

**LOT 300 DIXON ROAD
FORT KLAMATH
\$399,000**



MLS # 74926
AREA FORT KLAMATH
PRIMARY USE RESIDENTIAL
POSSIBLE FINANCE OPEN
OCCUPANCY VACANT
NUMBER OF ACRES 11.40
LOT DIMENSIONS IRREGULAR
SUB NAME FORT KLAMATH
LAND USE ZONING KC-EXCLUSIVE FARM USE
PRESENT USE IDLE
PROJECTED USE RESIDENTIAL
CROSS STREET HWY 62
FULL TAX AMOUNT 72.82
FOR YEARS 20 08/09
Price/ACRES \$35,000.00

AG CLASS-SOIL CLASS Unknown
CROPS None
EQUIPMENT No
FENCING Barbed Wire
DOCUMENTS ON FILE Legal Description, Survey, Topography Map, Aerial Photos, Easements, Photos, Plat Maps
LOT LOCATION Interior, River Frontage, View
TOPOGRAPHY Level, Rolling, Partially Wooded, Heavily Wooded
SURFACE WATER Stream(s)
RESTRICTIONS AND EASEMENT Subject To Zoning, Access Recorded, C.U.P. Required, Stick Built, Manufactured Home, Both Stick /Manufactured
ROAD FRONTAGE County Road
ROAD SURFACE Blacktop / Asphalt
TERMS/NEGOTIABLE Cash To Seller, Owner Carry, Will Not Divide
POSSESSION On Closing
ELEMENTARY SCHOOL Chiloquin
JR. HIGH SCHOOL Chiloquin
SR. HIGH SCHOOL Chiloquin
TITLE COMPANY PREF. Amerititle
TO SHOW Call Listing Agent
SPECIAL FINANCING OPEN
TAX ACCT# R-3307-V0300-00300
VIRTUAL TOUR URL ADDRESS:
DIRECTIONS CALL LISTING AGENT
MARKETING REMARKS INCREDIBLY RARE SMALL ACREAGE WITH APPROX 800 FT OF FRONTAGE, RIGHT AT THE HEADWATERS OF THE WOOD RIVER. AQUAMARINE POOLS, WILDLIFE & GORGEOUS PINES ACCENT THE SERENITY OF THIS VERY PRIVATE YET ACCESSIBLE 11.4 ACRE PARCEL. POTENTIAL HOME SITES HAVE RIVER, VALLEY & MOUNTAIN VIEWS. SELLER IS ACQUIRING A LOT OF RECORD CUP & SEPTIC APPROVAL, SO YOU CAN BUILD YOUR DREAM HOME HERE. CLOSE TO CRATER LAKE & UPPER KLAMATH NWR. SELLER CONTRACT AVAILABLE FOR QUALIFIED BUYER.



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