


# Client Detail Report

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

<b>Active 09/06/16</b>	<b>Listing # 2969514</b>	<b>20954 S Poe Valley Rd, Klamath Falls, OR 97603-9671</b>	<a href="#">Map</a>	<b>Listing Price: \$499,000</b>
	<b>County: Klamath</b>	<b>Cross St: Webber Rd</b>	<b>Property Type</b>	Farm and Ranch
			<b>Area</b>	SE Klamath County
			<b>Beds</b>	3
			<b>Baths(FH)</b>	3 (2 1)
			<b>Year Built</b>	1999
			<b>Tax Acct N</b>	R617050
			<b>DOM/CDOM</b>	602/602
			<b>Property Subtype</b>	Farm
			<b>Approx Square Feet</b>	1980 Assessor
			<b>Price/Sq Ft</b>	\$252.02
			<b>Lot Sq Ft (approx)</b>	3269178 ((Assessor))
			<b>Lot Acres (approx)</b>	75.0500
<a href="#">See Additional Pictures</a>	<a href="#">See Virtual Tour</a>			

**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.

<b>Agncy Representation</b>	Yes	<b>Main Home Type</b>	Site Built
<b>Tax Years</b>	2015	<b>Taxes</b>	1366.00
<b>Section</b>	0	<b>Zoning</b>	EFU-CG
<b># of Living Units</b>	1	<b>Sale Approval</b>	Normal
<b>Land Occupancy</b>	Tenant	<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>Crops</b>	Alfalfa/negotiable inclusion
<b>Irrigated Acres</b>	Sprinkler	<b>Approx Miles to Town</b>	12.00
<b>Farm Equipment</b>	No	<b>Water Rights Acreage</b>	74.40
<b>Pre - 1978</b>	No	<b>Special Financing</b>	none
<b>Secluded</b>	No	<b>Government Sides</b>	No
<b>Inclusions</b>	household appliances	<b>Exclusions</b>	tenant owned items
<b>Elementary School</b>	KL Henley	<b>Middle School</b>	KL Henley
<b>High School</b>	KL Henley	<b>Terrain</b>	Level
<b>Irrigation Source</b>	District	<b>District Type</b>	Klamath, Klamath Basin
<b>Irrigation Equipment</b>	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	<b>Outbuildings</b>	Garage(s), Workshop
<b>Restrictions</b>	Access Recorded, Easement/Rght-of-Way, Subject to Zoning	<b>Road Frontage</b>	County Road
<b>Road Surface</b>	Asphalt	<b>Heat Source</b>	Electric
<b>Power Source</b>	Public Utility	<b>Documents on File</b>	Aerial Photos, ASCS Information, Brochures, Easements, 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>	<b>Crater Lake Realty, Inc.</b>
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U.S. Patent 6,910,045

