


# Client Detail Report

Listings as of 05/29/18 at 4:40pm

<b>Active 05/29/18</b>	<b>Listing # 2989304</b>	<b>1401-TaxLot Hwy 62, Fort Klamath, OR 97626</b>	<a href="#">Map</a>	<b>Listing Price: \$125,000</b>
	<b>County: Klamath</b>	<b>Cross St: Weed Rd</b>		
	<b>Property Type</b>	Land	<b>Property Subtype</b>	Rural Land
	<b>Area</b>	West Klamath County		
	<b>Tax Acct N</b>	R878530	<b>Price/Acre</b>	\$2,686.44
	<b>DOM/CDOM</b>	6/6	<b>Lot Sq Ft (approx)</b>	2026847 ((Assessor))
			<b>Lot Acres (approx)</b>	46.5300

[See Additional Pictures](#)

**Directions** N On Hwy 62 To Intersect W/Weed R. Property On E Side Of Hwy.

**Marketing Remark** Rare Fort Klamath Acreage! 46.53 Acres With 28.3 Flood Irrigated Acres With 1864 Water Rights. Located On Paved Hwy 62 At Weed Road for great year round access. NE corner of the property has Crooked Creek running through it, and this is just south of the Fish Hatchery for fantastic fishing! Should run 20 pair seasonally. All fenced, and has a corral. Don't miss this unique opportunity.

<b>Home &amp; Lot Pkg Only</b>	No	<b>Agency Represent</b>	Yes
<b>Section</b>	0	<b>Zoning</b>	EFU-G
<b>Sale Approval</b>	Normal, Trust	<b>Phone Ownership</b>	Listing Licensee
<b>Irrigated</b>	Yes	<b>Irrigated Acres</b>	28.30
<b>Assessments</b>	No	<b>Government Sides</b>	No
<b>Secluded</b>	No	<b>Subdivision/Developm</b>	Fort Klamath
<b>Sign</b>	Yes	<b>Elementary School</b>	KL Chiloquin (Chiloquin Elementary or Sage Community)
<b>Middle School</b>	KL Chiloquin	<b>High School</b>	KL Chiloquin
<b>Property Nature</b>	Agriculture	<b>Home/Build Site</b>	None
<b>Sewer</b>	None	<b>Septic</b>	None
<b>Household Water Avlb</b>	None	<b>Utilities Available</b>	Electricity Avail.
<b>Utility Location</b>	To Property Line	<b>Street</b>	Paved
<b>Lot Description</b>	Level, Pasture	<b>Site Description</b>	Raw Acreage
<b>Irrigation Source</b>	See Remarks	<b>Water</b>	Creek
<b>Creek Type</b>	Yearly	<b>Fence</b>	All
<b>View</b>	Territorial, Valley, Mountains		

<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

