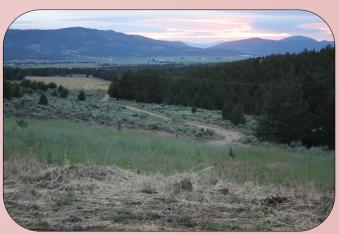
Buck Butte Ranch







Buck Butte Ranch with 1545 acres in this private valley with 180 acres irrigated from well. Top of line 6 year old improvements: 3700sf 4 bedroom 3 bath home with gourmet kitchen, 9' ceilings, unique archways, huge master suite with Iron wood decks, & lots of windows for amazing views in all directions including the snow capped Cascade Mt's. 180x120' Exceptional Horse barn with indoor arena, 18 oversize stalls with all the extras including fencing of 21 welded steel pipe fields, paddocks and alleys irrigated by Valley pivot. 96x90" awesome shop for any project. 45x100' Pole hay barn. All overlook one of two reservoirs, tree covered Buck Butte, and adjacent BLM land offering protection for abundant Mule deer, wildlife, cattle and top quality horses. 180 acres irrigated productive alfalfa ground and pasture. Ranch relocation prompts bargain at \$2.2 million with owner terms possible! MLS# 80753



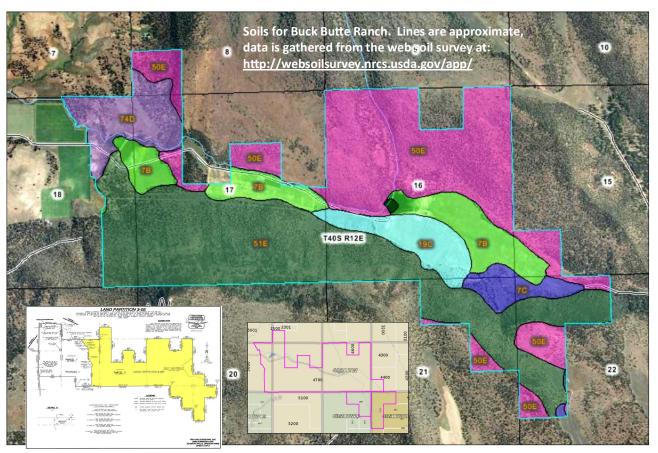










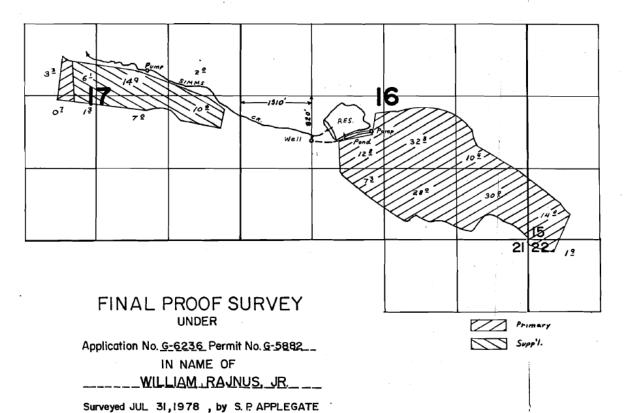


Buck
Buitte
Ranch

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7B	Calimus loam, 2 to 5 percent slopes	177.3	11.3%
7C	Calimus loam, 5 to 15 percent slopes	52.0	3.3%
19C	Fordney loamy fine sand, 2 to 20 percent slopes	88.4	5.6%
50E	Lorella very stony loam, 2 to 35 percent south slopes	524.2	33.5%
51E	Lorella-Calimus association, steep north slopes	607.5	38.8%
74D	Stukel-Capona loams, 15 to 25 percent slopes	113.6	7.3%
W	Water	2.2	0.1%
Totals for A	rea of Interest	1,565.2	100.0%

Map symbol and soil name	Land capability	Alfalfa	Hay crop	Pasture
		Tons	Tons	AUM
7B—Calimus loam, 2 to 5 percent slopes	2e	6.00	4.00	10.0
7C—Calimus loam, 5 to 15 percent slopes	3e	6.00	4.00	10.0
19C—Fordney loamy fine sand, 2 to 20 percent slopes	4e	6.00	3.50	9.0
50E—Lorella very stony loam, 2 to 35 percent south slopes	_	_	-	_
51E—Lorella-Calimus association, steep north slopes				
Lorella, north	_	_	1	_
Calimus, north	_	_	_	7.0
74D—Stukel-Capona loams, 15 to 25 percent slopes	_	_	_	_

