

Incredibly rare small acreage with approximately 800 feet of river frontage, right at the headwaters of the Wood River.

Aquamarine pools, wild-life, and gorgeous pines and aspens accent the serenity of this very private yet accessible 11.4 acre parcel.

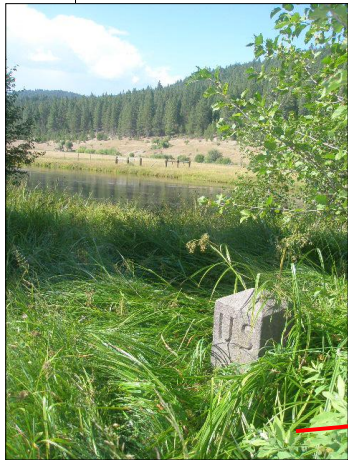
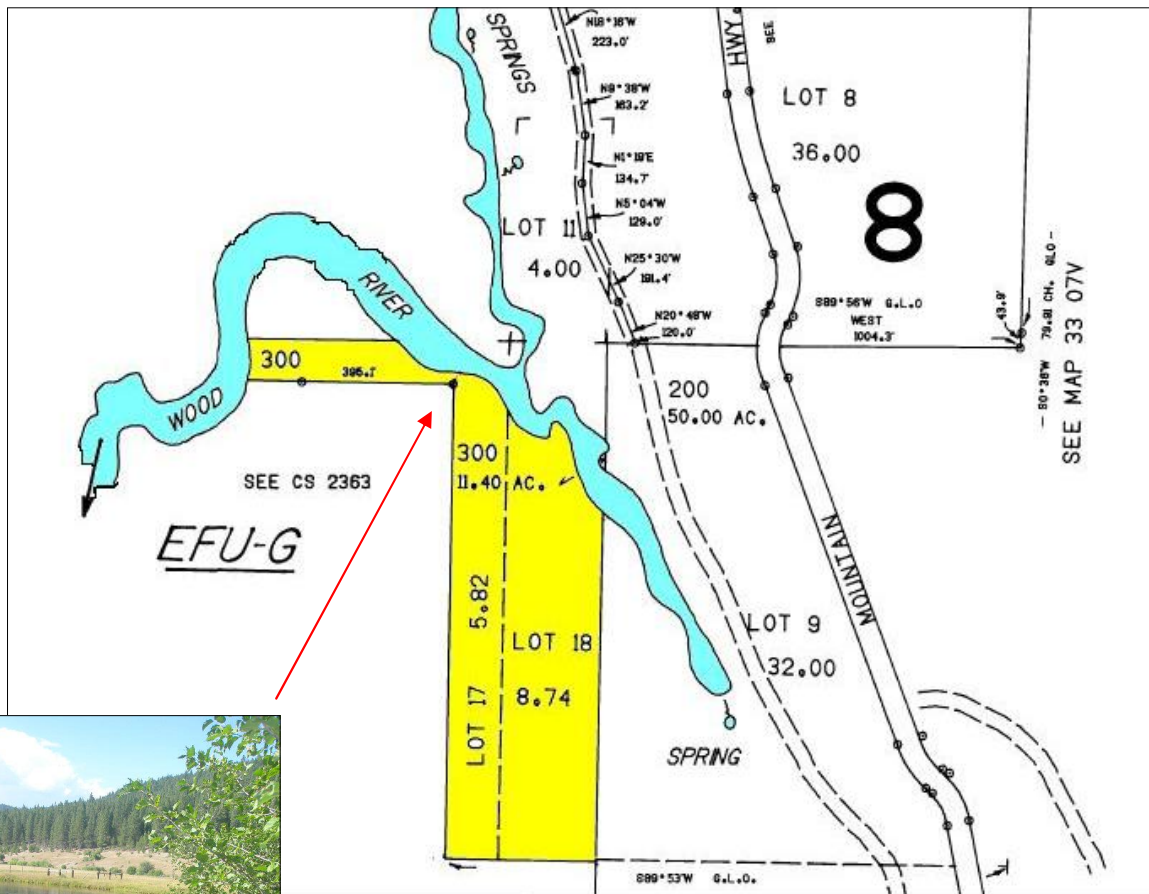


Potential home sites have river, valley and mountain views. Seller is acquiring a Lot of Record Conditional Use Permit with septic approval, so you can build your dream home here. Just a little over 15 miles to Crater Lake Park! Agency Lake is nearby, as well as the world famous Williamson River and the Sprague River, which are all excellent for trout fishing. Seller contract available for qualified buyer. \$399,000.

