

# TIMMERMAN LAND & CATTLE



TIMMERMAN LAND & CATTLE encompasses over 2200 deeded, contiguous acres of the historic Kittredge Ranch. 1500 acres of highly productive pasture, gravity flow and pivot irrigated to accommodate 1400 yearling cattle through the summer season. Over 2.5 miles of the upper Williamson River support wild trout habitat, attract Roosevelt Elk, Mule Deer and occasionally antelope adding outstanding recreational values. USFS and USFW Refuge borders the ranch attracting thousands of ducks, geese, bald eagles and other birds of prey. The ranch compound of three homes and other living structures, barn, corrals, shop, historically supported a community to work the ranch and has been well maintained and renovated over the years and proudly sets on a timbered knoll overlooking this beautiful ranching valley...a rare opportunity at any price! \$4.2 million #2995713



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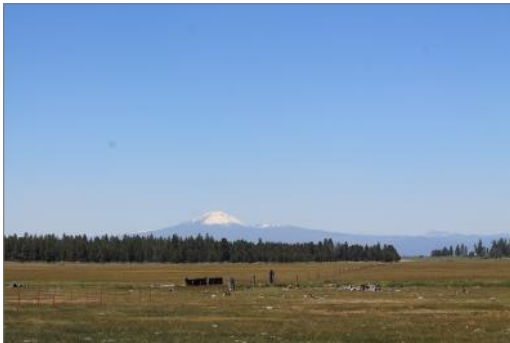
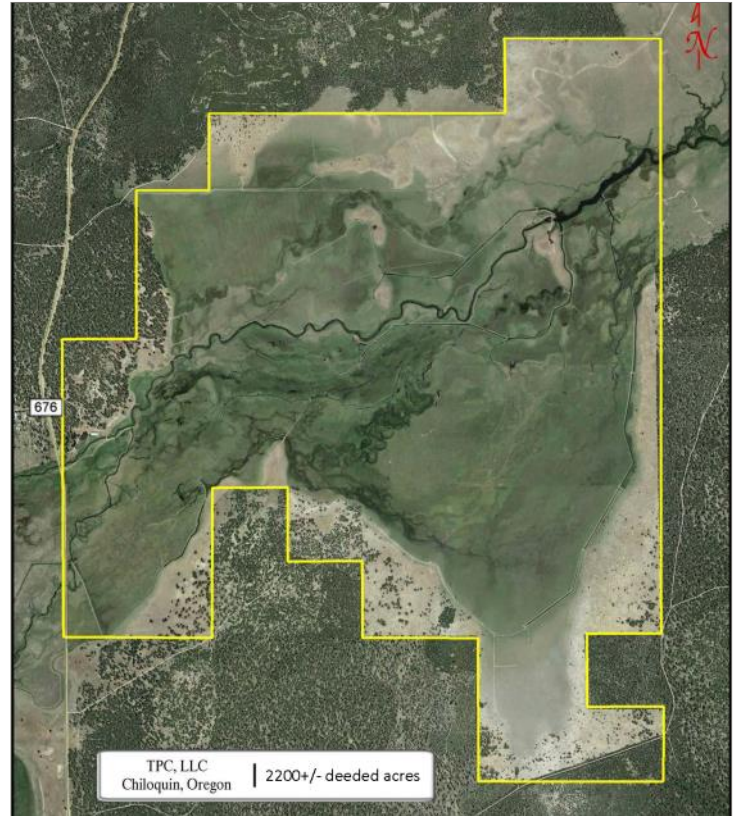
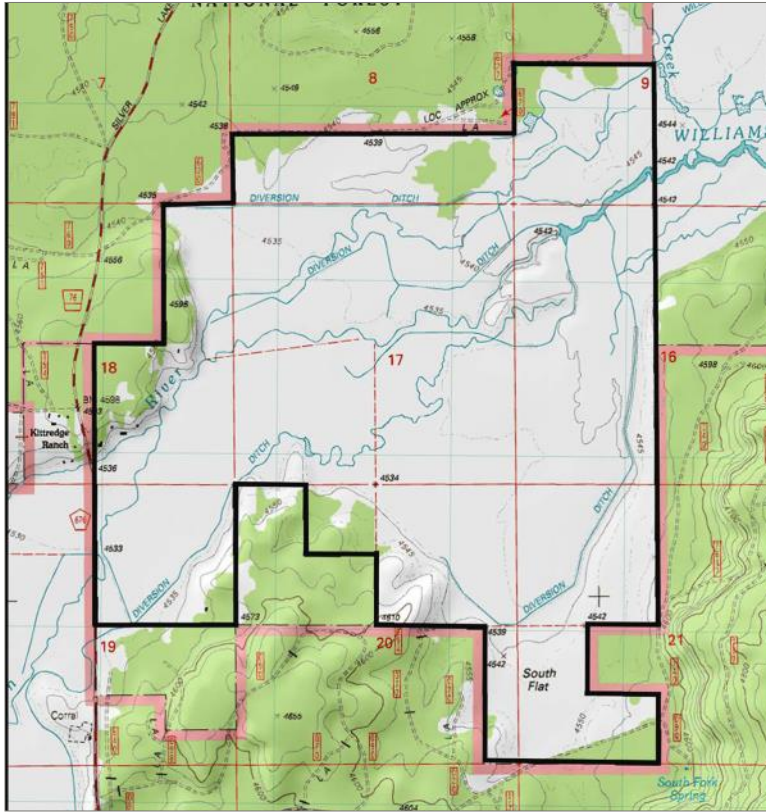
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# TIMMERMAN LAND & CATTLE





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Listings as of 10/31/18 at 12:13pm

