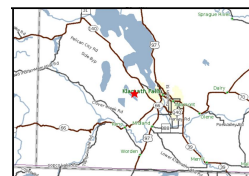


Long Lake Ranch



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.



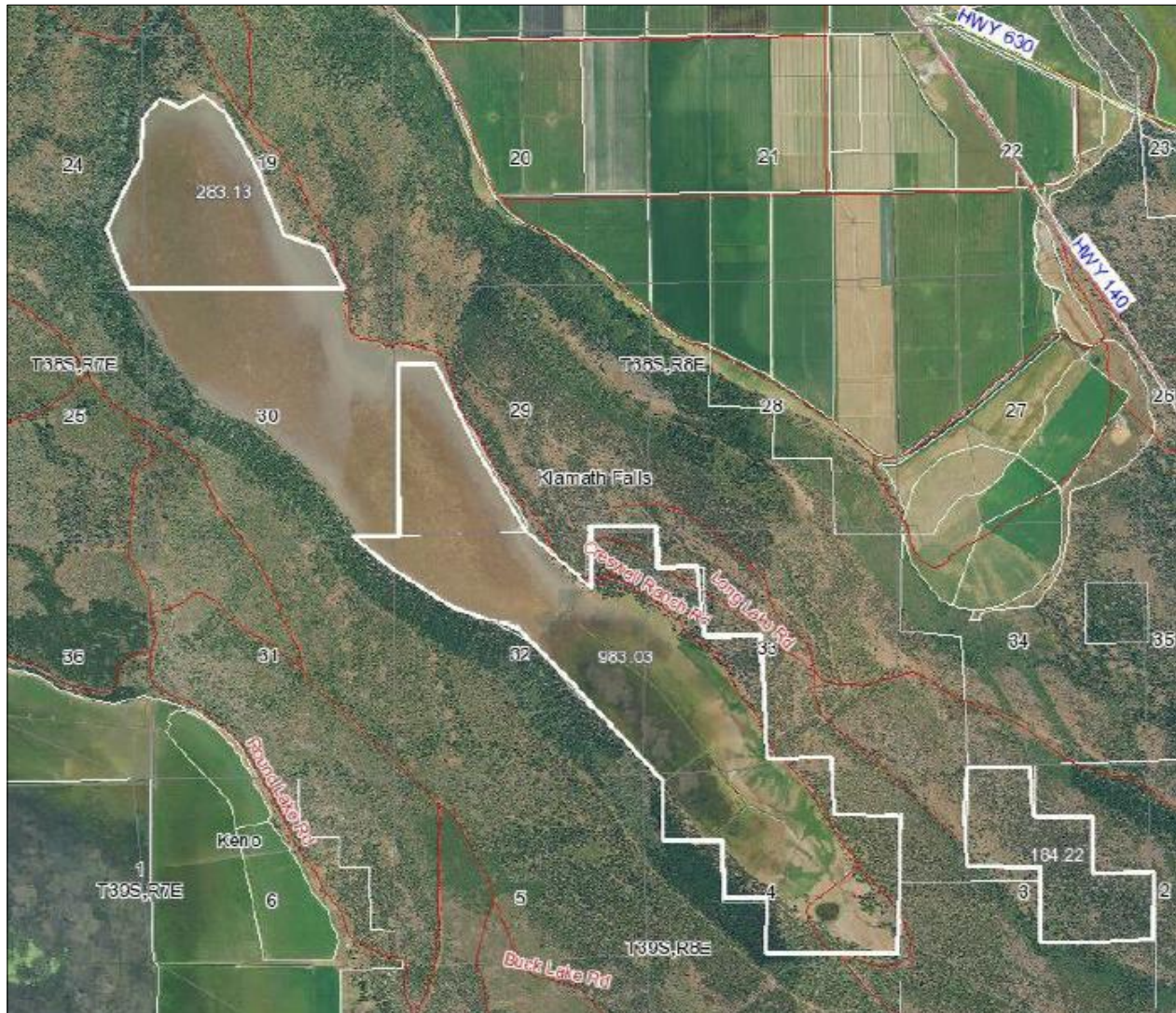
Linda Long, Principal Broker/Owner
33550 Hwy 97 N/PO Box 489/541-783-2759
Chiloquin, Oregon 97624
Call: 541-891-5562
Linda@CraterLakeRealtyInc.com
www.CraterLakeRealtyInc.com



