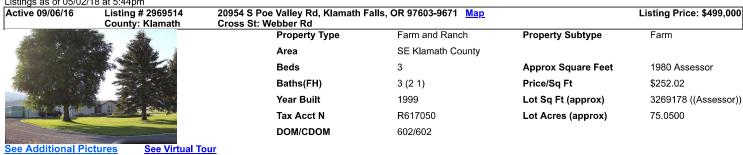
## **Client Detail Report**

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



**Directions** Hwy 140 past Olene, R over river, L on Poe Valley, property on R at sign.

Marketing Remark South Poe Valley 80 acres in alfalfa with immaculate 3 bedroom 2 bath home, beautiful landscaping, garage and shop/storage building. Small separate pasture for horses or 4-H animals. The majority of the ground is in the Klamath Irrigation District (A Water). Pumps, wheel line, hand line and main line included. Fenced, nice views and easy commute to Klamath Falls and Henley Schools.

Yes	Main Home Type	Site Built
2015	Taxes	1366.00
0	Zoning	EFU-CG
1	Sale Approval	Normal
Tenant	Phone Ownership	Listing Licensee
Owner	Phone Ownership 3	Other
N/A	Crops	Alfalfa/negotiable inclusion
Sprinkler	Approx Miles to Town	12.00
No	Water Rights Acreage	74.40
No	Special Financing	none
No	Government Sides	No
household appliances	Exclusions	tenant owned items
KL Henley	Middle School	KL Henley
	Terrain	Level
District	District Type	Klamath, Klamath Basin
Mainline, Pumps, Wheel Line	Water Rights	Yes
Class A, Class B, Permitted	Minerals	Gas/Oil Rights/Incl
Barbed Wire, Cross Fencing, Perimeter	Outbuildings	Garage(s), Workshop
	Road Frontage	County Road
to Zoning	J	•
Asphalt	Heat Source	Electric
	Documents on File	Aerial Photos, ASCS Information, Brochures,
,		Easements, Legal Description, Photos, Plat Maps
		SCS Information, Topography Map, Well Data
Conventional	Water/Sewer	Septic tank, Well
Negotiable, Tenant Rights		p
	2015 0 1 Tenant Owner N/A Sprinkler No No No household appliances KL Henley KL Henley District Mainline, Pumps, Wheel Line Class A, Class B, Permitted Barbed Wire, Cross Fencing, Perimeter Access Recorded, Easement/Rght-of-Way, Subject to Zoning Asphalt Public Utility  Conventional	2015 0 1 Taxes 20ning 1 Sale Approval Phone Ownership Owner N/A Sprinkler No

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