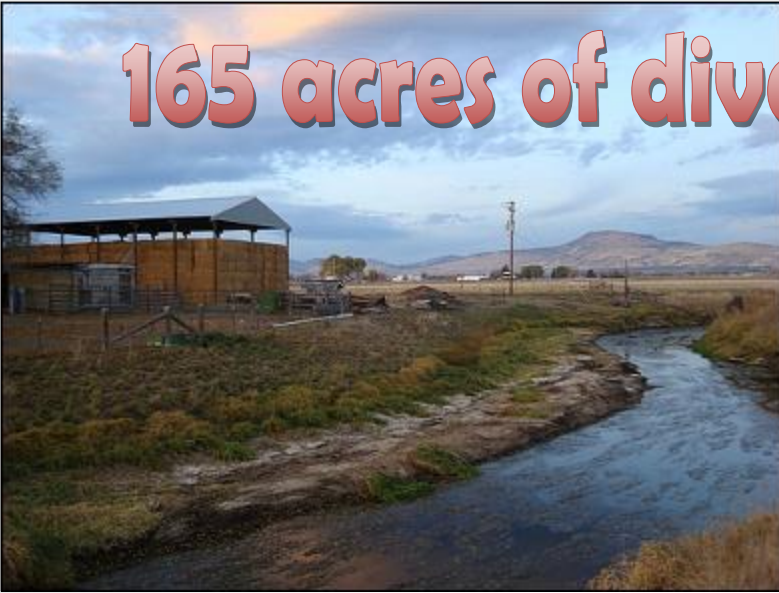


# 165 acres of diversified potential



HOMEDALE & HENLEY RD 165.72 ACRES, KID irrigation on 159.55. Fenced and cross-fenced, 45'x72' hay barn, treed building site with well alongside 3/4 mile of #1 drain canal, a gathering place for waterfowl. Potatoes, grain & organic alfalfa with ground lease, 2 pumps & 4 wheel lines. Diversified economic potential; geothermal, next to Henley city annexation, railroad siding.



