

COW MAN'S PASTURE RANCH

South Poe Valley Rd, Klamath Falls, Oregon



580+acres in So Poe Valley, with 468.5 acres of gravity flow, irrigated permanent pasture producing high yields of hay and excellent gains on cattle. Outstanding improvements in private setting. 2 stick built homes and a cabin, 2 hay barns of 4380sf & 5832sf, feeder barn of 6400sf, 5856sf equip shed, shop, livestock barn, 3T grain bin. Large set of working corrals with 5,000 feet of welded sucker pipe and steel rails, Powell electronic scale, loading and working chutes... All on a Juniper knoll set up for feeding with hay barn and feeder barn.

Ideal for purebred or commercial cattle operation!

KID, KBID, PVID and well irrigation. Enjoys Lost River bordering the entire north and east boundary, and South Poe Valley paved road along the south.



**IRREPLACEABLE
AT \$2,225,000!!**



Lost River

Two homes!



The main home was built in 1935, is 2701sf, three bedrooms/2 baths, and in very good condition.

A well kept second home is also on the property for your manager, farmhand, or as a rental.

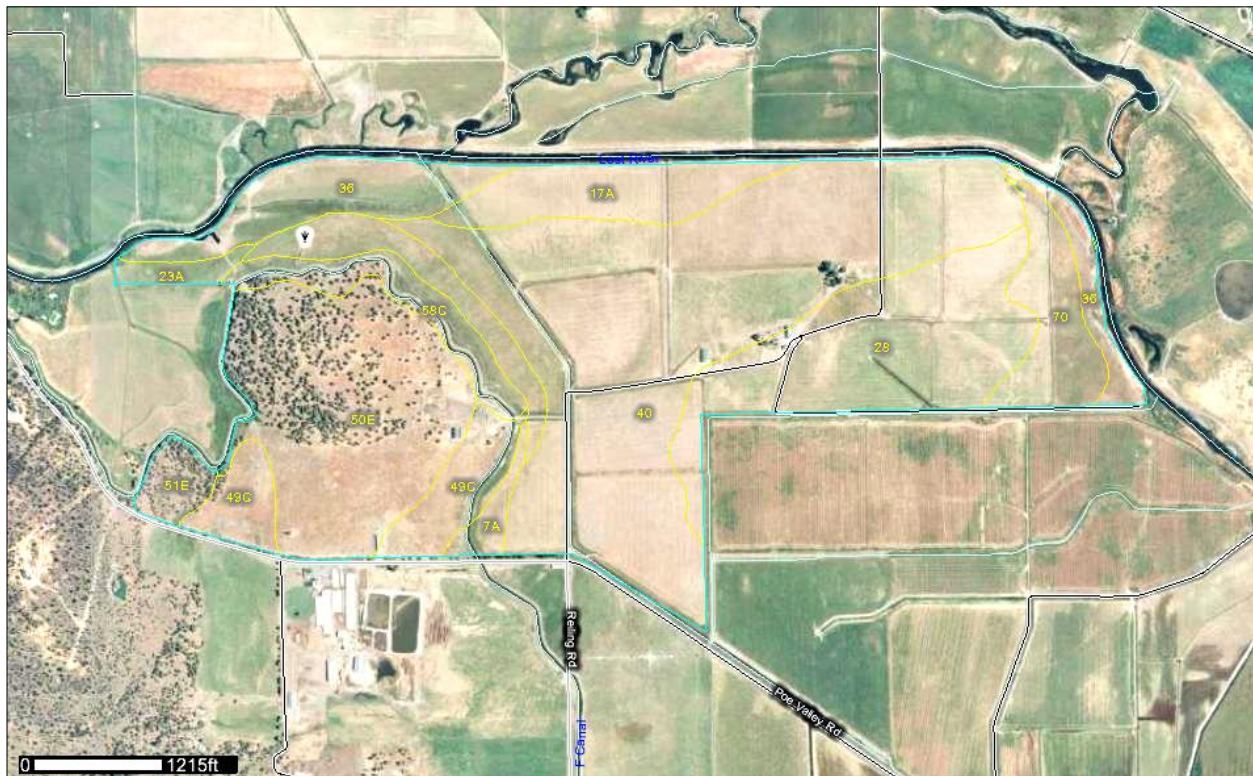
There is also a cabin that is gutted to remodel but not completed, which could still be salvaged and finished.

Equipment buildings, barns, sheds, and extensive cattle handling chutes and corrals.



Soils

Please note: the drawing of this map is approximate, and tables show more acres than this offering includes.



