



LONG LAKE RANCH 1450 acres of classic high country meadows, waving grasses buffered by timbered ridges and the private serenity expected in the wilderness, yet just a few miles from Klamath Falls! Lovely 3 bedroom, 2 bath log home with a classic, double sided rock fireplace, slate patio, expansive deck surrounded by lush grass, flowers, split rail fencing & huge pines. The view of the ranch and BLM lands goes for 6 miles, framing the Cascade Mountains at the end. The irrigation well, grass & alfalfa hay and cattle grazing

shows long-time owner stewardship of this pristine setting, home of elk, deer, bear, other wildlife, waterfowl and birds of prey. Includes bunk/2nd house and barn. Paradise for only \$2,950,000.



MLS 79259

\$2,950,000

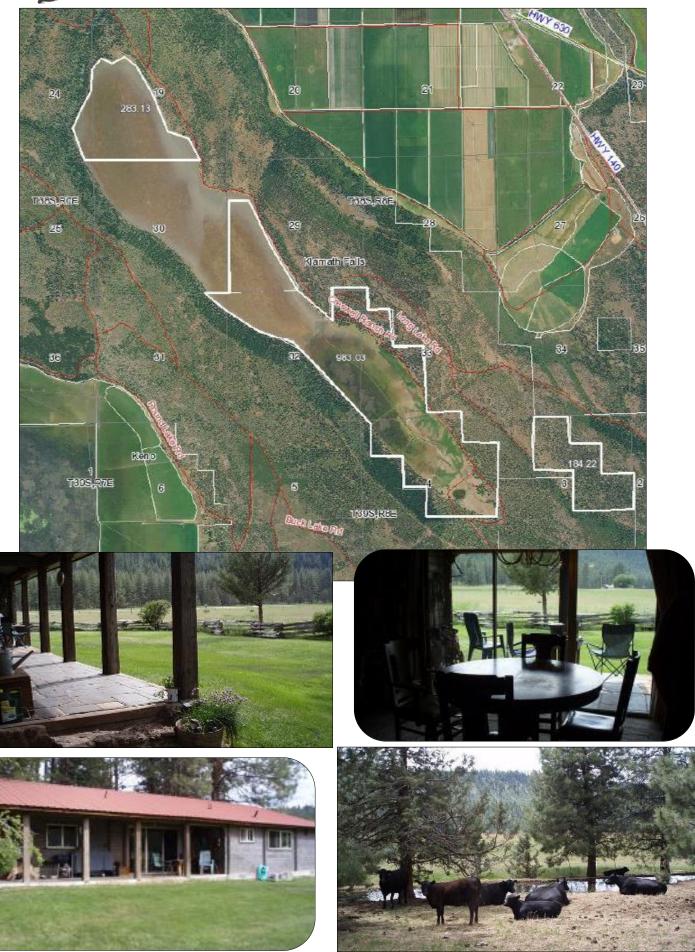




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Long Lake Ranch



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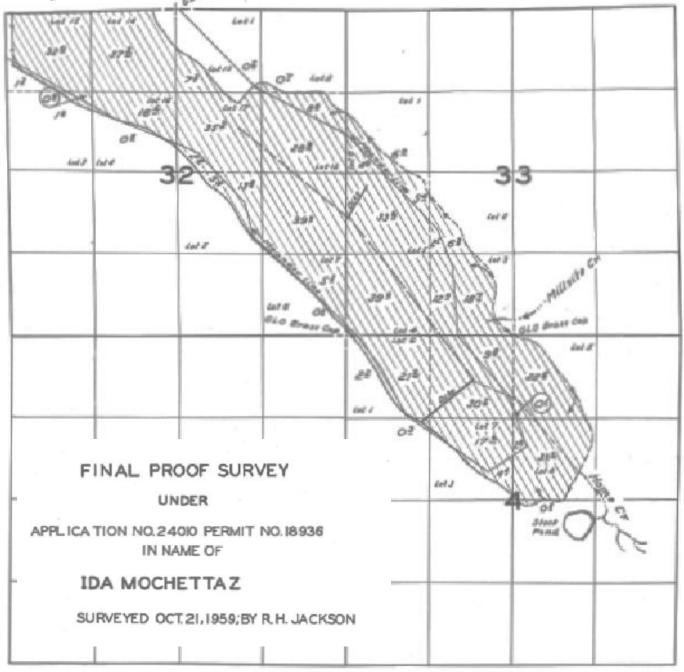
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI 0.1%		
4B	Bly loam, 2 to 8 percent slopes	0.2			
17A	17A Deter clay loam, 0 to 2 percent slopes				
48B	48B Lobert loam, 2 to 5 percent slopes				
61	Pit silty clay	240.8	83.6%		
69E	69E Royst stony loam, 5 to 40 percent south slopes		0.1%		
Subtotals for Soil Survey	266.7	92.6%			
Totals for Area of Interes	287.9	100.0%			

