

# Client Detail Report

Listings as of 05/02/18 at 5:44pm

Active 09/06/16	Listing # 2969511 County: Klamath	22622 Schaupp Rd, Klamath Falls, OR 97603-9667 <a href="#">Map</a> Cross St: South Poe Valley	Listing Price: \$588,000
-----------------	--------------------------------------	--	--------------------------



[See Additional Pictures](#)

[See Virtual Tour](#)

<b>Property Type</b>	Farm and Ranch	<b>Property Subtype</b>	Grazing
<b>Area</b>	SE Klamath County		
<b>Beds</b>	3	<b>Approx Square Feet</b>	1542 Assessor
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$381.32
<b>Year Built</b>	1949	<b>Lot Sq Ft (approx)</b>	3484800 ((Assessor))
<b>Tax Acct N</b>	R804213	<b>Lot Acres (approx)</b>	80.0000
<b>DOM/CDOM</b>	602/602		

**Directions** Hwy 140 past Olene, R across Lost River, L on So Poe Valley, R on Shaupp, property on right starting at drain canal.

**Marketing Remark** Peaceful setting in Poe Valley with 80 acres sprinkler irrigated pasture. 2 homes and garages, indoor riding arena, stalls, outdoor arena, corrals, hot walker, hay barn and storage building compliment this irrigated acreage. Includes pumps and wheel lines, new fencing and year old pasture seeding. This is a great set up for cattle and horses activities or training with recent repairs, upgrading, and field work that really shows here! 15-20 minutes from Henley Schools and Klamath Falls.

<b>Agncy Representation</b>	Yes	<b>Main Home Type</b>	Site Built
<b>Tax Years</b>	2015	<b>Taxes</b>	2249.00
<b>Section</b>	0	<b>Zoning</b>	EFU-CG
<b># of Living Units</b>	2	<b>Sale Approval</b>	Normal
<b>Land Occupancy</b>	Owner	<b>Phone Ownership</b>	Listing Licensee
<b>Phone Ownership 2</b>	Owner	<b>Phone Ownership 3</b>	Other
<b>Approx. Carrying Cap</b>	N/A	<b>Season/Year Round</b>	N/A
<b>Crops Included</b>	Yes	<b>Crops</b>	permanent pasture
<b>Irrigated Acres</b>	Sprinkler	<b>Water Rights Acreage</b>	75.00
<b>Pre - 1978</b>	Yes	<b>Special Financing</b>	none
<b>Secluded</b>	No	<b>Government Sides</b>	No
<b>Inclusions</b>	household appliances	<b>Elementary School</b>	KL Henley
<b>Middle School</b>	KL Henley	<b>High School</b>	KL Henley
<b>Terrain</b>	Level, Rolling	<b>Irrigation Source</b>	District
<b>District Type</b>	Klamath, Klamath Basin, See Remarks	<b>Irrigation Equipment</b>	Hand Line, Mainline, Pumps, Wheel Line
<b>Water Rights</b>	Yes	<b>Water Rights Type</b>	Class A, Class B, Permitted
<b>Minerals</b>	Gas/Oil Rights/Incl	<b>Fencing</b>	Barbed Wire, Cross Fencing, Perimeter, Split Rail, Wire
<b>Outbuildings</b>	Corrals, Fuel Tank Above Grnd, Garage(s), Livestock Barn, Special Facilities, Stable(s)	<b>Restrictions</b>	Access Recorded, Easement/Rght-of-Way
<b>Road Frontage</b>	County Road	<b>Road Surface</b>	Asphalt
<b>Heat Source</b>	Electric, Oil	<b>Power Source</b>	Public Utility
<b>Documents on File</b>	Aerial Photos, Appraisal, ASCS Information, Brochures, Legal Description, Photos, Plat Maps, SCS Information, Topography Map, Well Data	<b>Existing Financing</b>	Conventional
<b>Water/Sewer</b>	Septic tank, Well	<b>Possession</b>	Negotiable, Tenant Rights

<b>Presented By:</b>	<b>Linda L Long</b> Lic: 780302024 Primary: 541-891-5562 Secondary: Other:  E-mail: Linda@craterlakerealtyinc.com Web Page: CraterLakeRealtyInc.com	<b>Crater Lake Realty, Inc.</b> Office Lic.: 200270235 33550 N Highway 97 Chiloquin, OR 97624 541-783-2759 Fax : 541-783-2724 <b>See our listings online:</b> <b>CraterLakeRealtyInc.com</b>
----------------------	--	---

May 2018

Featured properties may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed.

Copyright ©2018 Rapattoni Corporation. All rights reserved.

U.S. Patent 6,910,045

