

Wood River Ranch



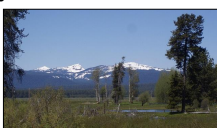
Classic spring creek fishery meanders nearly a mile through 212 acres. Crystal clear waters, cut banks, mossy logs and spawning gravels provide cover for the Brown and Redband trout from resident Bald Eagles. Riparian enhancement and protection is in place. Ideal retreat for avid anglers waterfowl hunting and horseback riding enthusiasts. Adjacent State Forestry Lands provide endless trails through forested ridges, home to elk, mule deer, bear and other wildlife.



This section of the Wood River contains the famous Caddis Hole, as well as 95% of Wood River trout spawn here.



Lush irrigated meadows find cattle grazing among numerous sculpted duck ponds crafted for training retrievers for owners and friends. The classic 2 story home with oversized garage and outbuildings set perched above the river and meadows. This picture post card ranch profits from incredible Cascade Mountain views including peaks of the rim of Crater Lake surrounded by its own National Park, all just a few miles from the ranch. MLS# 79146



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



**8300 Dixon ROAD
Fort Klamath
\$2,225,000**



AGRICULTURAL CLASS Unknown
TOPOGRAPHY Level
IRRIGATION Gravity-Flood
IRRIGATION DISTRICT Other (See Remarks)
IRRIGATION EQUIPMENT None
FARM EQUIPMENT Y/N NO
WATER RIGHTS Adjudicated, Permitted
SURFACE WATER Stream(s)
FENCING Barbed Wire, Cross Fencing, Perimeter
OUTBUILDINGS Garage
ROAD FRONTAGE County Road
ROAD SURFACE Blacktop/Asphalt
WATER/SEWER Well, Septic Tank
NUMBER OF LIVING UNITS 1
MAIN HOME TYPE SITE BUILT
MAIN HOUSE APPRX. SQ FT 2056
YEAR BUILT 1963
HOME OCCUPANCY TENANT
HEATING Oil, Woodstove
#BEDROOMS THREE
BATHS Two
POWER SOURCE Public Utility
TERMS/NEGOTIABLE Cash To Seller, Owner Carry
POSSIBLE FINANCE OPEN
TAX ACCT # 1 R-3307-V10000010
TAXES \$1777.34
TAX YEAR 2010
SHOWING INSTRUCTIONS Key/Office, Appointment Only, Call Listing Agent
POSSESSION On Closing, Tenant Rights

MLS #	79146
STATUS	ACTIVE
APPROX. MILES TO TOWN	4
AREA	FORT KLAMATH
NUMBER OF ACRES M/L	212.71
PRIMARY USE	GRAZING
LAND USE ZONING	KC-Exclusive Farm Use
LAND OCCUPANCY	TENANT
APPROX. CARRYING CAPACITY	160yrl
SEASON/YEAR ROUND	summer
CROPS	nat past
PRODUCTION	grass
WATER RIGHTS ACREAGE	163.1
WATER COST	0
PUMPING COST	0
APPROX. ACRES RANGE	5.00
APPROX. ACRES TIMBER	5
IRRIGATED ACRES: FLOOD	163.1
IRRIGATED ACRES: SPRINKLER	0
LEASES/ACRES	0
WELL APPROX. GPM	domestic

WOOD RIVER RANCH Classic spring creek fishery meanders nearly a mile through 212 acres. Crystal clear waters, cut banks, mossy logs and spawning gravels provide cover for the Brown and Redband trout from resident Bald Eagles. Riparian enhancement and protection is in place. Ideal retreat for avid anglers waterfowl hunting and horseback riding enthusiasts. Adjacent State Forestry Lands provide endless trails through forested ridges, home to elk, mule deer, bear and other wildlife. Lush irrigated meadows find cattle grazing among numerous sculpted duck ponds crafted for training retrievers for owners and friends. The classic 2 story home with oversized garage and outbuildings set perched above the river and meadows. This picture post card ranch profits from incredible Cascade Mountain views including peaks of the rim of Crater Lake surrounded by its own National Park, all just a few miles from the ranch. Other prestigious fisheries of Oregon within an easy drive are The Williamson, Rogue & North Umpqua. Numerous high mountain wilderness lakes, rivers and streams offer uniquely diverse fishing experiences for all.

VisualTour® <http://goo.gl/xKUs4>



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
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