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	
4B	Bly loam, 2 to 8 percent slopes	88.5	7.2%	
17A	Deter clay loam, 0 to 2 percent slopes	144.8	11.8%	
23B	Harriman loam, 2 to 5 percent slopes	32.7	2.7%	
48B	Lobert loam, 2 to 5 percent slopes	76.2	6.2%	
50E	Lorella very stony loam, 2 to 35 percent south slopes	30.2	2.5%	
61	Pit silty clay	595.6	48.4%	
69E	Royst stony loam, 5 to 40 percent south slopes	175.6	14.3%	
81E	Woodcock association, north	24.5	2.0%	
82E	Woodcock association, south	0.3	0.0%	
83F	Woodcock-Rock outcrop complex, 40 to 60 percent north slopes	62.1	5.0%	
95B	Pokegema-Woodcock complex, 1 to 12 percent slopes	0.0	0.0%	
als for Are	a of Interest	1,230.5	100.0%	



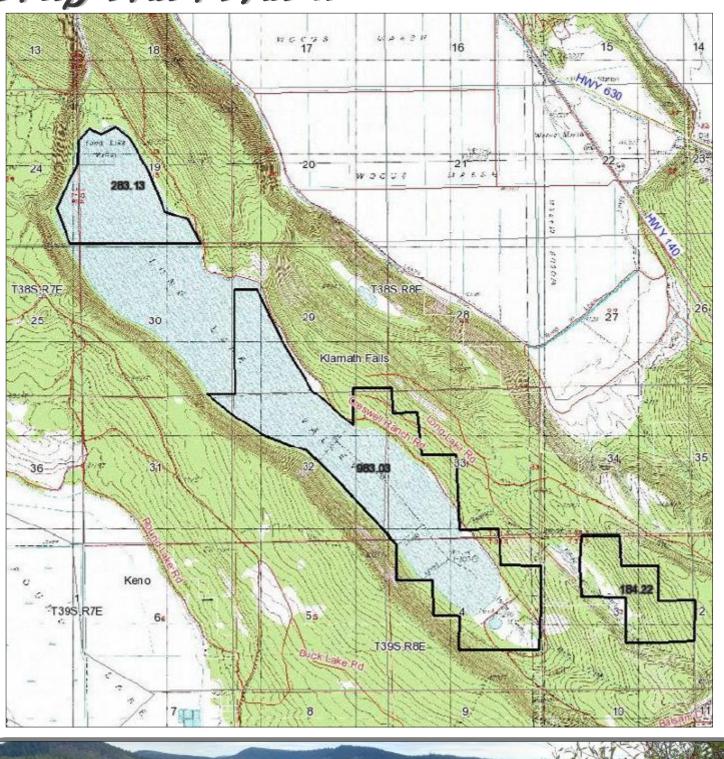
Map symbol and soil name	Land capabil- ity	Alfalfa hay	Annual hay crop	Pasture	Barley	Irish potatoes	Oats	Wheat
		Tons	Tons	AUM	Bu	Cwt	Bu	Ви
4B—Bly loam, 2 to 8 percent slopes								
Bly	4e	3.00	2.50	7.5	1	_	_	_
17A—Deter clay loam, 0 to 2 percent slopes								
Deter	3с	4.00	3.50	10.0	95	_	170	90
23B—Harriman loam, 2 to 5 percent slopes								
Harriman	3e	6.00	4.00	10.0	105	370	185	100
48B—Lobert loam, 2 to 5 percent slopes								
Lobert	4e	3.00	2.50	7.5		_	_	_
50E—Lorella very stony loam, 2 to 35 percent south slopes								
Lorella, south	_	1	_	-	1	_	_	_
61—Pit silty clay								
Pit	3w	1	3.00	7.5	65	_	125	60
69E—Royst stony loam, 5 to 40 percent south slopes	ı	ı	ı	ı	ı	_	_	-
81E—Woodcock association, north		_	_	_	-	_	_	_
82E—Woodcock association, south	_	_	_	_	_	_	_	_
83F—Woodcock-Rock outcrop complex, 40 to 60 percent north slopes	_	_	_	_	ı	_	_	-
95B—Pokegema-Woodcock complex, 1 to 12 percent slopes	_	_	_	_	_	_	_	_

