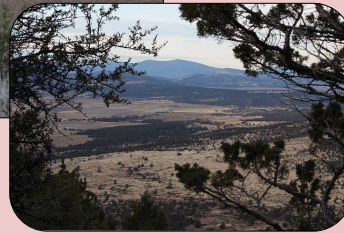


Buck Butte Ranch



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



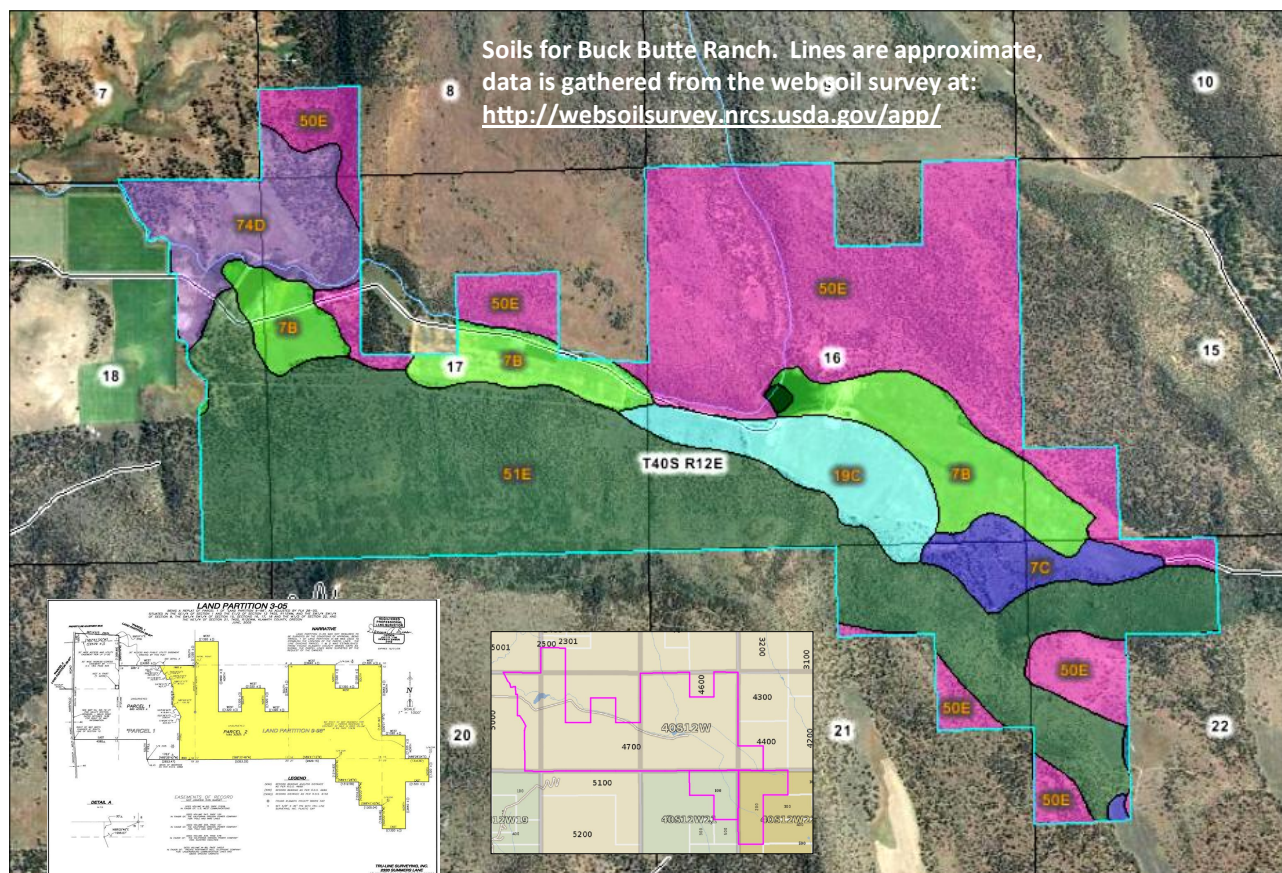
Linda Long, Principal Broker/Owner
33550 Hwy 97 N/PO Box 489/541-783-2759
Chiloquin, Oregon 97624
Call: 541-891-5562

Linda@CraterLakeRealtyInc.com
www.CraterLakeRealtyInc.com

Crater Lake Realty, Inc.



