

Crystal Springs Gem



CRYSTAL SPRINGS GEM Gracious 3951 square foot private country home, 81 acres on Nuss Lake! Tireless lake, waterfowl and mountain views from throughout this home. Includes a dock, 60+ acres of irrigated pasture, 100' trex -deck, sunroom, stone fireplace, roomy island kitchen, hickory cabinets, glass tile showers, 4 bedrooms, 3 baths and also a separate, 1 bedroom, 1 bath attached apartment! Includes all appliances (2 refrigerators, microwave, stacking washer and dryer, ranges), classic pool table, Pfeiffer panels, Powder River panels, chute and alley. Attached double garage plus nice 2880 square foot metal barn, shop, RV garage.



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

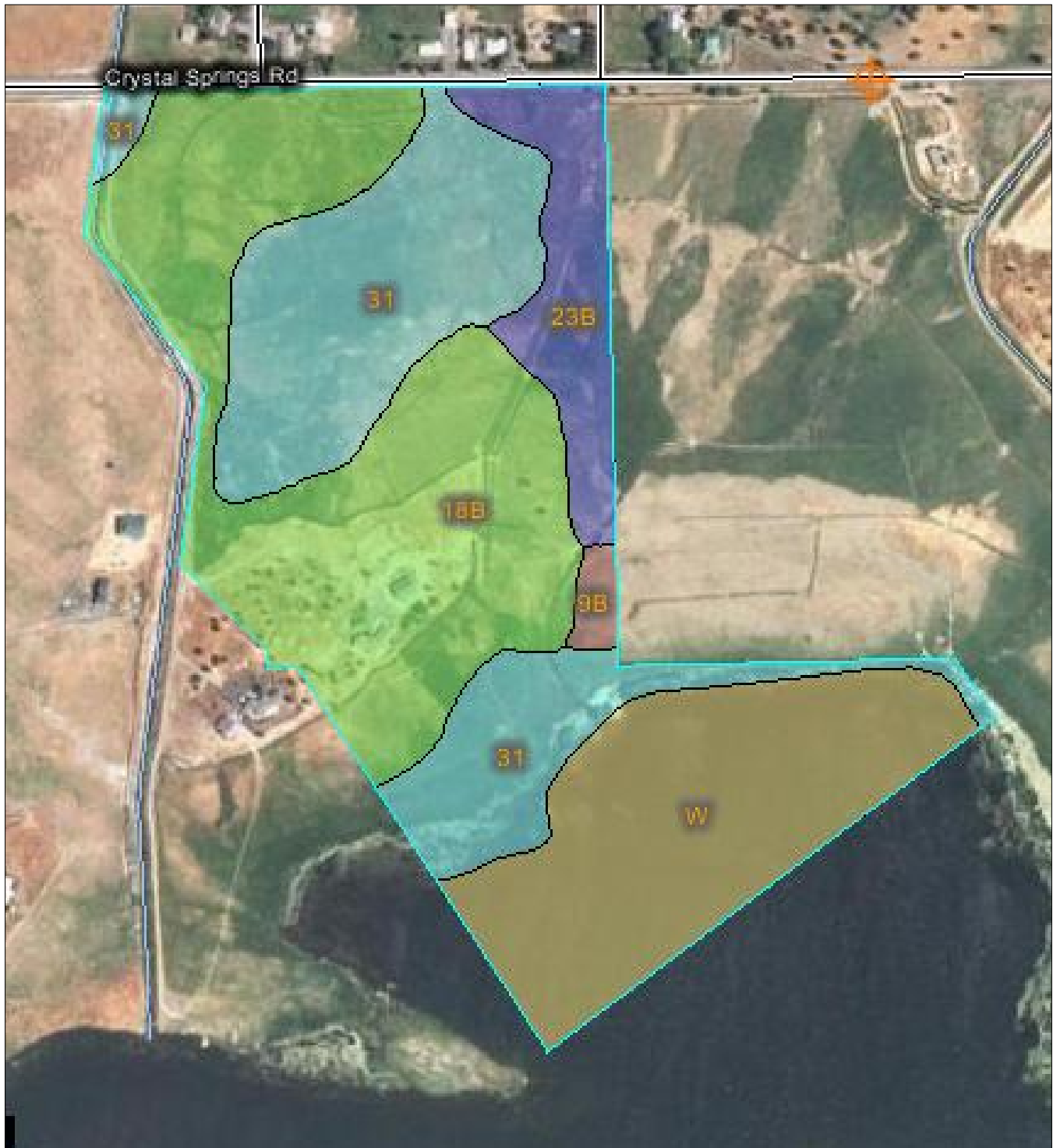
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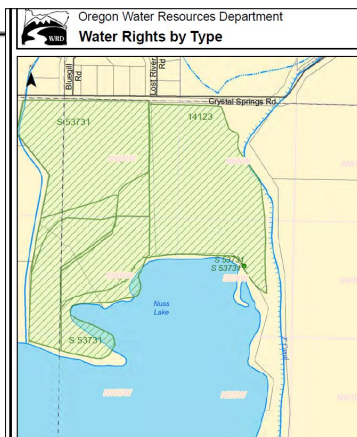
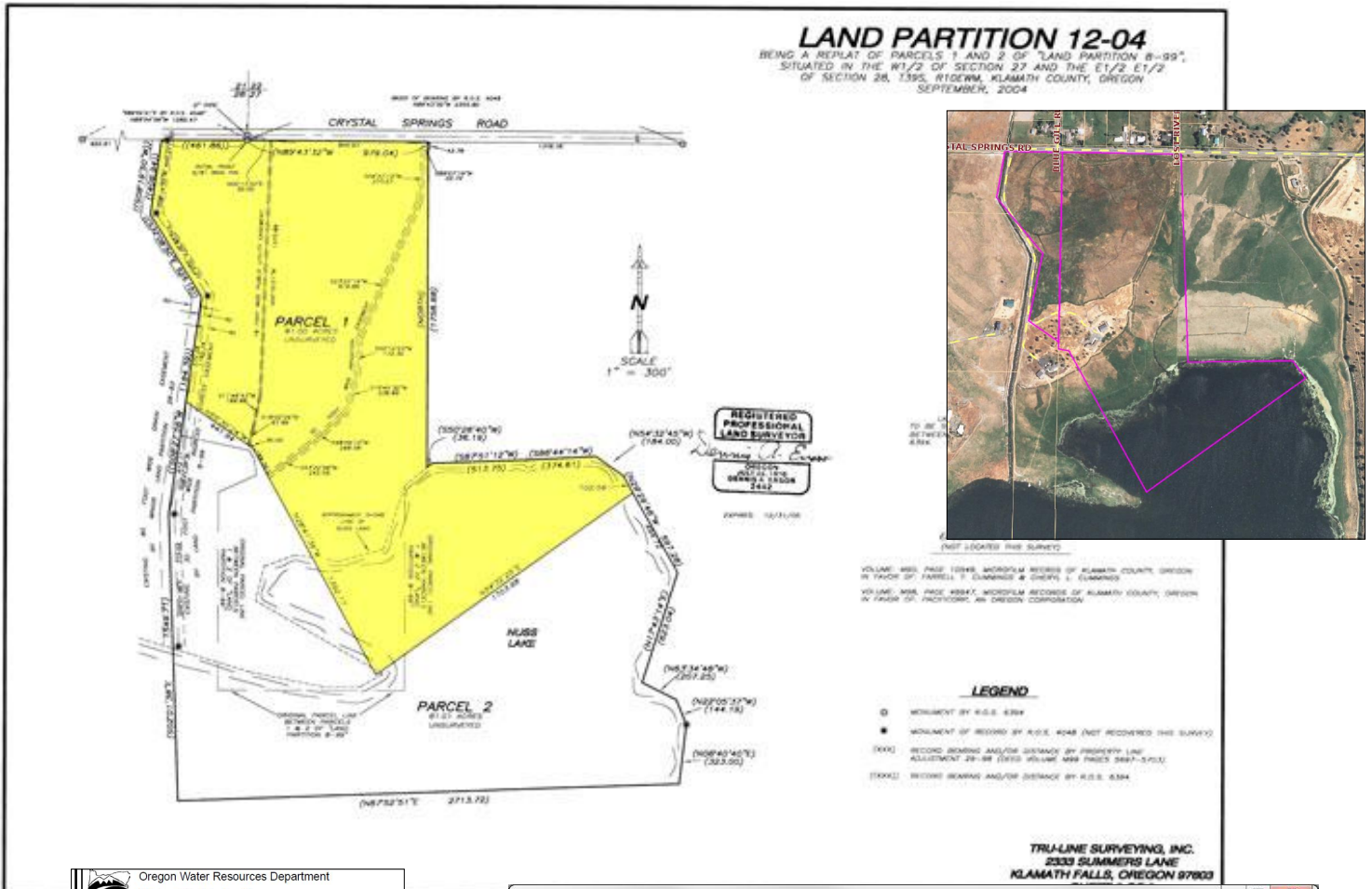
\$650,000 **MLS# 79713**

