

TP BAR RANCH



2200 acre pasture & river ranch. 1500 irrigated with 2 wells, 2700 & 2500 gpm, 5 Valley pivots, wheel lines & gravity flow. 3 miles of river frontage with waterfowl, fishing & recreation. 3 ranch homes, 2000 sf insulated shop with concrete floor, bunkhouse, tack room, separate hay barn. Lighted expansive working & processing pipe corrals, covered adjustable alleys, new hydraulic squeeze, scales & storage on concrete. Currently running 600 fall pair, also offers quality yearling feed. Equipment included.

This offering includes two complete ranches, which could be sold separately. Priced at \$3.9 million #2995802



CO-LISTED!

Dave Van Cleve Van Cleve Associates

www.VanCleveRanches.com

dlvancleve@sbcglobal.net 530-906-3978

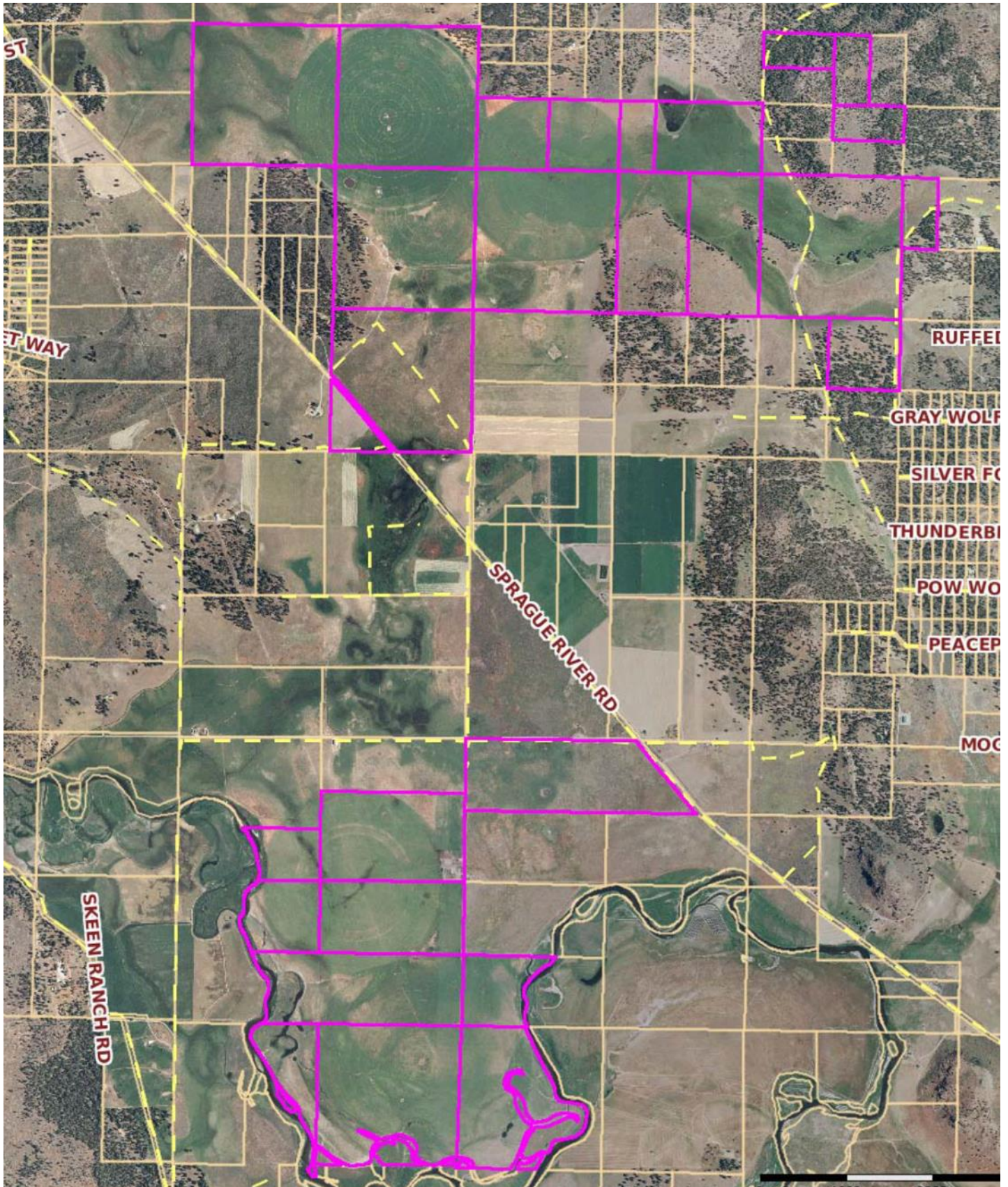


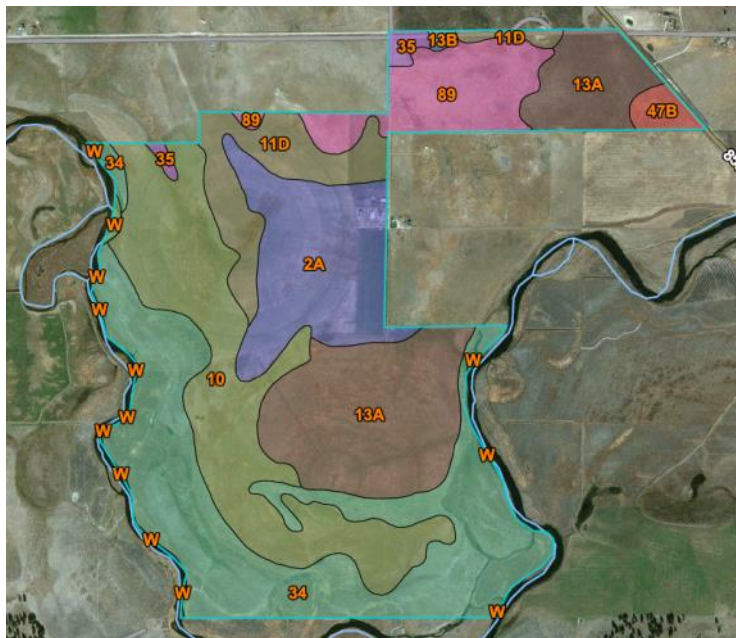
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Linda@CraterLakeRealtyInc.com
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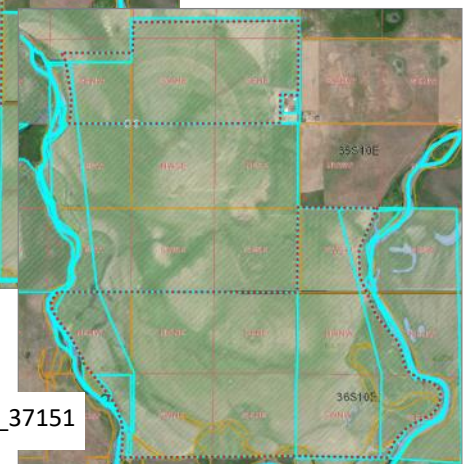
