

IRRIGATION WELL!

420 acres with 270+/- irrigated with free water from private ranch well! Good soils for potatoes, strawberries, alfalfa, grain and pasture.

Bordered by private Pine and Juniper ridges giving a peaceful view setting for a lovely 3bdrm 2.5 bth home with extra large attached 2 car garage and wrap around deck. Enjoy production as well as the vast landscape with abundant wildlife...outstanding value at:

\$995,000. MLS 75784



Linda Long, Principal Broker/Owner
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Chiloquin, Oregon 97624

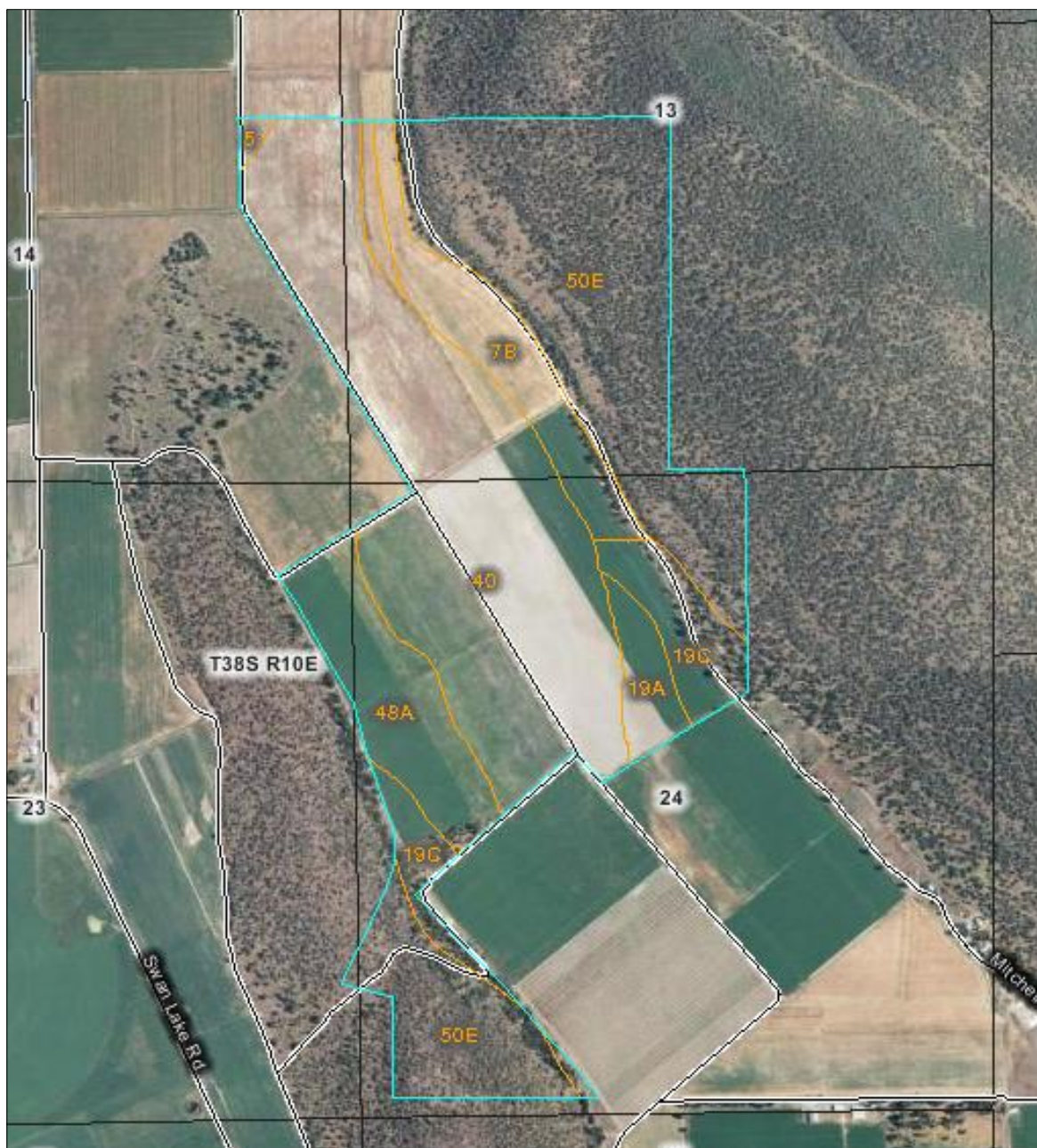
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0000 Mitchell Rd Soils.
Lines are approximate.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Calder silt loam	1.8	0.4%
7B	Calimus loam, 2 to 5 percent slopes	34.5	7.7%
19A	Fordney loamy fine sand, 0 to 2 percent slopes	12.5	2.8%
19C	Fordney loamy fine sand, 2 to 20 percent slopes	31.4	7.0%
40	Laki-Henley loams	163.7	36.7%
48A	Lobert loam, 0 to 2 percent slopes	39.4	8.8%
50E	Lorella very stony loam, 2 to 35 percent south slopes	158.7	35.6%
58A	Modoc fine sandy loam, 0 to 2 percent slopes	4.6	1.0%
Totals for Area of Interest		446.4	100.0%

Map symbol and soil name	Alfalfa hay	Annual hay crop	Grass-legume hay	Pasture
	<i>Tons</i>	<i>Tons</i>	<i>Tons</i>	<i>AUM</i>
5—Calder silt loam				
Calder	—	2.00	—	6.5
7B—Calimus loam, 2 to 5 percent slopes				
Calimus	6.00	4.00	—	10.0
19A—Fordney loamy fine sand, 0 to 2 percent slopes				
Fordney	6.00	—	—	9.0
19C—Fordney loamy fine sand, 2 to 20 percent slopes				
Fordney	6.00	3.50	—	9.0
40—Laki-Henley loams				
Laki	5.50	3.50	—	10.0
Henley	3.50	3.00	—	7.0
48A—Lobert loam, 0 to 2 percent slopes				
Lobert	3.00	2.50	—	7.5
50E—Lorella very stony loam, 2 to 35 percent south slopes				
Lorella, south	—	—	—	—
58A—Modoc fine sandy loam, 0 to 2 percent slopes				
Modoc	5.00	—	4.50	10.0

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have slight limitations that restrict their use.