MLS 79259 \$2,950,000



Long Lake Ranch



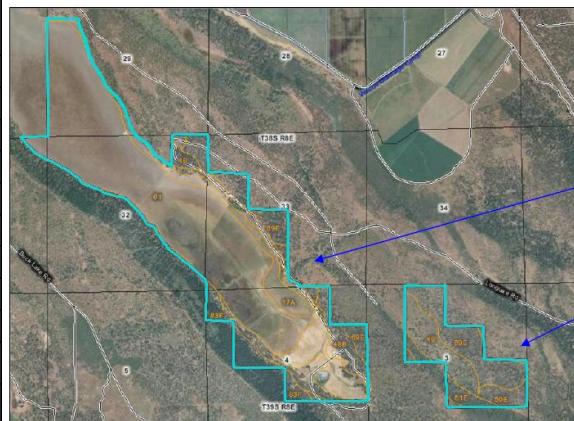
Long Lake Ranch

Soils



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4B	Bly loam, 2 to 8 percent slopes	0.2	0.1%
17A	Deter clay loam, 0 to 2 percent slopes	20.5	7.1%
48B	Lobert loam, 2 to 5 percent slopes	4.8	1.7%
61	Pit silty clay	240.8	83.6%
69E	Royst stony loam, 5 to 40 percent south slopes	0.4	0.1%
Subtotals for Soil Survey Area		266.7	92.6%
Totals for Area of Interest		287.9	100.0%

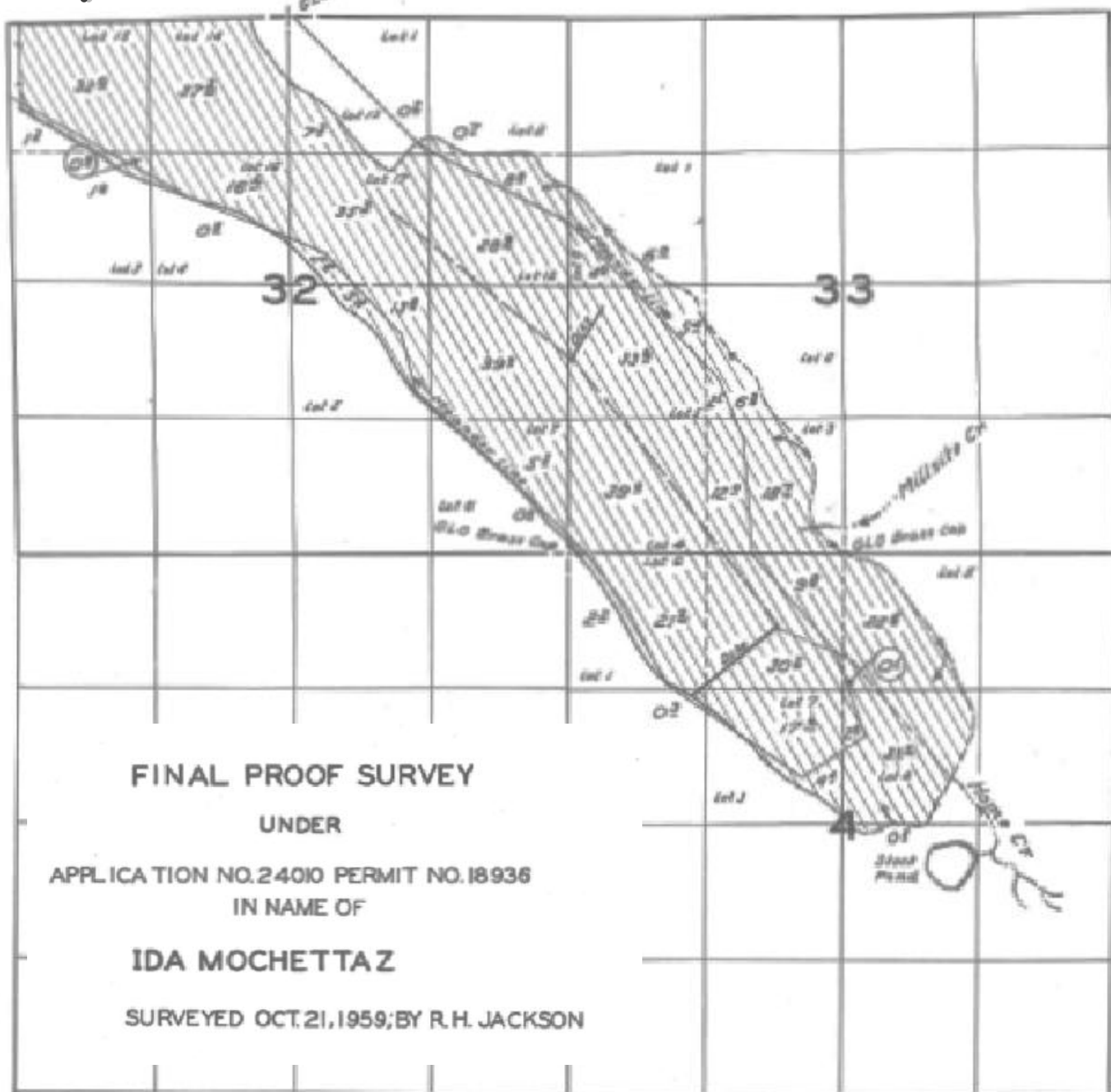
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4B	Bly loam, 2 to 8 percent slopes	88.5	7.2%
17A	Deter clay loam, 0 to 2 percent slopes	144.8	11.8%
23B	Harriman loam, 2 to 5 percent slopes	32.7	2.7%
48B	Lobert loam, 2 to 5 percent slopes	76.2	6.2%
50E	Lorella very stony loam, 2 to 35 percent 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%
Totals for Area of Interest		1,230.5	100.0%