Soils
(as per <http://websoilsurvey.nrcs.usda.gov/app/>)
Lines are approximate.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
9B	Capona loam, 2 to 5 percent slopes	0.8	1.1%
18B	Dodes loam, 2 to 15 percent slopes	30.0	37.9%
23B	Harriman loam, 2 to 5 percent slopes	6.6	8.4%
31	Hosley loam	22.8	28.9%
W	Water	18.8	23.8%
Totals for Area of Interest		79.1	100.0%



Map symbol and soil name	Land capability	Alfalfa hay	Annual hay crop	Pasture	Barley	Irish potatoes	Oats	Wheat
		<i>Tons</i>	<i>Tons</i>	<i>AUM</i>	<i>Bu</i>	<i>Cwt</i>	<i>Bu</i>	<i>Bu</i>
9B—Capona loam, 2 to 5 percent slopes								
Capona	3e	5.00	—	10.0	95	370	185	90
18B—Dodes loam, 2 to 15 percent slopes								
Dodes	4e	4.50	4.00	10.0	95	—	185	90
23B—Harriman loam, 2 to 5 percent slopes								
Harriman	3e	6.00	4.00	10.0	105	370	185	100
31—Hosley loam								
Hosley	4w	—	—	6.0	—	—	—	—



http://apps.wrd.s... Permit: S 53731

United Horsemen flood FAX FB FEMA H2Omap USGS KCMaps Klamath Map ListHub soils surv URL

Contact Information

Current contact information

OWNER:
 JOHN HINTZE
 9089 HILL RD
 KLAMATH FALLS, OR 97603

Water Right Information

Status: Non-Cancelled
 County: Klamath
 File Folder Location: Salem
 Watermaster District: 17

Point(s) of Diversion

POD 1 - NUSS LAKE > LOST RIVER

Place(s) of Use Add TRS grouping

Use - IRRIGATION (Primary) - 20.8 acres; Priority Date: 10/2/1992
 Use - SUPPLEMENTAL IRRIGATION (Supplemental) - 57.5 acres; Priority Date: 10/2/1992

Water Right Genealogy

No genealogy records available for this water right, try the family link below instead.

Documents View all scanned documents

Application: S 72744
 Permit: S 53731 document
 View right with Web Mapping
 View Places of Use from Water Rights in the Same Area

Crater Lake Realty, Inc.

**12050 Crystal Springs ROAD
Klamath Falls
\$650,000**

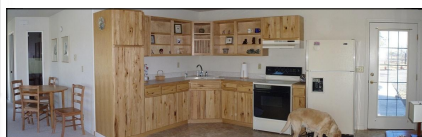


BASEMENT No
FOUNDATION Yes
ROOFING Composition
RV Parking Area, Covered, Hookup, Garage
EXTERIOR EXTRAS Deck, Inground Sprinkler, Shop Building, Utility Building, Barn
APPLIANCES - EQUIPMENT Separate Oven, Separate Range Top, Grill, Microwave, Dishwasher, Refrigerator, Disposal, Vent Fan, Central Vacuum, Automatic Garage Door, Satellite Dish, Alarm System, Washer, Dryer
WATER HEATER Electric
HEATING Wood, Fuel Oil
HEATING TYPE Central FA, Heat Pump
AIR CONDITIONING Central FA
FIREPLACE - STOVE Fireplace, One
OTHER ROOMS Family Room, Encl. Porch / Patio, Sun Room / Greenhouse
DINING Formal, Informal, Both
LAUNDRY Main Floor
FLOORS Wall To Wall Carpet, Vinyl, Other
TYPE WINDOWS Vinyl, Double Glaze
WINDOW TREATMENT All Stay
LOT LOCATION Interior, Lake Frontage, Other View, Lake View, Mountain View, Water Frontage
FLOOD PLAIN No
LOT IMPROVEMENTS Street Surfacing, Improved Drive
STREET SURFACE Paved
DRIVEWAY Paved, Gravel
FENCING Yes
IRRIGATION KID
WATER/SEWER Well, Septic Tank
ELEMENTARY SCHOOL Henley
JR. HIGH SCHOOL Henley
SR. HIGH SCHOOL Henley
TERMS Cash To Seller
POSSESSION Negotiable
TITLE COMPANY PREF. Amerititle
TO SHOW MLS Lockbox, Appointment Only, Caution: Pet(s), Caution

<http://goo.gl/PLLkk>



CRYSTAL SPRINGS GEM Gracious 3951sf private country home, 81 acres on Nuss Lake! Tireless lake & mountain views from thru-out home. Dock, waterfowl and 60+ acres of irrigated pasture. 100' trex deck, sunroom, stone fireplace, roomy island kitchen, hickory cabinets, glass tile showers, 4 bdrm/3 bath with separate attached apartment! Includes all appliances, classic pool table, corral equipment. Attached double garage plus nice 2880sf, metal barn, shop, RV storage. One of a kind at \$680,000! Includes pool table in the spacious rec room.



MLS #	79713
STATUS	ACTIVE
OCCUPANCY	OWNER
AREA	K FALLS SUBURBS
SUB NAME	SUBDIVISION
TYPE	SINGLE FAMILY
COLOR	Desert Sand
YEAR BUILT	1998
APPROX SQ FT	3951
# BEDROOMS	FOUR
BATHS	THREE
CONSTRUCTION	Frame, Stone And Frame, Wood
STORIES - LEVELS	One
STYLE	Ranch, Traditional
GARAGE TYPE	2
CARPORT TYPE	0
NUMBER OF ACRES M/L	81.00
LOT DIMENSIONS	Irregular
ZONING	KC-EXCLUSIVE FARM USE
FULL TAX AMOUNT	\$3242.87
FOR YEARS 20	10/11
Days On Market	39
DIRECTIONS	Hwy 140 E, right across Lost River at So Poe Valley/Crystal Springs, turn left at 12050, home on left fork of the road.



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