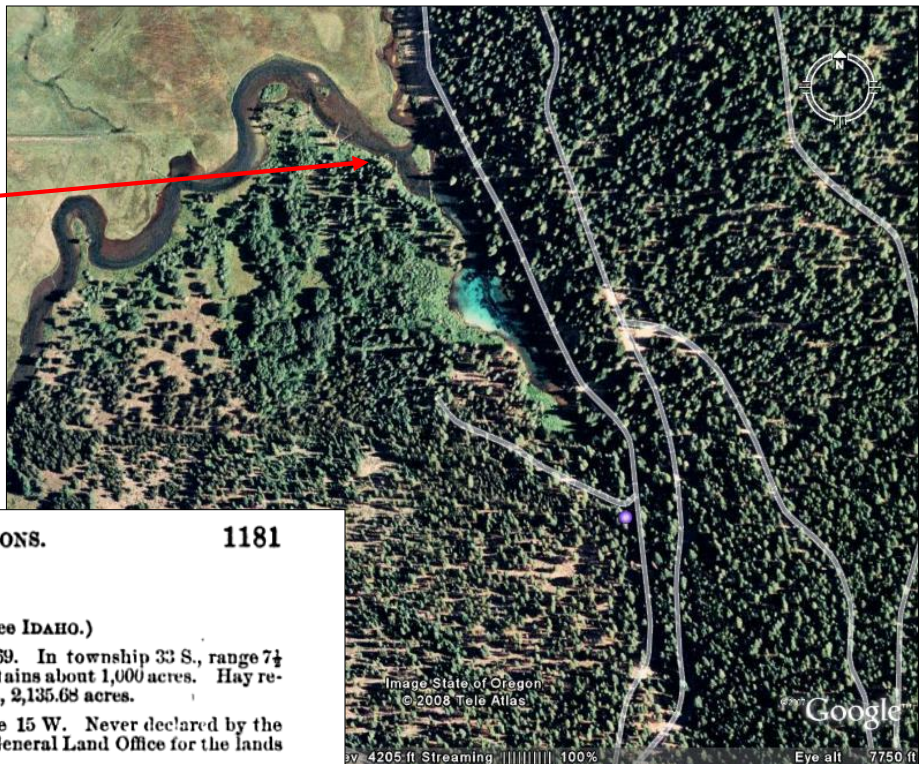


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Cool thing! This marker was placed at the north east corner of the Fort Klamath Military Hay Reservation, as it was surveyed in 1897. The red arrows point to where it is located on the property. There are other markers in the area that delineate the corners of earlier and later surveys.



MILITARY RESERVATIONS.

1181

OREGON.

Camp Three Forks, Owyhee.—In Oregon and Idaho. (See IDAHO.)

Fort Klamath.—Declared by the President April 6, 1869. In township 33 S., range 7 1/2 W. Post reserve in sections 22, 23, 26, and 27 contains about 1,000 acres. Hay reserve in sections 3, 4, 9, 10, 15, 16, 21, and 22; area, 2,135.68 acres.

Fort Oxford.—At Port Oxford in township 33 S., range 15 W. Never declared by the President. Area not known. Patents issued by General Land Office for the lands embracing the reservation.

Point Adams (Fort Stevens).—Declared by the President February 26, 1852. In township 8 N., range 10 W. It comprises fractional sections 5 and 6 and northern half of sections 7, 8, and 9. Area, 1,250.11 acres. A donation claim covers some 400 acres of the reservation.

Sand Island.—Declared by the President August 29, 1863. Situated in the middle of the entrance to Columbia River, in sections 14, 23, and 24 of township 9 N., range 11 W. Area, 192.07 acres.

**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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