Long Lake Ranch Water Rights



Description of Water Right					Total		
Applic. #	Per. #	Cert.#	Priority	Categ.	Right Acres		
G4122	G3878	42741	10/31/1967	Supplemental	5.3		
S24010	S18936	27433	8/15/1949	Irrigation	136		
G4122	G3878	42741	10/31/1967	Supplemental	43		
S24010	S18936	27433	8/15/1949	Irrigation	101		
S24010	S18936	27433	8/15/1949	Irrigation	128		
G4122	G3878	42741	10/31/1967	Irrigation	0.3		
G4122	G3878	42741	10/31/1967	Supplemental	94		
S24010	S18936	27433	8/15/1949	Irrigation	143		
G4122	G3878	42741	10/31/1967	Irrigation	43.8		
G4122	G3878	42741	10/31/1967	Supplemental	106		
	·	·		Total Primary & Supplemental	552.1+246.7 = 798.8		

Long Lake Ranch





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NOTICE TO WATER WELL CONTRACTOR

The original and first copy of this report are to be filed with the

STATE ENGINEER, SALEM 10, OREGON WITHIN 30 days from the date

7 1965state of oregon

of well completion.	L. CHEESE G	G-41	22 State P	Permit No			
(1) OWNER: Name WILLIAM CRESWER	(11) WELL TESTS: Drawdown is amount water level is lowered below static level Was a pump test made? Yes \(\sum \) No If yes, by whom? PALEY PUMP						
Address 7809 DONEGAL		Yield:	gal./min. with	ft. drawdo	/	hrs.	
KLAMATH FALLS	ORC.	- 2050	" 58	,,	3	"	
,		.,	,	,,		"	
(2) LOCATION OF WELL:		Bailer test	gal./min. with	ft. drawdo	wn after	hrs.	
County KLAMATh Driller's well		Artesian flow	g.p.m.		-		
	385 R. 8 E W.M.	Temperature of wa	-14	mical analysis	made? [] 3	Yes X No	
Bearing and distance from section or subdivis	ion corner						
		(12) WELL I	OG: Diameter of	of well below c	asing _2/	2	
		Depth drilled 60		of completed w		of ft.	
		Formation: Describe	e by color, character quifiers and the kind , with at least one e	size of materi and nature of	al and stru the materi	cture, and ial in each	
		- penetratea,	The state of the s	ntry for each	1		
(3) TYPE OF WORK (check):			MATERIAL		FROM	то	
(BE) 2015 [1915] 2015 [1915]	ditioning						
New Well Deepening Recon	H. (1987) - 1987 (1987) - 1987 (1987) - 1987 (1987) - 1987 (1987) - 1987 (1987) - 1987 (1987) - 1987 (1987) -	D F		- r.t	1		
- Commoni, describe material and process	1	KerER	To Shee	IS ATTA	chea	(2)	
(4) PROPOSED USE (check):	(5) TYPE OF WELL:						
Domestic Industrial Municipal	Rotary Driven D	-					
Irrigation X Test Well □ Other □	Cable Jetted Dug Bored						
(6) CASING INSTALLED: Three	aded 🗆 Welded 💢						
			1 -001				
20 " Diam. from I 2 ft. to 3	76 ft. Gage .28/						
ft. to	ft. Gage						
지하는 투자 [] 이번 전 1년	rforated? 🗆 Yes 💢 No						
Type of perforator used			774 1				
Size of perforations in. by						110 - 110 - 110	
perforations from							
perforations from							
perforations from							
perforations from	ft. to ft.						
perforations from	ft. to ft.		1950				
(8) SCREENS: Well screen insta	alled? Yes No						
Manufacturer's Name	mean D res Mino						
	adal Na		· · · · · · · · · · · · · · · · · · ·				
TypeM			1 /		,	,	
n Slot size Set from		Work started	128/649 .	Completed /	2/12/6	419	
Diam Slot size Set from	It. to	Date well drilling in	nachine moved off of	well 12	112/6	19	
(9) CONSTRUCTION:	T	(13) PUMP:			/ /		
Well seal-Material used in sealBe	NTIONILE						
	packer used? NO	Manufacturer's Nan	ne				
Diameter of well bore to bottom of seal	24 in.	Type:			H.P		
Were any loose strata cemented off? Yes		Water Well Contr	actor's Certification		0.00		
됐는데, 이 시간 이렇게 있어요? 이번 하고 하면 하시면 보이지만 되었다면 하게 되었다면 하게 되었다면 하게 하게 하게 하다.	Z 110 Depth						
Was a drive shoe used? Yes No	lize of gravel;	true to the best of	drilled under my f my knowledge ar	jurisdiction	and this	report is	
	et	E /	- CZ- Da	/		104.197	
	- War	NAME	JONE)	<u>/</u>		•	
Did any strata contain unusable water?		1831	Habe K	MATE.	Z Type or	print)	
Type of water? Depth of :	strata	Address V83//	iepe IXA	NIN/A	ALL	UNE	
Method of sealing strata off		Drilling Machine	Operator's Liverse	No //	54/0	17	
(10) WATER LEVELS:		6	10	. 110		·f	
	surface Date /2/7/64	[Signed]	O LON	-			
	are inch Date	Garden J. S.	Water	Well Contractor	1/11		
ins, per squ		Contractor's Licer	7	ate // 0/	/ /	., 19	
	(USE ADDITIONAL SE	ERTS IF MECEGGADS	71	/ /	/		