T. 40S. R. 12E., W.M.



Butte
Butte Ranch

					G 58	382
STATE	OF OREGON,		PERMIT			
121	ty of Marion,	·				
SUBJEC	its is to certify that T TO EXISTING R	I have examined : IGHTS and the following	the foregoing a owing limitatio	pplication and ns and condition	do hereby gran ms:	t the same
T	he right herein grant	ted is simited to the	amount of wat	er which can i	be applied to be	neficial us
	not exceed2.	4			t of diversion fro	
	of appropriation, or Jr. Well No. 2		ase of rotation	with other wat	er users, from	William
	ne use to which this		ed is for irri	gation and	supplemental	irrigati
	for irrigation, this a	ppropriation shall be	e limited to	1/80th	of one cubic foot	DET SECONO
	uivalent for each acr					
	per acre for each a					
100	ne right allowed					
	of any prior ri		the same la	end and shall	l not exceed	the
limite	tion allowed her	ein,				
and shal	be subject to such 1	reasonable rotation :	system as may	be ordered by t	he proper state o	officer.
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STATE ENGINEER, SALEM, OREG TATE ENGINE within 30 days from the date of well completion. SALEM. OREG	ON .	6-6236 State Permit	No			
(1) OWNER:		(11) LOCATION OF WELL: County Klamath Driller's well number				
Address Malin, Oregon		N.E. 14 S.W.14 Section 16 T.40	OS R.	12 E.	W.3	
		Bearing and distance from section or subdivi	sion corner	165	1035	
(2) TYPE OF WORK (check):	SONOTE I					
men men Q acceptance	andon 🗆		711		_	
If abandonment, describe material and procedure in Item 12.						
(3) TYPE OF WELL: (4) PROPOSED USE (c		(12) WELL LOG: Diameter of we	ll below ca		6"	
Cable K Jetted Domestic Industrial M		Depth drilled 720 ft. Depth of cor			-	
CASING INSTALLED: Transacted Welded Welded Diam from ft. to ft. Gage	10 1"	Formation: Describe color, texture, grain si and show thickness and nature of each str with at least one entry for each change of fe in position of Static Water Level as drilling	stum and a rmation. F proceeds. 1	equifer pe leport eac Note drilli	netrate h chan ng rat	
Diam. from ft, to ft, Gage .		MATERIAL	From	To	SWI	
" Diam. from ft. to ft. Gage .		top soil & boulders	0	33		
(6) PERFORATIONS: Perforated? □ Yes 🛵	fo.	gray lava boulders	5	33	-	
e of perforator used		red cinders	33 39	77		
Size of perforations in. by in.		gray basalt	77	163		
perforations from ft. to	ft.	red cinders & lava	163	183		
perforations from ft. to		brown sandstone	183	189		
perforations from ft. to	n.	gray lava	189	557	20	
perforations from ft. to	ft.	yellow clay & boulders	557 593	593	20	
perforations from ft. to	ft.	gray lava	669	691	20	
(7) SCREENS: Well screen installed? Yes N N	lo .	clay & sand gray lava	691	714	20	
Manufacturer's Name		gray sandstone	714	719	20	
TypeModel No		gray lava	719	720	20	
Diam. Slot size Set from ft. to						
Diam Slot size Set from ft. to	п.		-	-	-	
(8) WATER LEVEL: Completed well.	- I Im		-	-	-	
Static level 209 ft. below land surface Date	3/10/70				-	
tesian pressure [bs. per square inch Date						
(9) WELL TESTS: Drawdown is amount water level pum	n 2.					
Was a pump test made? (XYes □ No if yes, by whom? Irr Yield: 900 gal./min. with 31 ft. drawdown after	ig. Co.	Work started 11/47 159 Com	pleted 3/	11/	19	
Yield: 900 gal./min. with 31 ft. drawdown after	T nrs.	Date well drilling machine moved off of well	3/15	- 500-1	19	
	-	Drilling Machine Operator's Certification	ın:			
		This wall was constructed under my	r direct su	pervision	. Ma	
Bailer test gal./min. with ft. drawdown afte	r hrs.	rials used and information reported a	bove are	true to	my b	
Artesian flow g.p.fn. Date Temperature of water 5.7 Was a chemical analysis made?	v X v.	[Signed] Lahrel Con Mil	1 bate	4/11	. 19	
	ies as no	(firling Machiel Operator)		/		
(10) CONSTRUCTION:		Drilling Machine Operator's License N	o. 118	<u></u>		
Well seal-Material used cement		Water Well Contractor's Certification:				
Diameter of well bore to bottom of seai 18" in.	n.	This well was drilled under my jur	isdiction a	and this	report	
Were any loose strata comented off? Tes XNo Depth		true to the best of my knowledge and l	elief.			
Was a drive shoe used? Yes No		NAME John A. Van Meter (Person, firm or corporation)	(T)	pe or print	b	
Did any strata contain unusable water Yes No		Address P.O. Bex 204 / Mal		regon.		
Type of water? depth of strata		01	1	7		
Method of sealing strata off		[Signed] Johna Cans	nelle	1		
Was well gravel packed? [] Yes [No Size of gravel:		(Water Well Co	ntractor)	,		
Gravel placed fromft_ toft.		Contractor's License No. 170 Date	9/	//	. 192	