Class 2 soils have moderate limitations that restrict the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that restrict the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that restrict the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Map symbol and soil name	Land capability	Barley	Irish	Oats	Wheat
		<i>Bu</i>	<i>Cwt</i>	<i>Bu</i>	<i>Bu</i>
5—Calder silt loam					
Calder	4s	50	—	95	—
7B—Calimus loam, 2 to 5 percent slopes					
Calimus	2e	105	370	185	100
19A—Fordney loamy fine sand, 0 to 2 percent slopes					
Fordney	3s	95	330	185	80
19C—Fordney loamy fine sand, 2 to 20 percent slopes					
Fordney	4e	95	330	185	80
40—Laki-Henley loams					
Laki	4s	95	300	150	90
Henley	4w	85	—	125	70
48A—Lobert loam, 0 to 2 percent slopes					
Lobert	4c	—	—	—	—
50E—Lorella very stony loam, 2 to 35 percent south slopes					
Lorella, south	—	—	—	—	—
58A—Modoc fine sandy loam, 0 to 2 percent slopes					
Modoc	3s	95	—	185	90

Capability subclasses are soil groups within one class. They are designated by adding a small letter, *e*, *w*, *s*, or *c*, to the class numeral, for example, 2*e*. The letter *e* shows that the main hazard is the risk of erosion unless close-growing plant cover is maintained; *w* shows that water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage); *s* shows that the soil is limited mainly because it is shallow, droughty, or stony; and *c*, used in only some parts of the United States, shows that the chief limitation is climate that is very cold or very dry.

Reference:

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210.

17025 HYW 140 E
DAIRY
\$995,000



AGRICULTURAL CLASS Class 2, Class 3, Class 4
TOPOGRAPHY Level, Rolling, Partially Wooded
IRRIGATION On Site Well
IRRIGATION EQUIPMENT Pumps, Mainline, Wheel Line
FARM EQUIPMENT Y/N NO
WATER RIGHTS Permitted
FENCING Barbed Wire
OUTBUILDINGS Garage
ROAD FRONTAGE Private
ROAD SURFACE Gravel, Dirt/Clay
RESTRICTIONS Easement/Right-Of-Way, Access Recorded
WATER/SEWER Well, Septic Tank
ELEMENTARY SCHOOL Bonanza
JR. HIGH SCHOOL Bonanza
SR. HIGH SCHOOL Bonanza
NUMBER OF LIVING UNITS 1
MAIN HOME TYPE SITE BUILT
YEAR BUILT 1972
HOME OCCUPANCY OWNER
MAIN HOUSE APPRX. SQ FT 2120
HEATING Electric, Fireplace
BEDROOMS THREE
BATHS Two and 1/2
POSSESSION Tenant Rights, Negotiable
TITLE COMPANY PREF. Amerititle
TERMS/NEGOTIABLE Cash To Seller
POSSIBLE FINANCE CASH
TAX ACCT # R-3810-00000-02700
TAXES \$2365.54
TAX YEAR 2009
SHOWING INSTRUCTIONS Call Listing Agent
CROSS ROAD SWAN LAKE RD
DIRECTIONS HWY 140 E, LEFT ON MITCHELL RD. CALL LISTING AGENT.
M REMARKS IRRIGATION WELL! 420 ACRES WITH 270+/- IRRIGATED WITH FREE WATER FROM PRIVATE RANCH WELL! GOOD SOILS FOR POTATOES, STRAWBERRIES, ALFALFA, GRAIN AND PASTURE. BORDERED BY PRIVATE PINE AND JUNIPER RIDGES GIVING A PEACEFUL VIEW SETTING FOR A LOVELY 3BDM 2.5 BTH HOME WITH EXTRA LARGE ATTACHED 2 CAR GARAGE AND WRAP AROUND DECK. ENJOY PRODUCTION AS WELL AS THE VAST LANDSCAPE WITH ABUNDANT WILDLIFE...OUTSTANDING VALUE AT \$995,000!

MLS # 75784
APPROX. MILE TO TOWN 12
STATUS ACTIVE
TYPE 201-500
AREA DAIRY
PRIMARY USE FARMING
LAND USE ZONING KC-Exclusive Farm Use
LAND OCCUPANCY OWNER
APPROX. CARRYING CAPACITY N/A
CROPS Yes, Seller Owned
CROPS GR,POT,ALF
PRODUCTION ON FILE
SEASON/YEAR ROUND N/A
NUMBER OF ACRES 420.00
WATER RIGHTS ACREAGE 275
APPROX. ACRES RANGE 52.83
APPROX. ACRES TIMBER 100
IRRIGATED ACRES: FLOOD 0
IRRIGATED ACRES: SPRINKLER 267.17
LEASES/ACRES 0
WATER COST FREE
PUMPING COST \$3500+/-
WELL APPROX. GPM 1750



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