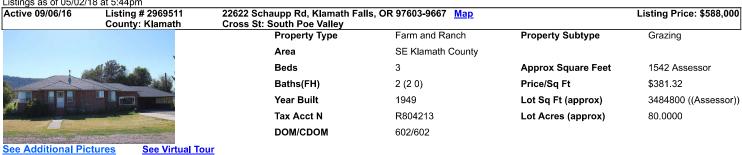
## **Client Detail Report**

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



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.

Agncy Representation	Yes	Main Home Type	Site Built
Tax Years	2015	Taxes	2249.00
Section	0	Zoning	EFU-CG
# of Living Units	2	Sale Approval	Normal
Land Occupancy	Owner	Phone Ownership	Listing Licensee
Phone Ownership 2	Owner	Phone Ownership 3	Other
Approx. Carrying Cap	N/A	Season/Year Round	N/A
Crops Included	Yes	Crops	permanent pasture
Irrigated Acres	Sprinkler	Water Rights Acreage	75.00
Pre - 1978	Yes	Special Financing	none
Secluded	No	Government Sides	No
Inclusions	household appliances	Elementary School	KL Henley
Middle School	KL Henley	High School	KL Henley
Terrain	Level, Rolling	Irrigation Source	District
District Type	Klamath, Klamath Basin, See Remarks	Irrigation Equipment	Hand Line, Mainline, Pumps, Wheel Line
Water Rights	Yes	Water Rights Type	Class A, Class B, Permitted
Minerals	Gas/Oil Rights/Incl	Fencing	Barbed Wire, Cross Fencing, Perimeter, Split Rail,
0.4.4.4	0 1 5 17 1 11 0 10 ()	5	Wire
Outbuildings	Corrals, Fuel Tank Above Grnd, Garage(s), Livestock Barn, Special Facilities, Stable(s)	Restrictions	Access Recorded, Easement/Rght-of-Way
Road Frontage	County Road	Road Surface	Asphalt
Heat Source	Electric, Oil	Power Source	Public Utility
Documents on File	Aerial Photos, Appraisal, ASCS Information,	Existing Financing	Conventional
Documents on the	Brochures, Legal Description, Photos, Plat Maps,	Existing I mancing	Conventional
	SCS Information, Topography Map, Well Data		
Water/Sewer	Septic tank, Well	Possession	Negotiable, Tenant Rights
Tatel/ocwer	Ooptio tariit, 110ii	1 0000001011	rrogotiable, remaint ragints

Presented By: Linda L Long

Lic: 780302024 Primary: 541-891-5562

Secondary:

E-mail: Linda@craterlakerealtyinc.com

Web Page: CraterLakeRealtyInc.com

Crater Lake Realty,Inc. Office Lic.: 200270235 33550 N Highway 97 Chiloquin, ŎR 97624 541-783-2759 Fax: 541-783-2724 See our listings online:

CraterLakeRealtyInc.com

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

