

500#'s/Gain per Acre!

Hay & Pasture Ranch



HAY & PASTURE RANCH 785 acres with highest yielding soils in area for alfalfa, grain, permanent pasture even potatoes! Enviably 1864 water rights claim settlement, state of the art irrigation district and 5 new pivots & pumps, minimal flood irrigation for easy operation. Unique lake buffered area offers up to a month longer growing season than other area ranches. Currently strong permanent pasture summering 1200 yearlings from mid April to shipping, with over 350 pound gains, plus fall feed for cows after that. Fenced and cross fenced for cattle management or hay fields. 40 acres has been in grain, ready for alfalfa. Includes 3 bdr 2 bth mft home, pipe

corrals, loading chute, crowding alley, hydraulic chute and Powell electronic scales under cover. Good paved access and beautiful Cascade Mt & lake views. A real value at \$3,500,000

MLS#73659
\$3,500,000



Crater Lake Realty, Inc.



Linda Long, Principal Broker/Owner

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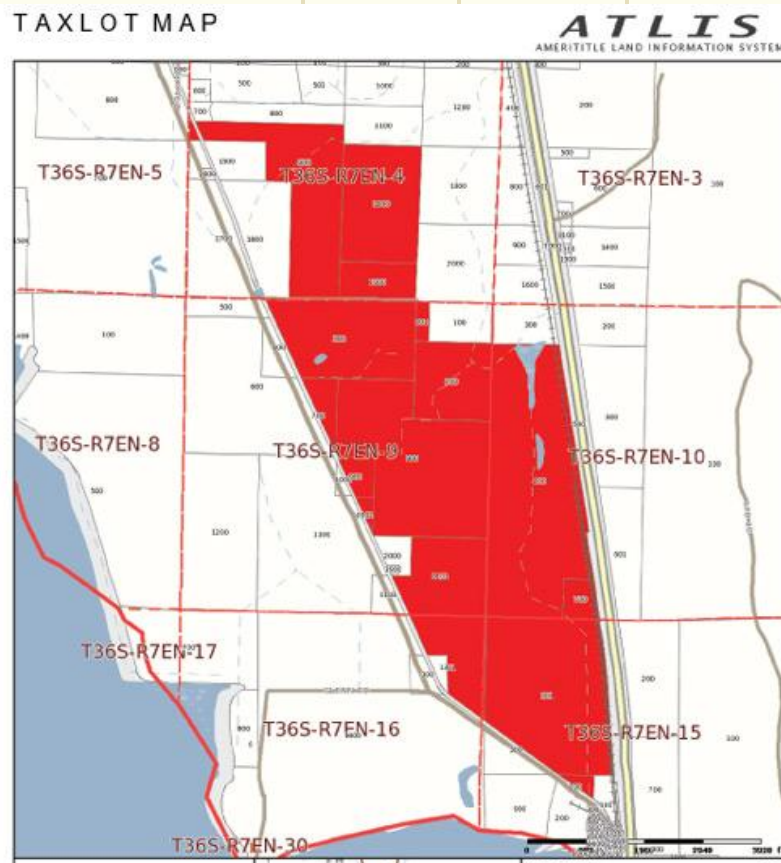
27233 Modoc Point Rd.
Chiloquin, OR 97624

785 acres, pasture and
alfalfa ranch, certified
organic.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6A	Calimus fine sandy	227.8	30.3%
6B	Calimus fine sandy	93.4	12.4%
9B	Capona loam, 2 to 5	0.7	0.1%
36	Lakeview silty clay	29.4	3.9%
40	Laki-Henley loams	312.4	41.5%
53	Malin clay loam	7.7	1.0%
70	Scherrard clay loam	81.1	10.8%
Totals for Area of Interest		752.6	100.0%

Map symbol and soil name	Land	Alfalfa hay	Annual hay	Barley	Pasture
		<i>Tons</i>	<i>Tons</i>	<i>Bu</i>	<i>AUM</i>
6A—Calimus fine sandy loam, 0 to 2 percent slopes					
Calimus	2c	6.00	4.00	105	10.0
6B—Calimus fine sandy loam, 2 to 5 percent slopes					
Calimus	2e	6.00	4.00	105	10.0
9B—Capona loam, 2 to 5 percent slopes					
Capona	3e	5.00	—	95	10.0
36—Lakeview silty clay loam					
Lakeview	3w	4.00	4.00	95	12.0
40—Laki-Henley loams					
Laki	4s	5.50	3.50	95	10.0
Henley	4w	3.50	3.00	85	7.0
53—Malin clay loam					
Malin	3w	—	—	85	6.5
70—Scherrard clay loam					
Scherrard	4w	—	—	—	6.0