Map symbol and soil name	Land capability	Alfalfa hay	Annual hay crop	Pasture	Barley	Irish potatoes	Oats	Wheat
		Tons	Tons	AUM	Bu	Cwt	Bu	Bu
4B—Bly loam, 2 to 8 percent slopes								
Bly	4e	3.00	2.50	7.5	—	—	—	—
17A—Deter clay loam, 0 to 2 percent slopes								
Deter	3c	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	—	—	—	—	—	—	—	—
61—Pit silty clay								
Pit	3w	—	3.00	7.5	65	—	125	60
69E—Royst stony loam, 5 to 40 percent south slopes	—	—	—	—	—	—	—	—
81E—Woodcock association, north	—	—	—	—	—	—	—	—
82E—Woodcock association, south	—	—	—	—	—	—	—	—
83F—Woodcock-Rock outcrop complex, 40 to 60 percent north slopes	—	—	—	—	—	—	—	—
95B—Pokegema-Woodcock complex, 1 to 12 percent slopes	—	—	—	—	—	—	—	—

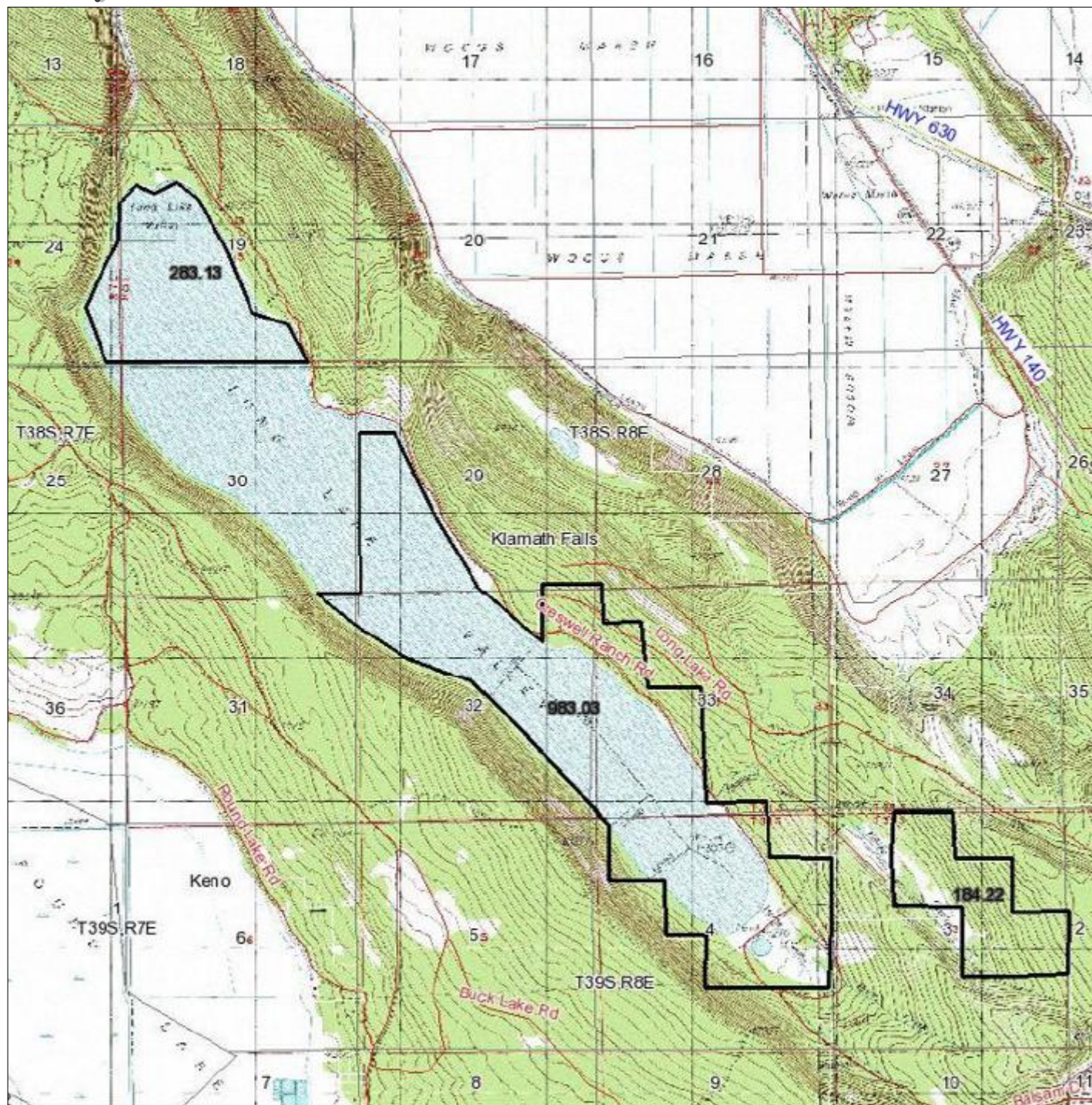
Long Lake Ranch

Water Rights



Description of Water Right					Total Right Acres
Applic. #	Per. #	Cert. #	Priority	Categ.	
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



Crater Lake Realty, Inc. Chiloquin, Oregon Linda Long, Principal Broker/Owner 541-891-5562 Linda@CraterLakeRealtyInc.com

Long Lake Ranch

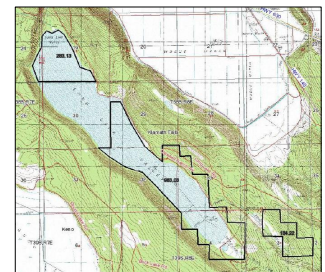
**10665 Creswell Ranch ROAD
Klamath Falls
\$2,950,000**



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

MLS # 79259
STATUS ACTIVE
APPROX. MILES TO TOWN 10
AREA KENO
NUMBER OF ACRES M/L 1,450.32
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 0
PUMPING COST \$6,000
APPROX. ACRES RANGE 1.00
APPROX. ACRES TIMBER 400
IRRIGATED ACRES: FLOOD TBD
IRRIGATED ACRES: SPRINKLER 30+/-
LEASES/ACRES 0
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.



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