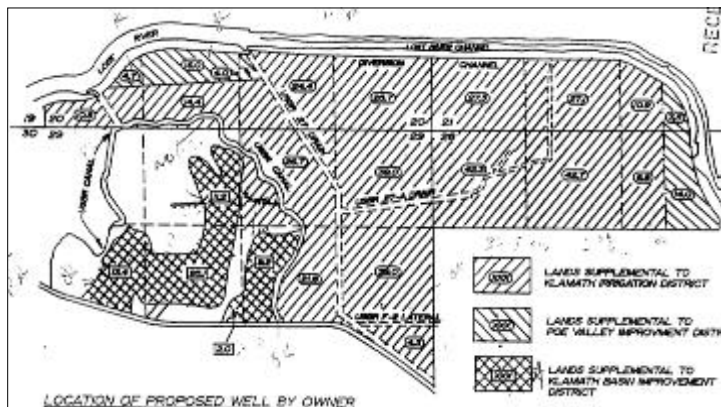
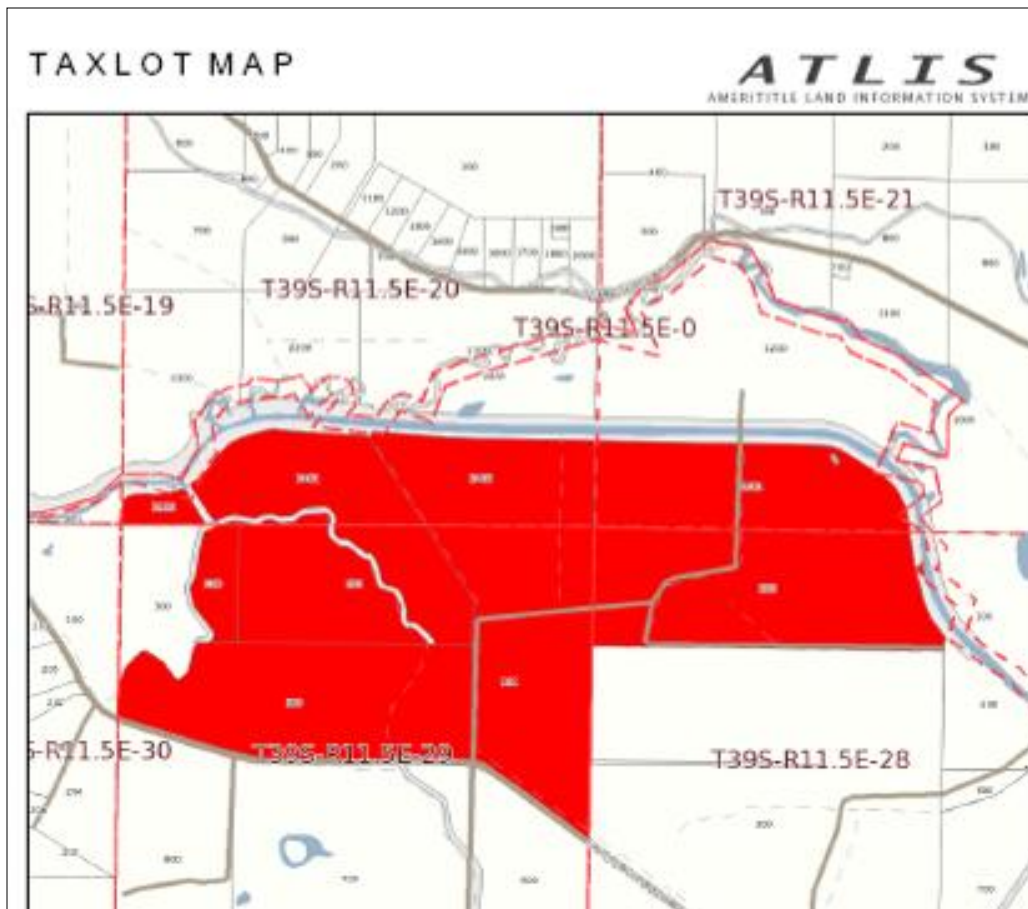
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7A	Calimus loam, 0 to 2 percent slopes	6.3	1.0%
7B	Calimus loam, 2 to 5 percent slopes	22.0	3.7%
17A	Deter clay loam, 0 to 2 percent slopes	31.2	5.2%
23A	Harriman loam, 0 to 2 percent slopes	6.1	1.0%
28	Henley-Laki loams	81.3	13.5%
36	Lakeview silty clay loam	45.3	7.5%
40	Laki-Henley loams	217.5	36.2%
49C	Lorella loam, 1 to 15 percent slopes	31.5	5.2%
50E	Lorella very stony loam, 2 to 35 percent south slopes	101.1	16.8%
51E	Lorella-Calimus association, steep north slopes	9.3	1.5%
58C	Modoc fine sandy loam, 5 to 15 percent slopes	22.1	3.7%
70	Scherrard clay loam	27.1	4.5%
Totals for Area of Interest		600.8	100.0%

