

**35840 MODOC POINT ROAD  
CHILOQUIN  
\$349,000**



**AG CLASS-SOIL CLASS** Class 4  
**LOT LOCATION** Interior, Lake Frontage, View  
**LOT IMPROVEMENT** Street Surfacing, Improved Drive  
**TOPOGRAPHY** Level, Partially Wooded  
**SURFACE WATER** Lake(s)  
**RESTRICTIONS AND EASEMENT** Recorded Plat, Subject To Zoning, Stick Built, Manufactured Home, Both Stick/Manufactured  
**WATER/SEWER** Well, DEQ Approved Standard  
**ROAD FRONTAGE** County Road  
**ROAD SURFACE** Blacktop / Asphalt  
**TERMS/NEGOTIABLE** Cash To Seller  
**POSSESSION** On Closing  
**FULL TAX AMOUNT** 577.66  
**FOR YEARS 20** 08/09  
**MARKETING REMARKS** RARE AGENCY LAKE FRONT ACREAGE! GORGEOUS LEVEL PARCEL WITH PINES, ASPEN, WILLOWS AND OTHER NATIVE PLANTS. SUNBATHE ON YOUR OWN SANDY BEACH! LOVELY VIEWS OF THE LAKE AND CASCADE MOUNTAINS. STANDARD SEPTIC APPROVAL, GOOD WELL, AND FRONTS ON PAVED, COUNTY MAINTAINED ROAD. HAVE A HORSE OR TWO? THEY'LL BE FAT ON THIS KNEE HIGH GRASS. WHAT MORE COULD YOU ASK FOR?  
**SPECIAL FINANCING** NONE  
**SOLD PRICE**  
**CLOSING DATE**

<b>STATUS</b>	ACTIVE
<b>MLS #</b>	73742
<b>SUB NAME</b>	CHILOQUIN
<b>NUMBER OF ACRES</b>	3.28
<b>LOT DIMENSIONS</b>	IRREGULAR
<b>TAX ACCT#</b>	R-3507-007CA-00800
<b>LEGAL</b>	T35 R7 S7, TRACT POR LOT 16, ACRES 3.28
<b>PRIMARY USE</b>	RESIDENTIAL
<b>LAND USE ZONING</b>	KC-R-2-RURAL RESIDENTIAL
<b>POSSIBLE FINANCE</b>	REFINANCE
<b>PRESENT USE</b>	IDLE
<b>PROJECTED USE</b>	RESIDENTIAL
<b>CROSS STREET</b>	MAIDU
<b>DIRECTIONS</b>	MODOC POINT RD TO JUST NORTH OF MAIDU. PARCEL IS ON LEFT (WEST).



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