

Client Detail Report

Listings as of 04/11/17 at 1:18pm

Active 04/10/17 **Listing # 2975381** **5222 Burgdorf Rd, Bonanza, OR 97623** [Map](#) **Listing Price: \$290,000**
County: Klamath **Cross St: Harpold Rd**



TRS 34 08 19

[See Additional Pictures](#)

Property Type	Farm and Ranch	Property Subtype	Grazing
Area	SE Klamath County		
Beds	3		
Baths(FH)	2 (2 0)	Price/Sq Ft	\$
Year Built	1997	Lot Sq Ft (approx)	1860448 ((Assessor))
Tax Acct N	R601030	Lot Acres (approx)	42.7100
DOM/CDOM	353/353		

Directions <http://binged.it/1ZlnT0l> From Bonanza: Go South On Harpold Rd For 3.6 Mi, Turn R And Then Immediately R Onto Burgdorf For 8/10mi To Driveway On L.

Marketing Remark RIVER, VALLEY & LAKE VIEWS! 42.71 acres, 11.4 irrigated. 3 bdr/2 bth home; open living area, pellet stove, unique western touches, covered deck overlooking horse raising/training facilities: 50'x50'enclosed metal building with 5 stalls, runs and 2 finished insulated rooms; 48'x48'metal building contains solid wood round pen set into hillside; 135'x245' roping arena, return alley & chutes. Great domestic well, fenced/cross fenced. Or build your dream home on a building site with spectacular views. Borders BLM for riding or hiking or biking.

Agency Representation	Yes	Main Home Type	Manufactured
Tax Years	2016	Taxes	994.43
Zoning	Kc-exclusive Farm Use	# of Living Units	1
Sale Approval	Normal	Land Occupancy	Owner
Phone Ownership	Listing Licensee	Text Ownership	Listing Licensee
Flood	N/A	Approx. Carrying Cap	17
Season/Year Round	Summer	Crops Included	Yes
Crops	Pasture	Production	Grass
Water Costs	455.00	Pumping Costs	100.00
Irrigated Acres	Sprinkler	Approx Acres Range	30.000000
Approx Miles to Town	4.00	Farm Equipment	No
Water Rights Acreage	11.00	Pre - 1978	No
Special Financing	Owner Carry, sufficient down, approved credit.	Secluded	Partial
Government Sides	Yes	Elementary School	KL Bonanza
Middle School	KL Bonanza	High School	KL Bonanza
Agricultural Class	Unknown	Terrain	Cleared, Hillside, Level, Partially Wooded, Rolling
Irrigation Source	Gravity - Flood, Sprinkled	Irrigation Equipment	Mainline, Pumps, Wheel Line
Water Rights	Yes	Water Rights Type	Permitted
Fencing	Barbed Wire, Cross Fencing, Perimeter, Rail, Wood	Outbuildings	Chutes, Corrals, Equipment Barn, Hay Barn, Livestock Barn, Shop
Restrictions	Access Recorded, Subject to Zoning	Road Frontage	County Road
Road Surface	Gravel, Blacktop/Asphalt	Heat Source	Wood/Pellet, Electric
Power Source	Public Utility	Documents on File	Aerial Photos, ASCS Information, Brochures, Legal Description, Photos, Plat Maps, SCS Information, Survey, Topography Map, Well Data
Existing Financing	None	Water/Sewer	Septic tank, Well
Possession	Negotiable		

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U.S. Patent 6,910,045