Soil capabilities

Map symbol and soil name	Land capa- bility	Alfalfa hay	Barley	Oats	Wheat
		<i>Tons</i>	<i>Bu</i>	<i>Bu</i>	<i>Bu</i>
7A—Calimus loam, 0 to 2 percent slopes					
Calimus	2c	6.00	105	185	100
Aquolls	—	—	—	—	—
7B—Calimus loam, 2 to 5 percent slopes					
Calimus	2e	6.00	105	185	100
Aquolls	—	—	—	—	—
17A—Deter clay loam, 0 to 2 percent slopes					
Deter	3c	4.00	95	170	90
Aquolls	—	—	—	—	—
23A—Harriman loam, 0 to 2 percent slopes					
Harriman	3c	6.00	105	185	100
Aquolls	—	—	—	—	—
28—Henley-Laki loams					
Henley	4w	3.50	85	125	70
Laki	4s	5.50	95	150	90
Aquolls	—	—	—	—	—
36—Lakeview silty clay loam					
Lakeview	3w	4.00	95	170	90
Malin	4w	—	85	—	—
Aquolls	—	—	—	—	—
40—Laki-Henley loams					
Laki	4s	5.50	95	150	90
Henley	4w	3.50	85	125	70
Aquolls	—	—	—	—	—
49C—Lorella loam, 1 to 15 percent slopes					
Lorella	4e	—	—	—	—
Aquolls	—	—	—	—	—
50E—Lorella very stony loam, 2 to 35 percent					
Lorella, south	—	—	—	—	—
51E—Lorella-Calimus association, steep north					
Lorella, north	—	—	—	—	—
Calimus, north	—	—	—	—	—
58C—Modoc fine sandy loam, 5 to 15 percent					
Modoc	3e	5.00	95	185	90
70—Scherrard clay loam					
Scherrard	4w	—	—	—	—
Malin	4w	—	85	—	—

Soil capabilities

Map symbol and soil name	Land capability	Annual hay crop	Grass-legume hay	Pasture
		<i>Tons</i>	<i>Tons</i>	<i>AUM</i>
7A—Calimus loam, 0 to 2 percent slopes				
Calimus	2c	4.00	—	10.0
Aquolls	—	—	—	—
7B—Calimus loam, 2 to 5 percent slopes				
Calimus	2e	4.00	—	10.0
Aquolls	—	—	—	—
17A—Deter clay loam, 0 to 2 percent slopes				
Deter	3c	3.50	—	10.0
Aquolls	—	—	—	—
23A—Harriman loam, 0 to 2 percent slopes				
Harriman	3c	4.00	—	10.0
Aquolls	—	—	—	—
28—Henley-Laki loams				
Henley	4w	3.00	—	7.0
Laki	4s	3.50	—	10.0
Aquolls	—	—	—	—
36—Lakeview silty clay loam				
Lakeview	3w	4.00	—	12.0
Malin	4w	—	—	4.0
Aquolls	—	—	—	—
40—Laki-Henley loams				
Laki	4s	3.50	—	10.0
Henley	4w	3.00	—	7.0
Aquolls	—	—	—	—
49C—Lorella loam, 1 to 15 percent slopes				
Lorella	4e	—	—	5.0
Aquolls	—	—	—	—
50E—Lorella very stony loam, 2 to 35 percent south				
Lorella, south	—	—	—	—
51E—Lorella-Calimus association, steep north				
Lorella, north	—	—	—	—
Calimus, north	—	—	—	7.0
58C—Modoc fine sandy loam, 5 to 15 percent				
Modoc	3e	—	4.50	10.0
70—Scherrard clay loam				
Scherrard	4w	—	—	6.0
Malin	4w	—	—	4.0



In addition to KID (Klamath Irrigation District, KBID (Klamath Basin Improvement District), and PVID (Poe Valley Improvement District) irrigation, this property also has a 4000gpm drought well.

KID: 365.4 acres @ \$38.50/acre
KBID: 60.9 acres @ \$22.25/acre
PVID: 42.2 acres @ \$11.00/acre

Total 2009 assessment: \$15,887



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 # 74257
\$2,225,000

An outstanding opportunity!