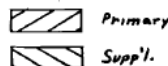
Buck Butte Ranch



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 Area of Interest		1,565.2	100.0%

Map symbol and soil name	Land capability	Alfalfa	Hay crop	Pasture
		<i>Tons</i>	<i>Tons</i>	<i>AUM</i>
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	—	—	—	—
Calimus, north	—	—	—	7.0
74D—Stukel-Capona loams, 15 to 25 percent slopes	—	—	—	—

Buck Butte Ranch



Surveyed JUL 31, 1978 , by S. P. APPLEGATE

NOTICE TO WATER WELL CONTRACTOR

The original and first copy
of this report are to be
filed with the
STATE ENGINEER, SALEM, OREGON
within 30 days from the date
of well completion.

RECEIVED
APR 14 1970
SALEEM, OREGON

Klamath
14808
G-6236

State Well No. _____
Date Permit No. _____

(1) OWNER:
Name William Rajnus Jr.
Address Malin, Oregon

(2) TYPE OF WORK (Check):
New Well ☒ Deepening ☐ Reconditioning ☐ Abandonment ☐
If abandonment, describe material and procedure in item 12.

(3) TYPE OF WELLS:

Rotary ☒ Driven ☐ Domestic ☐ Industrial ☐ Municipal ☐
Cable Jetted ☐ Irrigation ☐ Test Well ☐ Other ☐

CASING INSTALLED: Threaded ☐ Welded ☒
Diameter from 0 ft. to 20 ft. Gage
ft. Diameter from ft. to ft. Gage
ft. Diameter from ft. to ft. Gage

(6) PERFORATIONS: Perforated? ☒ Yes ☐ No
No. of perforator used _____
Size of perforations In. by In.
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.

(7) SCREENS: Well screen installed? ☒ Yes ☐ No
Manufacturer's Name _____ Model No. _____
Type _____ Slot size Set from ft. to ft.
Diam. Slot size Set from ft. to ft.

(8) WATER LEVEL: Completed well.
Static level 209 ft. below land surface Date 3/10/70
barometric pressure _____ lbs. per square inch Date _____

(9) WELL TESTS: Drawdown is amount water level is lowered below static level pump & Co.
Was a pump test made? ☒ Yes ☐ No If yes, by whom?
Yield: 900 gal./min. with 31 ft. drawdown after 4 hrs.
Temperature of water 57 Was a chemical analysis made? ☒ Yes ☐ No

(10) CONSTRUCTION: Well seal-Material used cement
Depth of well bore to bottom of seal 18"
Diameter of well bore to bottom of seal _____ in.
Were any loose strata cemented off? ☒ Yes ☐ No Depth _____
Was a drive shoe used? ☒ Yes ☐ No
Did any strata contain unsuitable water? ☒ Yes ☐ No
Type of water depth of strata _____
Method of sealing strata off _____
Was well gravel packed? ☒ Yes ☐ No Size of gravel: _____
Gravel placed from ft. to ft.

(11) LOCATION OF WELL:
County Klamath Drillers' well number _____
N.E. or S.W. 1/4 Section 16 T.40S R.12E. W.M.
Bearing and distance from location of subdivision corner _____

(12) WELL LOG: Diameter of well below casing 16"
Depth drilled 720 ft. Depth of completed well 720 ft.
Formation: Describe color, texture, grain size and structure of materials;
with show thickness and nature of each stratum and aquifer penetrated,
and at least one entry for each change of formation. Report each change
in position of Static Water Level as drilling proceeds. Note driller's rating.

MATERIAL	From	To SWL
top soil & boulders	0	5
gray lava boulders	5	33
red cinders	33	39
gray basalt	39	77
gray lava	77	163
red cinders & lava	163	183
brown sandstone	183	189
gray lava	189	557
yellow clay & boulders	557	595
gray lava	595	659
clay & sand	659	691
gray sandstone	691	714
gray sandstone	714	719
gray lava	719	720

Work started 11/4/69 Completed 3/11/70
Date well drilling machine moved off of well 3/15/70

Drilling Machine Operator's Certification:
This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.
[Signed] J. A. Van Meter Date 4/11/70

Drilling Machine Operator's License No. 118

Water Well Contractor's Certification:
This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.
NAME John A. Van Meter (Person, firm or corporation)
Address P.O. Box 204 Malin, Oregon (Type or print)
[Signed] J. A. Van Meter (Water Well Contractor)
Contractor's License No. 170 Date 4/11/70

(USE ADDITIONAL SHEETS IF NECESSARY)

**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
IrrAcrFld 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



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/pUDmk>