## MLS#77901

## \$595,000



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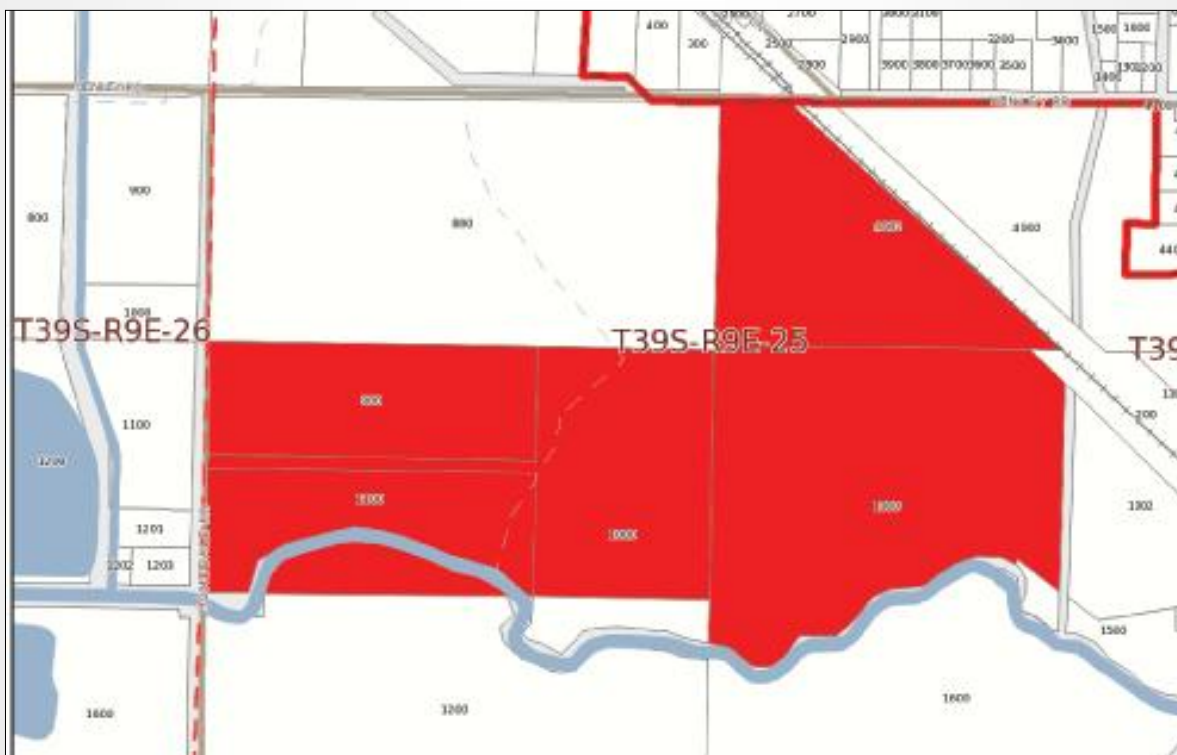
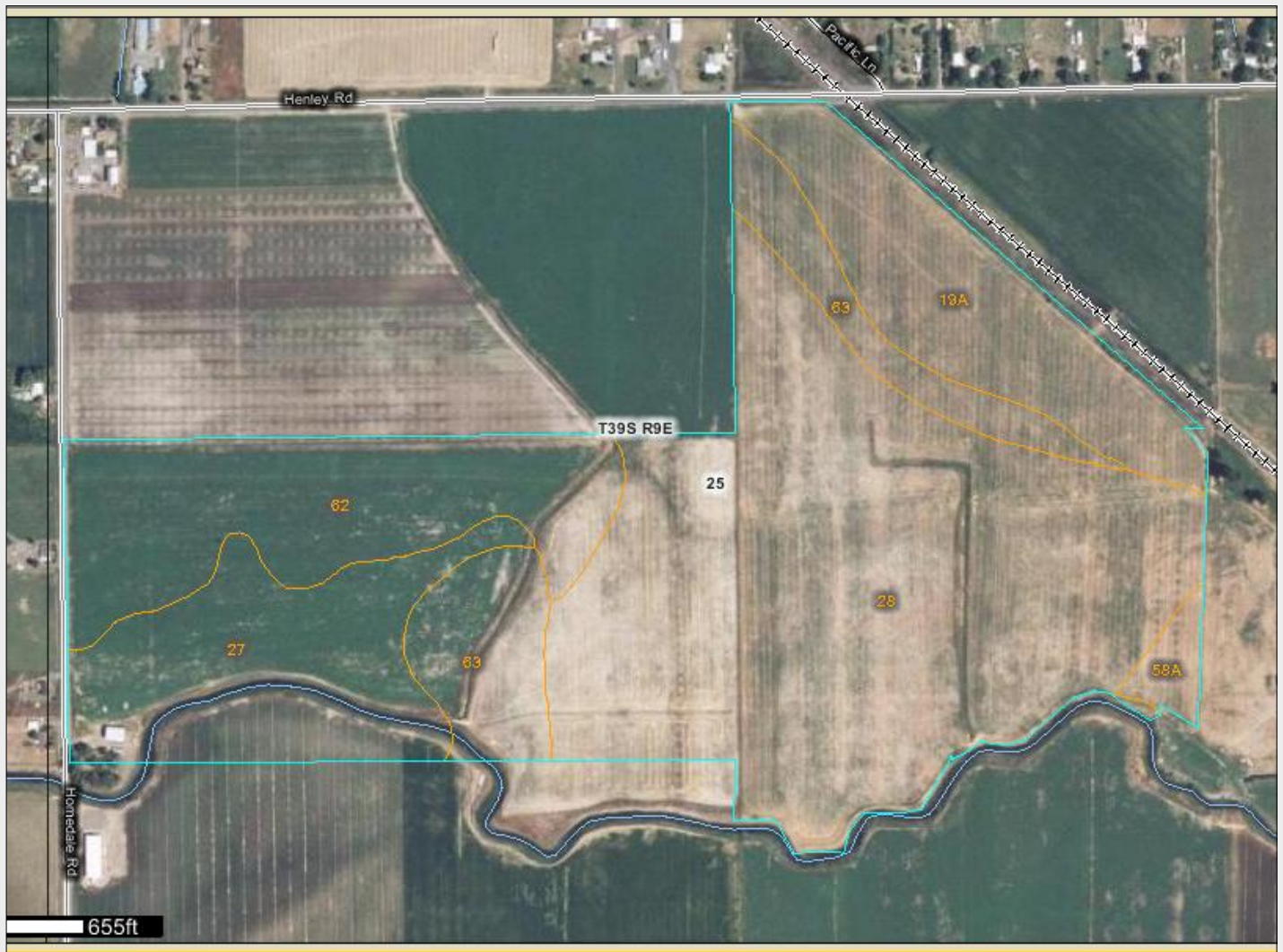
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# Soils

Lines are approximate.



