

Mount Shasta Views ~ IRRIGATION WELL



Private 167 acres, 2 pivots, 5 wheel lines, new variable speed pump and boles. 108 irrigated acres; excellent soils for alfalfa, grain & pasture, has been in spuds. Balanced for cattle & hay rotations with pole & livestock barns, corrals, fenced and cross-fenced. Gorgeous 3 bedroom, 2 bath 2706 square foot manufactured home with high ceilings, hardwood floors, huge kitchen with center island, grand master suite, granite counters. Views in every direction, decking on 3 sides, garage/shop, beautiful landscaping and garden.
Klamath County MLS 2989895



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Mount Shasta Views

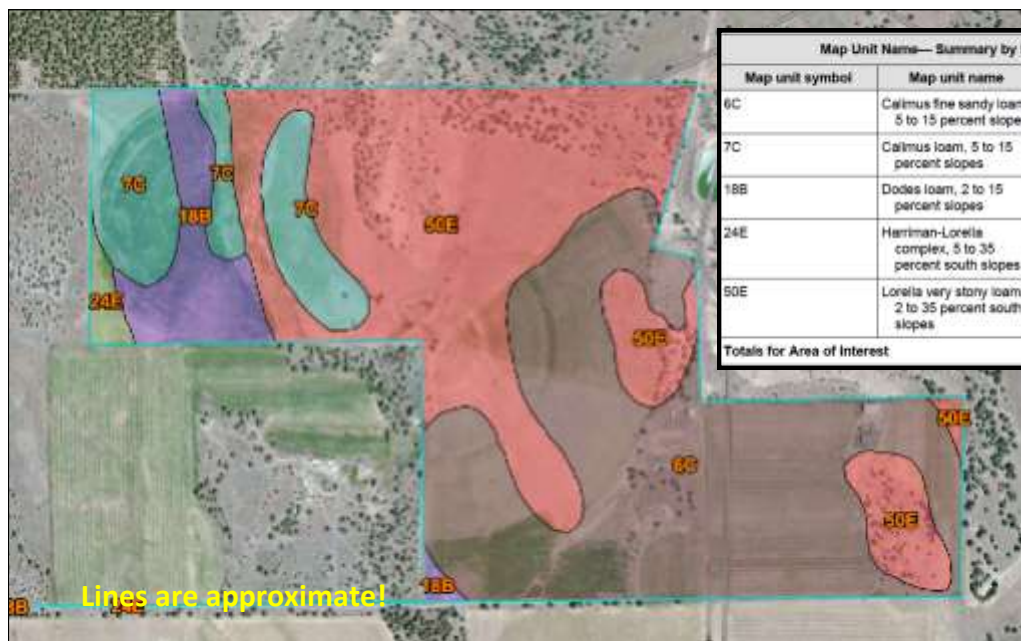


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Soils

The information contained in this brochure has been gathered from NRCS, Oregon State Water Resources, Klamath County records, and other agencies considered reliable. It is the Buyer's responsibility to confirm this information previous to purchasing this property.



Map Unit Name— Summary by Map Unit — Klamath County, Oregon, Southern Part (OR640)				
Map unit symbol	Map unit name	Rating	Acres in ACl	Percent of ACl
6C	Calimus fine sandy loam, 5 to 15 percent slopes	Calimus fine sandy loam, 5 to 15 percent slopes	69.5	40.5%
7C	Calimus loam, 5 to 15 percent slopes	Calimus loam, 5 to 15 percent slopes	18.8	10.9%
18B	Dodes loam, 2 to 15 percent slopes	Dodes loam, 2 to 15 percent slopes	11.4	6.6%
24E	Harriman-Lorella complex, 5 to 35 percent south slopes	Harriman-Lorella complex, 5 to 35 percent south slopes	1.9	1.1%
50E	Lorella very stony loam, 2 to 35 percent south slopes	Lorella very stony loam, 2 to 35 percent south slopes	70.3	40.9%
Totals for Area of Interest			171.9	100.0%