12555 Harpold Rd Klamath Falls \$2,200,000



Buck Butte Ranch

 MLS #
 80753

 STATUS
 ACTIVE

 MileTown
 10

 AREA
 MALIN

 NUMBER OF ACRES M/L
 1,545.00

 LEASES/ACRES
 0

PRIMARY USE GRAZING
LAND USE ZONING KC-Forestry / Range

 LAND OCCUPANCY
 TENANT

 CarryCap
 50pr/50eq

 SEASON/YEAR ROUND
 year round

 CROPS
 grass/alfa

 PRODUCTION
 120-350

 WATER RIGHTS
 Permitted

 WATER RIGHTS ACREAGE
 180

 IrrAcrFid
 0

 IrrAcrSpr
 180

 WELL APPROX. GPM
 900 gpm

 WATER COST
 free

 PUMPING COST
 \$1500/mo

 IRRIGATION
 Sprinkled

 IRRIGATION DISTRICT
 Well

IRRIGATION EQUIPMENT Pumps, Mainline, Wheel Line, Center Pivot

APPROX. ACRES RANGE 420.00 APPROX. ACRES TIMBER 945 SURFACE WATER Pond(s), Stream(s), Watershed Pond

AGRICULTURAL CLASS Unknown

CROPS Yes, Tenant Owned, Seller Owned

TOPOGRAPHY Level, Rolling, Partially Wooded, Heavily Wooded

FARM EQUIPMENT Y/N NO

FENCING Barbed Wire, Rail, Cross Fencing, Perimeter

OUTBUILDINGS Hay Barn, Stable, Shop, Chicken House, Special Facilities

ROAD FRONTAGE County Road ROAD SURFACE Blacktop/Asphalt WATER/SEWER Well, Septic Tank NUMBER OF LIVING UNITS 1

MAIN HOME TYPE MANUFACTURED
MAIN HOUSE APPRX. SQ FT 3757

YEAR BUILT 2006

HOME OCCUPANCY OWNER HEATING Electric, Woodstove

#BEDROOMS 4

BATHS Three +

ELEMENTARY SCHOOL Bonanza, Henley JR. HIGH SCHOOL Bonanza, Henley

SR. HIGH SCHOOL Bonanza, Henley

POWER SOURCE Public Utility

TAX ACCT # 1 R-4012-00000-04700-000

TAXES \$3685.67 TAX YEAR 2011

TERMS/NEGOTIABLE Cash To Seller, Conventional, Farm Credit

Service, Owner Carry, Will Not Divide POSSIBLE FINANCE OPEN

SHOWING INSTRUCTIONS Appointment Only, Call Listing Agent

POSSESSION Tenant Rights, Negotiable SPECIAL FINANCING Owner terms possible.

TERMS/NEGOTIABLE Cash To Seller, Conventional, Farm Credit

Service, Owner Carry, Will Not Divide TITLE COMPANY PREF. Amerititle

REO NO

CROSS ROAD Schaupp Rd

M REMARKS BUCK BUTTE RANCH 1545 ac private valley w/180 ac irrig for alf/pasture. 3700sf 4 bed/3 ba home w/gourmet kitchen, 9' ceilings, unique archways, huge master suite w/iron wood decks & amazing views in all directions. 180x120 exceptional stables w/ indoor arena, 18 huge stalls w/all the extras; welded-steel pipe fileds, paddocks and alleys w/ Valley pivot. 96x90" shop, 45x100 pole hay barn. Two reservoirs, treed Buck Butte, adjacent BLM land w/Mule deer, wildlife.

Relo prompts bargain at \$2.2 million/OTP!

The improvements on this ranch are absolutely top-of-the-line, and all no more than 6 years old. Snow-capped Mt McLaughlin peeks through the Poe Valley pass, as well as the homesite overlooks one of the reservoirs and tree covered Buck Butte. The foaling stalls are 20' x 20'! The pipe



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Main: (541) 783-2759 33550 N HIGHWAY 97 CHILOQUIN OR 97624 Linda@craterlakerealtyinc.com CraterLakeRealtyInc.com



http://goo.gl/pUDmk