Soils analysis as per <http://websoilsurvey.nrcs.usda.gov/app/>

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
19A	Fordney loamy fine sand, 0 to 2 percent slopes	20.7	12.4%
27	Henley-Laki complex	23.6	14.1%
28	Henley-Laki loams	77.9	46.6%
58A	Modoc fine sandy loam, 0 to 2 percent slopes	2.1	1.3%
62	Poe loamy fine sand	26.6	15.9%
63	Poe fine sandy loam	16.1	9.6%
Totals for Area of Interest		167.0	100.0%

Map symbol and soil name	Land capability	Alfalfa hay	Annual hay crop	Pasture	Grass-legume hay	Barley	Irish potatoes	Oats	Wheat
		<i>Tons</i>	<i>Tons</i>	<i>AUM</i>	<i>Tons</i>	<i>Bu</i>	<i>Cwt</i>	<i>Bu</i>	<i>Bu</i>
19A—Fordney loamy fine sand, 0 to 2 percent slopes									
Fordney	3s	6.00	—	9.0	—	95	330	185	80
27—Henley-Laki complex									
Henley	4w	4.00	3.00	7.5	—	90	—	130	75
Laki	4s	5.50	3.50	10.0	—	95	300	150	90
28—Henley-Laki loams									
Henley	4w	3.50	3.00	7.0	—	85	—	125	70
Laki	4s	5.50	3.50	10.0	—	95	300	150	90
58A—Modoc fine sandy loam, 0 to 2 percent slopes									
Modoc	3s	5.00	—	10.0	4.50	95	—	185	90
62—Poe loamy fine sand									
Poe	3s	5.00	3.50	9.0	—	95	330	185	85
63—Poe fine sandy loam									
Poe	3s	5.00	3.50	9.0	—	95	330	185	85





**L900 Homedale RD  
Klamath Falls  
\$595,000**



**AGRICULTURAL CLASS** Unknown  
**TOPOGRAPHY** Level  
**IRRIGATION** Sprinkled  
**IRRIGATION DISTRICT** K.I.D.  
**IRRIGATION EQUIPMENT** Pumps, Mainline, Wheel Line  
**FARM EQUIPMENT Y/N** NO  
**WATER RIGHTS** Permitted  
**SURFACE WATER** Stream(s)  
**FENCING** Barbed Wire, Cross Fencing  
**OUTBUILDINGS** Hay Barn  
**ROAD FRONTAGE** County Road  
**ROAD SURFACE** Blacktop/Asphalt  
**WATER/SEWER** Well  
**NUMBER OF LIVING UNITS** 0  
**MAIN HOME TYPE** NONE  
**YEAR BUILT** 0  
**HOME OCCUPANCY** N/A  
**MAIN HOUSE APPRX. SQ FT** 0  
**# BEDROOMS** NONE  
**BATHS** None  
**TERMS/NEGOTIABLE** Cash To Seller  
**POSSIBLE FINANCE** CASH  
**TAXES** \$1149  
**TAX YEAR** 2010

**SHOWING INSTRUCTIONS** Call Listing Agent  
**DIRECTIONS** South on Homedale to just past Henley Rd, property on east side of road. Please see plat map attached.  
**M REMARKS** HOMEDALE & HENLEY RD 165.72 ACRES, KID irrigation on 159.55. Fenced X fenced, 45x72 barn, treed building site with well alongside 3/4 mile of #1 drain canal, a gathering place for waterfowl. Potatoes, grain & organic alfalfa with ground lease, 2 pumps & 4 wheel lines. Diversified economic potential; geothermal, next to Henley city annexation, railroad siding. Have it all for \$595,000

**MLS #** 77901  
**APPROX. MILES TO TOWN** 4  
**STATUS** ACTIVE  
**TYPE** 101-200  
**AREA** K FALLS SUBURBS  
**PRIMARY USE** FARMING  
**LAND USE ZONING** KC-Exclusive Farm Use  
**LAND OCCUPANCY** TENANT  
**APPROX. CARRYING CAPACITY** N/A  
**CROPS** Yes, Tenant Owned  
**CROPS** gr/alf  
**PRODUCTION** 400s/5tn  
**SEASON/YEAR ROUND** N/A  
**NUMBER OF ACRES M/L** 165.72  
**WATER RIGHTS ACREAGE** 159.55  
**APPROX. ACRES RANGE** 0.00  
**APPROX. ACRES TIMBER** 0  
**IRRIGATED ACRS: FLOOD** 0  
**IRRIGATED ACRS: SPRINKLER** 159.55  
**LEASES/ACRES** 0  
**WATER COST** \$6940  
**PUMPING COST** \$1200  
**WELL APPROX. GPM** domestic



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