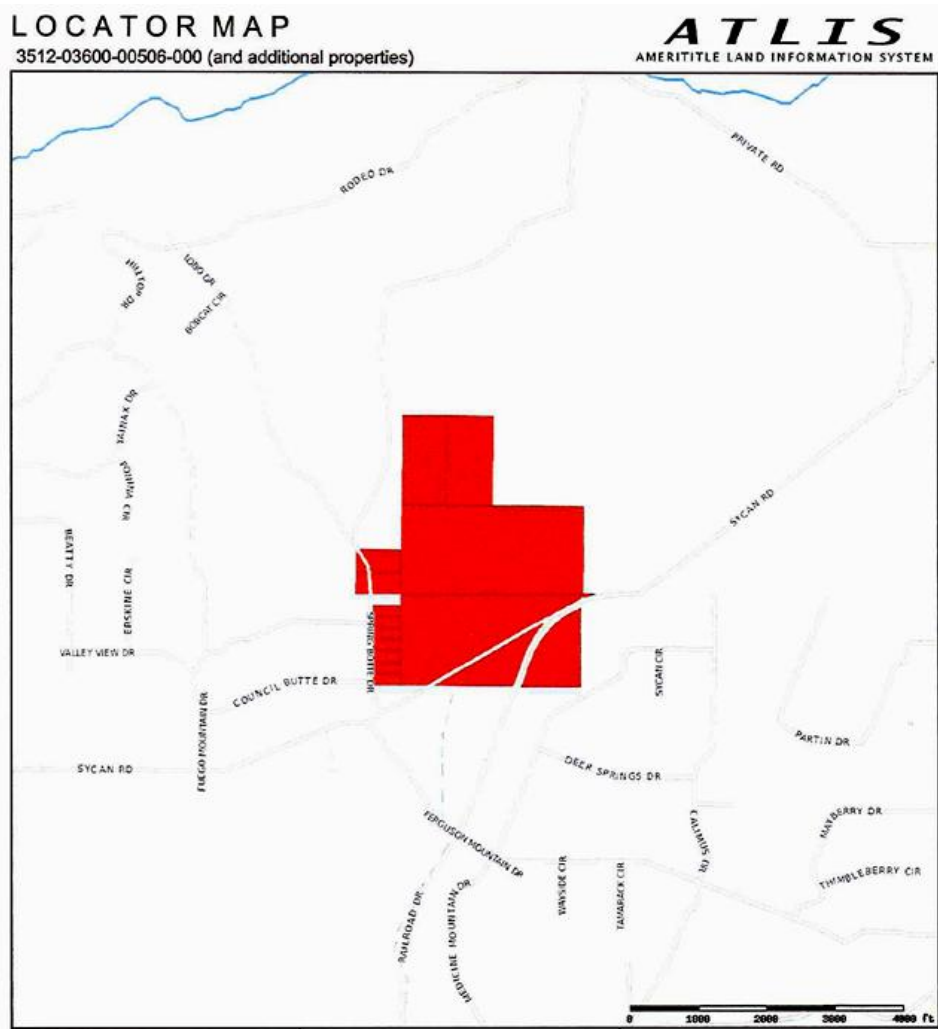
45127 Sycan Rd, Beatty, Oregon

Soil Map (lines are approximate)

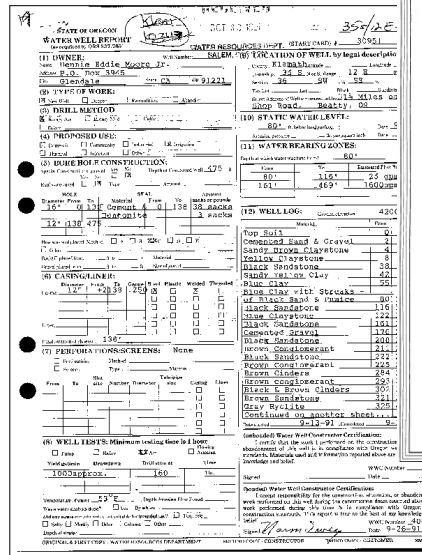


Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
14B	Crume variant sandy loam, 2 to 12 percent slopes	103.7	33.9%
50E	Lorella very stony loam, 2 to 35 percent south slopes	8.3	2.7%
55B	Maset coarse sandy loam, 1 to 12 percent slopes	194.3	63.4%
Totals for Area of Interest		306.3	100.0%

Map symbol and soil name	Land capability	Alfalfa hay	Annual hay crop	Pasture
		<i>Tons</i>	<i>Tons</i>	<i>AUM</i>
14B—Crume variant sandy loam, 2 to 12 percent slopes				
Crume variant	4e	3.00	2.50	7.5
50E—Lorella very stony loam, 2 to 35 percent south slopes				
Lorella, south	—	—	—	—
55B—Maset coarse sandy loam, 1 to 12 percent slopes				
Maset	—	—	—	—



(Full size copies are on file.)



STATE OF OREGON
COUNTY OF KLAMATH
PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO
BENNIE E. MOORE JR.
PO BOX 160
BEATY, OREGON 97621 (543) 533-2447

The specific limits for the use are listed below along with conditions of use.

