


Client Detail Report

Listings as of 06/01/17 at 3:17pm

Active 06/01/17	Listing # 2977687	9996 W Langell Valey Rd, Bonanza, OR 97623-9780	Map	Listing Price: \$995,000
	County: Klamath	Cross St: Teare Lane		
	Property Type	Farm and Ranch	Property Subtype	Grazing
	Area	SE Klamath County		
	Beds	4	Approx Square Feet	3340 Assessor
	Baths(FH)	4 (2 2)	Price/Sq Ft	\$297.90
	Year Built	2005	Lot Sq Ft (approx)	3484800 ((Assessor))
	Tax Acct N	R629029	Lot Acres (approx)	80.0000
	DOM/CDOM	14/14		
	See Additional Pictures			

Directions Hwy 140E to Dairy, R on Hwy 70 to Bonanza, R on Harpold, L on W Langell Valley Rd, 3.5 mi on R.

Marketing Remark STUNNING HOME backed by manicured pine forest and buffered with 30 acres of green irrigated pastures! Meticulously designed Mediterranean style home with Dramatic Stone and Dark Cherry Wood, Beveled Cut Glass front door 14' ceilings, 10 foot doors, crown moldings, chair railings and French doors. Seller spared no expense here! Private covered patio, elaborate formal dining & living rooms as well as outstanding kitchen, island, eating bar opening to wonderful living space, double rock fireplace. Every window enjoys masterful landscaping and peaceful beautiful valley views. Great insulated 3 car garage attached and historic small barn & poultry house and so much more!

Agency Representation	Yes	Main Home Type	Site Built
Tax Years	2016	Taxes	4850.00
Zoning	EFU-CG	Sale Approval	Normal
Land Occupancy	Owner	Phone Ownership	Listing Licensee
Text Ownership	Listing Licensee	Water Costs	930.00
Irrigated Acres	Flood	Water Rights Acreage	31.00
Special Financing	none	Secluded	Partial
Government Sides	No	Inclusions	All appliances, some irrigation equip.
Elementary School	KL Bonanza	Middle School	KL Bonanza
High School	KL Bonanza	Terrain	Level, Partially Wooded, Rolling
Irrigation Source	District	District Type	Langell Valley
Irrigation Equipment	Mainline, Pumps	Water Rights	Yes
Water Rights Type	Permitted	Fencing	Cross Fencing, Perimeter
Outbuildings	Chicken House, Hay Barn	Restrictions	Subject to Zoning
Road Frontage	County Road	Road Surface	Blacktop/Asphalt
Heat Source	Electric, Geothermal, Propane, Wood/Pellet	Power Source	Public Utility
Documents on File	Aerial Photos, Brochures, Legal Description, Plat Maps, Topography Map	Existing Financing	Conventional
Water/Sewer	Septic tank, Well		

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U.S. Patent 6,910,045

