

PICTURE PERFECT ESTATE



PICTURE PERFECT ESTATE: 69 acres with 54 irrigated in pasture from private well! Included are 6 wheel lines, mainline, 30hp pump, to put up 25+/- tons of hay, then summer 20 head.

Lots of room for family or hired help in these 3 lovely, color coordinated homes with garages, guest cabin, plus 2 RV hook-ups. Horse shelters and stables, livestock and hay barns, corrals, fenced and cross fenced, all in a setting of stately pines and pasture. Fronts paved, state highway for easy year-round access. Bonus! This property borders National Forest lands!

Well maintained, turn-key offering priced well below assessed value!



Linda Long
Principal Broker/Owner
Crater Lake Realty, Inc.
PO Bx 489/33550 Hwy 97N
Chiloquin, OR 97624
541-783-2759/891-5562

Linda@CraterLakeRealtyInc.com
www.CraterLakeRealtyInc.com

MLS # 75218
\$790,000

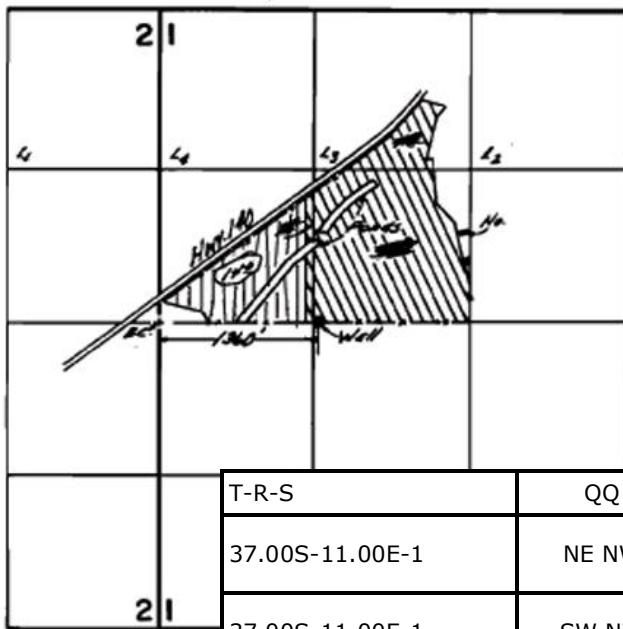
Soils for 35974 Hwy 140 E, Beatty, Oregon

Lines are approximate.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4A	Bly loam, 0 to 2 percent slopes	9.0	13.7%
34	Klamath-Ontko-Dilman association	55.8	85.5%
68E	Royst stony loam, 5 to 40 percent north slopes	0.6	0.8%
Totals for Area of Interest		65.4	100.0%

Map symbol and soil name	Land capa- bility	Alfalfa hay	Annual hay crop	Pasture
		<i>Tons</i>	<i>Tons</i>	<i>AUM</i>
4A—Bly loam, 0 to 2 percent slopes				
Bly	4c	3.00	2.50	7.5
34—Klamath-Ontko-Dilman association				
Klamath	4w	—	2.00	5.0
Ontko	4w	—	2.00	5.0
Dilman	4w	—	2.00	5.0
68E—Royst stony loam, 5 to 40 percent north slopes				
Royst, north	—	—	—	—



Permitted water rights for 54 acres.

Permit G-6561, Place of Use:

T-R-S	QQ	Gov't Lot	Taxlot	Acres	Status
37.00S-11.00E-1	NE NW	3		4.8	NC
37.00S-11.00E-1	SW NW			1.4	NC
37.00S-11.00E-1	SE NW			33.8	NC
Sum of Acres: 40.0					

Permit G-10431, Place of Use:

T-R-S	QQ	Gov't Lot	Taxlot	Acres	Status
37.00S-11.00E-1	SW NW			14.0	NC
Sum of Acres: 14.0					

**35974 HWY 140E
BEATTY
\$790,000**



TOPOGRAPHY Level, Partially Wooded
IRRIGATION On Site Well, Sprinkled
IRRIGATION DISTRICT Well
IRRIGATION EQUIPMENT Mainline, Wheel Line
FARM EQUIPMENT Y/N NO
WATER RIGHTS Permitted
SURFACE WATER Pond(s), Stream(s)
FENCING Barbed Wire, Wood, Cross Fencing, Perimeter
OUTBUILDINGS Garage, Livestock Barn, Shop, Corrals
ROAD FRONTAGE State Highway, Private
ROAD SURFACE Blacktop/Asphalt, Gravel
RESTRICTIONS Subject To Zoning, Access Recorded
WATER/SEWER Well, Septic Tank
ELEMENTARY SCHOOL Bonanza
JR. HIGH SCHOOL Bonanza
SR. HIGH SCHOOL Bonanza
NUMBER OF LIVING UNITS 3
MAIN HOME TYPE SITE BUILT
YEAR BUILT 1965
HOME OCCUPANCY OWNER
MAIN HOUSE APPRX. SQ FT 3204
HEATING Oil, Woodstove
BEDROOMS THREE
BATHS Two and 1/2
POSSESSION Tenant Rights, Negotiable
TITLE COMPANY PREF. Amerititle
TERMS/NEGOTIABLE Cash To Seller
POSSIBLE FINANCE REFINANCE
TAX ACCT # R-3711-00100-01000
TAXES \$3452.75
TAX YEAR 2009
SHOWING INSTRUCTIONS Appointment Only, Call Listing Agent
CROSS ROAD SPRAGUE RIVER RD
DIRECTIONS HWY 140 E TO 100' PAST 35 MILE MARKER.
M REMARKS PICTURE PERFECT ESTATE: 69 ACRES WITH 54 IRRIGATED IN PASTURE FROM PRIVATE WELL! 3 LOVELY HOMES WITH EFFICIENT TOYO HEATING, GUEST CABIN, 2 RV HOOK UPS, GARAGES, HORSE SHELTERS & LIVESTOCK BARN SET IN STately PINES & PASTURE FOR CATTLE, HORSES & HAY. INCLUDES MAINLINE AND WHEELINE. BORDERS NATIONAL FOREST LANDS! WELL MAINTAINED, TURN KEY OFFERING PRICED WELL BELOW ASSESSED VALUE.
VIRTUAL TOUR URL ADDRESS:

MLS # 75218
APPROX. MILE TO TOWN 35 TO KF
STATUS ACTIVE
TYPE 51-100
AREA BEATTY
PRIMARY USE GRAZING
LAND USE ZONING KC-Exclusive Farm Use
LAND OCCUPANCY OWNER
APPROX. CARRYING CAPACITY 20 HEAD
CROPS Yes, Seller Owned
CROPS PERM PAST
PRODUCTION 25 TN HAY
SEASON/YEAR ROUND SUMMER
NUMBER OF ACRES 69.38
WATER RIGHTS ACREAGE 54
APPROX. ACRES RANGE 5.00
APPROX. ACRES TIMBER 10
IRRIGATED ACRES: FLOOD 0
IRRIGATED ACRES: SPRINKLER 54
LEASES/ACRES 0
WATER COST FREE
PUMPING COST \$500+/-
WELL APPROX. GPM 475 GPM



LINDA L LONG
CRATER LAKE REALTY, INC.
CELL: (541) 891-5562
Main: (541) 783-2759
P.O. BOX 489
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Linda@craterlakerealtyinc.com
CraterLakeRealtyInc.com