APPLICATION NUMBER: G-13095

SOURCE OF WATER: A WELL, IN THE SFRAGUE RIVER BASIN

PURPOSE OR USE: IRRIGATION OF 154.7 ACRES

MAXIMUM RATE: 1.93 CUBIC FOOT PER SECOND

PERIOD OF USE: MARCH 1 THROUGH OCTOBER 31

DATE OF PRIORITY: AUGUST 27, 1992

POINT OF DIVERSION LOCATION: SW 1/4 SE 1/4, SECTION 36, T35S, R12E, W.M.; 510 FEET NORTH & 460 FEET EAST FROM S 1/4 CORNER, SECTION 36

The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second (or its equivalent) and 3.0 acre feet for each acre irrigated during the irrigation season of each year.

THE PLACE OF USE IS LOCATED AS FOLLOWS:

SW 1/4 SE 1/4 40.0 ACRES
SE 1/4 SE 1/4 40.0 ACRES
SECTION 36
TOWNSHIP 36 SOUTH, RANGE 12 EAST, W.M.
NE 1/4 NE 1/4 35.6 ACRES
SW 1/4 NE 1/4 39.3 ACRES
SECTION 1
TOWNSHIP 36 SOUTH, RANGE 12 EAST, W.M.

WATERCOST: \$100.00 Per Acre. Fee: \$8.00 *595-98*

"CERTIFICATE NO. *76839*"

Application G-13095 Water Resources Department PERMIT G-12593

3512 Section 36

QQ	Acres	T-R-S	Status
SW SE	36.8	35.00S-12.00E-36	NC
SE SE	30.2	35.00S-12.00E-36	NC
Sum of Acres: 67.0			

QQ	Acres	T-R-S	Status
NE NE	11.4	36.00S-12.00E-1	NC
NW NE	33.4	36.00S-12.00E-1	NC
Sum of Acres: 44.8			

[illegible]

**45127 Sycan Rd
Beatty
\$675,000**



SURFACE WATER Watershed Pond
AGRICULTURAL CLASS Unknown
CROPS Yes, Tenant Owned
TOPOGRAPHY Level, Rolling, Partially Wooded
FARM EQUIPMENT Y/N NO
FENCING Barbed Wire, Cross Fencing
OUTBUILDINGS Garage, Shop, Corrals, Chutes
ROAD FRONTAGE County Road
ROAD SURFACE Gravel
WATER/SEWER Well, Septic Tank
NUMBER OF LIVING UNITS 1
MAIN HOME TYPE MANUFACTURED
MAIN HOUSE APPRX. SQ FT 1488
YEAR BUILT 1994
HOME OCCUPANCY OWNER
HEATING Electric, Woodstove
#BEDROOMS 3
BATHS Two and 1/2
ELEMENTARY SCHOOL Bly
JR. HIGH SCHOOL Bly
SR. HIGH SCHOOL Bonanza
POWER SOURCE Public Utility
TAX ACCT # 1 R-3512-03600-01700-000
TAXES \$1588.27
TAX YEAR 2012
TERMS/NEGOTIABLE Cash To Seller
POSSIBLE FINANCE REFINANCE
SHOWING INSTRUCTIONS MLS Lockbox
POSSESSION Negotiable
SPECIAL FINANCING None
TERMS/NEGOTIABLE Cash To Seller
TITLE COMPANY PREF. Amerititle
REO NO
CROSS ROAD Godowa Springs
M REMARKS SYCAN RANCH 213 acres of Pines, Pasture & Peaceful Views. 1600 gpm well, 50hp pump, pivot, wheel lines & pond irrigates 111+ water righted acres to summer 150 yr/ls. Very nice 3 bed/2 bath MH, covered decks, 2+ car garage w/guest room! 40'x70' insulated shop w/concrete floor, 12' & 14' doors, work benches, & 24' open bay. Includes corrals, squeeze, horse shelter, outbuildings & is cross fenced. Includes a number of separate lots, one w/well, septic & power for a perfect configuration for a guest ranch! There is also an RV hookup with a second septic tank and 30 amp electrical.

MLS # [82041](#)
STATUS ACTIVE
MileTown 4.4 to Bea
AREA BEATTY
NUMBER OF ACRES M/L 213.75
LEASES/ACRES 0
PRIMARY USE GRAZING
LAND USE ZONING KC-Forestry / Range
LAND OCCUPANCY TENANT
CarryCap 130 yrlg
SEASON/YEAR ROUND summer
CROPS perm past
PRODUCTION N/A
WATER RIGHTS Permitted
WATER RIGHTS ACREAGE 111.4
IrrAcrFld 0
IrrAcrSpr 111.4
WELL APPROX. GPM 1600
WATER COST FREE
PUMPING COST TBD
IRRIGATION On Site Well
IRRIGATION DISTRICT Well
IRRIGATION EQUIPMENT Pumps, Mainline, Wheel Line, Center Pivot
APPROX. ACRES RANGE 82.00
APPROX. ACRES TIMBER 20



<http://goo.gl/B6NuK>



**LINDA L LONG
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