**27233 MODOC POINT ROAD
CHILOQUIN
\$3,500,000**



MLS # 73659
APPROX. MILE TO TOWN 16 TO KF
STATUS ACTIVE
TYPE 501+ ACRES
AREA CHILOQUIN
PRIMARY USE GRAZING
LAND USE ZONING KC-Exclusive Farm Use
LAND OCCUPANCY OWNER
APPROX. CARRYING CAPACITY 1200 YEARL
CROPS Yes, Seller Owned
CROPS HAY/PAST
PRODUCTION 100 TN
SEASON/YEAR ROUND SUMMER
NUMBER OF ACRES 785.00
WATER RIGHTS ACREAGE 736
APPROX. ACRES RANGE 0.00
APPROX. ACRES TIMBER 0
IRRIGATED ACRES: FLOOD TBD
IRRIGATED ACRES: SPRINKLER TBD
LEASES/ACRES 0
WATER COST \$15/ACRE
PUMPING COST TBD
WELL APPROX. GPM DOMESTIC

AGRICULTURAL CLASS Class 2, Class 3, Class 4
TOPOGRAPHY Level, Rolling
IRRIGATION Sprinkled, Gravity-Flood
IRRIGATION DISTRICT Modoc Point
IRRIGATION EQUIPMENT Pumps, Mainline, Center Pivot
FARM EQUIPMENT Y/N NO
WATER RIGHTS Permitted
FENCING Barbed Wire, Cross Fencing, Perimeter
OUTBUILDINGS Equipment Barn, Corrals, Chutes, Scales, Fuel Tank
Above Ground
ROAD FRONTAGE County Road
ROAD SURFACE Blacktop/Asphalt, Gravel
RESTRICTIONS Easement/Right-Of-Way, Access Recorded
WATER/SEWER Well, Septic Tank
ELEMENTARY SCHOOL Chiloquin
JR. HIGH SCHOOL Chiloquin
SR. HIGH SCHOOL Chiloquin
NUMBER OF LIVING UNITS 1
MAIN HOME TYPE MANUFACTURED
YEAR BUILT 1979
HOME OCCUPANCY TENANT
MAIN HOUSE APPRX. SQ FT 1344
BEDROOMS TWO
BATHS Two
POSSESSION Negotiable
TITLE COMPANY PREF. Amerititle
TERMS/NEGOTIABLE Cash To Seller, 1031 Exchange
POSSIBLE FINANCE REFINANCE
TAX ACCT # NUMEROUS
TAXES 1526.34
TAX YEAR 2008
SHOWING INSTRUCTIONS Call Listing Agent
CROSS ROAD HWY 97
DIRECTIONS HWY 97 NORTH 16 MILES FROM KFALLS, GO LEFT ON MODOC POINT RD. RANCH BEGINS PASSED HOMES, CONTINUES ON RIGHT FOR +/- 3.5 MILES, RR TRACKS ARE EAST BOUNDARY.
M REMARKS HAY & PASTURE RANCH W/HIGHEST YIELD SOILS IN AREA; ALFALFA, GRAIN, PERM PASTURE EVEN POTATOES! ENVIABLE 1864 WATER RIGHTS CLAIM SETTLEMENT, STATE OF THE ART IRRIGATION W/5 NEW PIVOTS, PUMPS, MINIMAL FLOOD IRRIGATION. SUMMERS 1200 YEARLINGS W/OVER 350# GAINS, + FALL FEED FOR COWS. FENCED-CROSS FENCED. INCLUDES CORRALS, LOADING CHUTE, CROWDING ALLEY, HYDRAULIC CHUTE & POWELL ELEC SCALES. PAVED ACCESS AND BEAUTIFUL CASCADE MT & LAKE VIEWS.
VIRTUAL TOUR URL ADDRESS:



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