10665 Creswell Ranch ROAD Klamath Falls \$2,950,000



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ACTIVE

AGRICULTURAL CLASS Unknown

TOPOGRAPHY Level, Rolling, Partially Wooded, Heavily Wooded,

Hillside

IRRIGATION On Site Well, Sub-Irrigated

IRRIGATION DISTRICT Well

IRRIGATION EQUIPMENT Pumps, Mainline, Wheel Line, Hand Line

FARM EQUIPMENT Y/N NO

WATER RIGHTS Permitted SURFACE WATER Lake(s), Spring

FENCING Barbed Wire, Cross Fencing

OUTBUILDINGS Garage, Hay Barn, Corrals, Chutes

ROAD FRONTAGE Private ROAD SURFACE Gravel

WATER/SEWER Well, Septic Tank

NUMBER OF LIVING UNITS 2

MAIN HOME TYPE SITE BUILT

MAIN HOUSE APPRX. SQ FT 1810

YEAR BUILT 1971

HOME OCCUPANCY OWNER

HEATING Electric, Woodstove, Fireplace

#BEDROOMS THREE

BATHS Two

POWER SOURCE Public Utility

TERMS/NEGOTIABLE Cash To Seller

POSSIBLE FINANCE CASH

TAX ACCT # 1 R-3807-00000-02600

TAXES \$3774.42

TAX YEAR 2010

SHOWING INSTRUCTIONS Call Listing Agent

POSSESSION Negotiable

PRIMARY USE GRAZING LAND USE ZONING KC-Exclusive Farm Use LAND OCCUPANCY OWNER APPROX. CARRYING CAPACITY 200+ pr SEASON/YEAR ROUND yr rnd **CROPS** grass PRODUCTION gr/hay/alf WATER RIGHTS ACREAGE TBD WATER COST **PUMPING COST** \$6,000 APPROX. ACRES RANGE 1.00 APPROX. ACRES TIMBER 400 IRRIGATED ACRS: FLOOD TBD IRRIGATED ACRS: SPRINKLER 30+/-LEASES/ACRES WELL APPROX. GPM 2050gpm

LONG LAKE RANCH 1450 acres of classic high country meadows, waving grasses, timbered ridges, private wilderness serenity a few miles from Klamath Falls! Lovely 3 bd/2 ba log home w/rock fireplace, slate patio, expansive deck, lush grass, flowers, split rail fence, huge pines, bunk house, barn. Cascade Mnts frame the incredible 6-mile valley view. The irrigation well, grass & alfalfa hay, cattle grazing shows long-time owner stewardship of this pristine setting w/ elk, deer, bear, waterfowl, birds of prey.





MLS#

AREA

STATUS

APPROX. MILES TO TOWN

NUMBER OF ACRES M/L

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