Map symbol and soil name	Land capability	Alfalfa hay	Annual hay crop	Pasture	Barley	Oats	Wheat
		Tons	Tons	ALM	Bu	Bu	Bu
6C—Calimus fine sandy loam, 5 to 15 percent slopes							
Calimus	3e	6.00	4.00	10.0	105	185	100
7C—Calimus loam, 5 to 15 percent slopes							
Calimus	3e	6.00	4.00	10.0	105	185	100
18B—Dodes loam, 2 to 15 percent slopes							
Dodes	4e	4.50	4.00	10.0	95	185	90
24E—Harriman-Lorella complex, 5 to 35 percent south slopes							
Harriman, south	—	—	—	—	—	—	—
Lorella, south	—	—	—	—	—	—	—
50E—Lorella very stony loam, 2 to 35 percent south slopes							
Lorella, south	—	—	—	—	—	—	—

17465 Harpold Rd
Malin

\$699,000



<http://goo.gl/riYCNl>



MLS #	86927
STATUS	ACTIVE
MileTown	7
AREA	MALIN
NUMBER OF ACRES M/L	161.20
LEASES/ACRES	0
PRIMARY USE	FARMING
LAND USE ZONING	KC-Forestry / Range
LAND OCCUPANCY	OWNER
CarryCap	50+/-pr
SEASON/YEAR ROUND	summer
CROPS	alf/gr/pas
PRODUCTION	hay/cattle
WATER RIGHTS	Permitted
WATER RIGHTS ACREAGE	108.6
IrrAcrFld	0
IrrAcrSpr	108
WELL APPROX. GPM	638
WATER COST	FREE
PUMPING COST	\$5,000+/-
IRRIGATION	On Site Well, Sprinkled
IRRIGATION DISTRICT	Well
IRRIGATION EQUIPMENT	Pumps, Mainline, Wheel Line, Center Pivot
APPROX. ACRES RANGE	20.00
APPROX. ACRES TIMBER	0

SURFACE WATER Pond(s)
AGRICULTURAL CLASS Unknown
CROPS Yes, Seller Owned
TOPOGRAPHY Rolling, Partially Wooded
FARM EQUIPMENT Y/N NO
FENCING Barbed Wire, Smooth Wire, Cross Fencing
OUTBUILDINGS Garage, Hay Barn, Livestock Barn, Corrals, Fuel Tank
Above Ground
ROAD FRONTAGE Private
ROAD SURFACE Gravel
WATER/SEWER Well, Septic Tank
NUMBER OF LIVING UNITS 1
MAIN HOME TYPE MANUFACTURED
MAIN HOUSE APPRX. SQ FT 2,706
YEAR BUILT 1997
HOME OCCUPANCY OWNER
HEATING Oil, Heat Pump
#BEDROOMS 3
BATHS Two
ELEMENTARY SCHOOL Lost River
JR. HIGH SCHOOL Lost River
SR. HIGH SCHOOL Lost River
POWER SOURCE Public Utility
TAX ACCT # 1 R-4012-02900-00600-000
TAXES \$1,942.13
TAX YEAR 2014
TERMS/NEGOTIABLE Cash To Seller
POSSIBLE FINANCE CASH
SHOWING INSTRUCTIONS Appointment Only, Call Listing Agent
POSSESSION Negotiable
SPECIAL FINANCING None
TERMS/NEGOTIABLE Cash To Seller
TITLE COMPANY PREF. Amerititle
REO NO
CROSS ROAD Pickett
M REMARKS MT SHASTA VIEWS—IRRIGATION WELL! Private 167 acres, 2 pivots, 5 wheel lines, new variable speed pump and boles. 108 irr acres; excellent soils for alf, grain & pasture, has been in spuds. Balanced for cattle & hay rotations w/pole & livestock barns, corrals, fenced/cross-fenced. Gorgeous 3 bed, 2 bath 2706 sq ft manufactured home w/high ceilings, tile and carpeted floors, huge kitchen w/island, grand master suite. Views every direction, decking on 3 sides, garage /shop, beautiful landscaping and garden. New acacia hardwood floors, granite counters, kitchen sink, refrigerator, dishwasher, two water heaters, and heat pump. All new bathrooms, from the tile floors to the top notch fixtures.



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