Active 10/31/18 Listing # 2995713 21310 Silver Lake Rd, Chiloquin, OR 97624-2202  
County: Klamath Cross St: Kirk Rd



Property Type	Farm and Ranch	Property Subtype	Grazing
Area	NE Klamath County		
Beds	3	Approx Square Feet	2446 Assessor
Baths(FH)	4 (4 0)	Price/Sq Ft	\$1,717.09
Year Built	1948	Lot Sq Ft (approx)	95832000 ((Assessor))
Tax Acct N	R858058	Lot Acres (approx)	2200.0000
DOM/CDOM	77/77		

**Directions** <https://goo.gl/maps/dhx99vUhtXu> From intersection of 422N and 97N go north 19.8 miles, turn east on Silver Lake Hwy. Go 17.6 miles to address on right.  
**Marketing Remark** TIMMERMAN LAND & CATTLE encompasses over 2200 deeded contiguous acres of the historic Kittredge Ranch. 1500 acres of highly productive pasture, gravity flow and pivot irrigated to accommodate 1400 yearling cattle through the summer season. Over 2.5 miles of the upper Williamson River support wild trout habitat, attract Roosevelt Elk, Mule Deer and occasionally antelope adding outstanding recreational values. USFS and USFW Refuge borders the ranch attracting thousands of ducks, geese, bald eagles and other birds of prey. The ranch compound of three homes and other living structures, barn, corrals, shop, historically supported a community to work the ranch and has been well maintained and renovated over the years and proudly sets on a timbered knoll overlooking this beautiful ranching valley a rare opportunity at any price!

Agency Representation	Yes
Tax Years	2017
Township	30S
Zoning	EFU-G
Sale Approval	Normal
Phone Ownership	Listing Licensee
Approx. Carrying Cap	1400 yearlings
Irrigated Acres	Flood
Approx Acres Timber	400.00
Farm Equipment	No
Pre - 1978	Yes
Secluded	Yes
Elementary School	KL Chiloquin
High School	KL Chiloquin
Irrigation Source	River, On Site Well, Sprinkled, Gravity - Flood
Water Rights	Yes
Water	Stream(s)

Outbuildings	Chutes, Corrals, Equipment Barn, Fuel Tank Above Grnd, Garage(s), Hay Barn, Livestock Barn, Scales, Workshop, Stable(s)
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Road Frontage	Highway
Heat Source	Electric, Oil, Propane, Wood/Pellet
Documents on File	Aerial Photos, Brochures, Legal Description, Photos, Plat Maps, Topography Map

Possession	Negotiable, Tenant Rights
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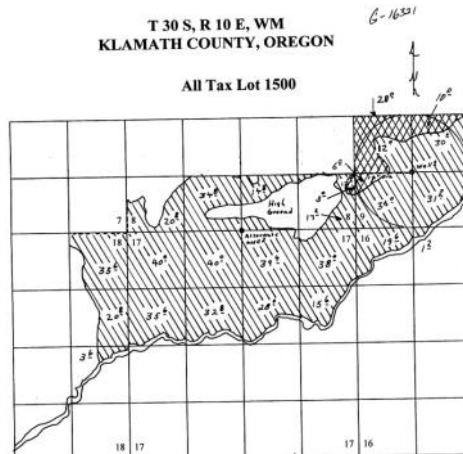
Main Home Type	Site Built
Taxes	5867.67
Range	10E
# of Living Units	2
Land Occupancy	Tenant
Text Ownership	Listing Licensee
Season/Year Round	summer
Approx Acres Range	260
Approx Miles to Town	38.00
Water Rights Acreage	1500.00
Special Financing	none
Government Sides	Yes
Middle School	KL Chiloquin
Terrain	Level, Partially Wooded, Rolling
Irrigation Equipment	Center Pivot, Mainline, Pumps
Water Rights Type	Permitted
Fencing	Barbed Wire, Cross Fencing, Perimeter, Split Rail, Wood

Restrictions	Access Recorded, Recorded Plat, Subject to Zoning
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Road Surface	Asphalt
Power Source	Public Utility
Water/Sewer	Septic tank, Well



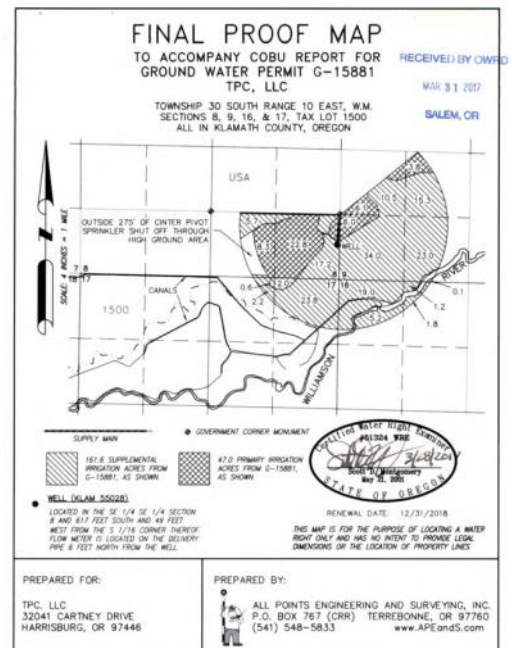
<http://view.paradym.com/4274178>



WELL LOCATED - 1320' NORTH & 1320' EAST FROM THE SW CORNER, SECTION 9, T 30 S, R 10 E, WM  
ALTERNATE WELL LOCATED 0.8' SOUTH & 2640' EAST FROM THE NW CORNER, SECTION 17, T 30 S, R 10 E, WM



Scale - 1" = 1320'



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.