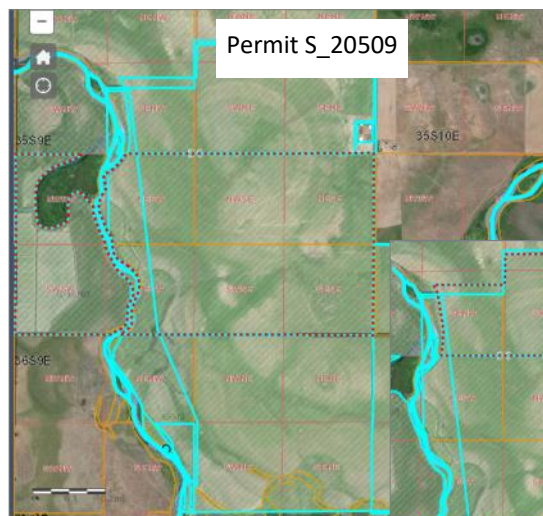
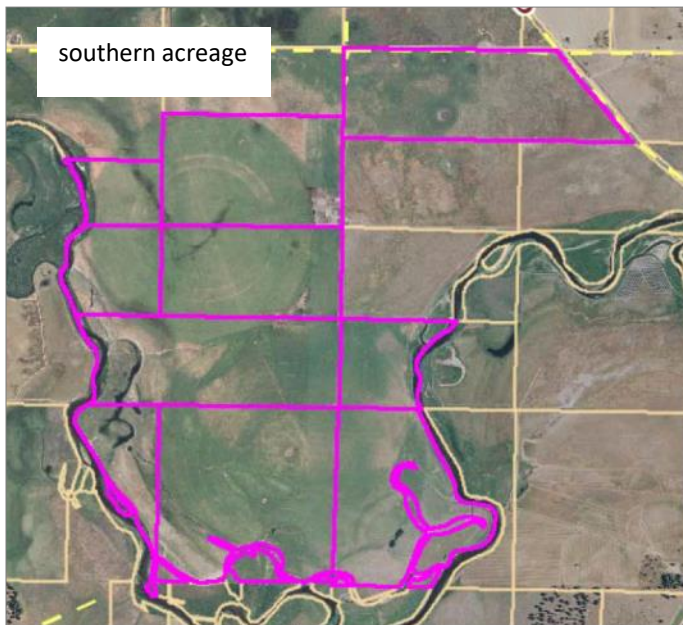
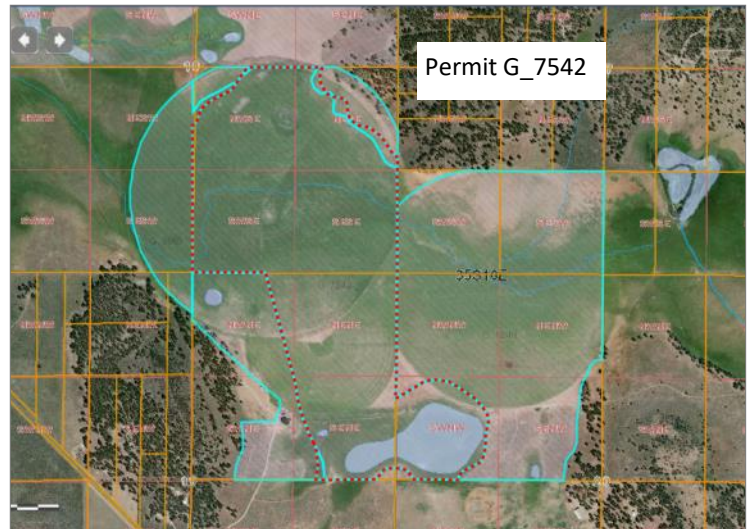
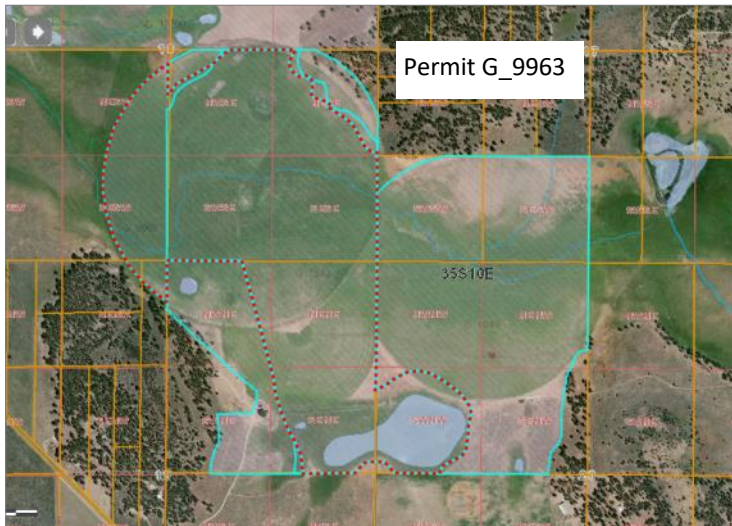
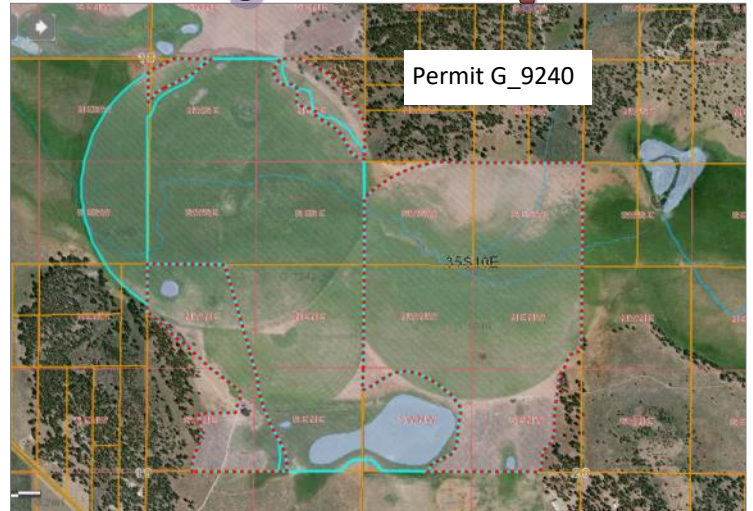
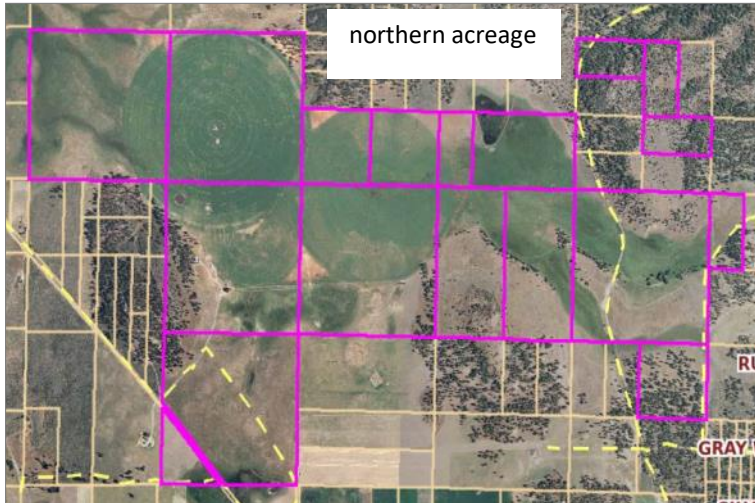


symbol	Map unit name	Acres in AOI	Percent of AOI
2A	Barkley loam, 0 to 2 percent slopes	103.2	12.5%
10	Chiloquin loam	171.3	20.8%
11D	Choptie loam, 2 to 25 percent slopes	63.1	7.7%
13A	Crume loam, 0 to 2 percent slopes	163.1	19.8%
13B	Crume loam, 2 to 8 percent slopes	2.0	0.2%
34	Klamath-Ontko-Dilman association	234.9	28.5%
35	Klamath variant clay loam	7.0	0.9%
47B	Lobert sandy loam, 2 to 12 percent slopes	10.1	1.2%
89	Yonna loam	65.3	7.9%
W	Water	4.6	0.6%
Totals for Area of Interest		824.7	100.0%

TPBAR RANCH

Map symbol and soil name	Land capability	Alfalfa hay tons	Annual hay crop tons	Pasture AUM
2A—Barkley loam, 0 to 2 percent slopes				
Barkley	4c	3.50	—	7.5
10—Chiloquin loam				
Chiloquin	4w	—	—	5.0
13A—Crume loam, 0 to 2 percent slopes				
Crume	4c	3.00	2.50	7.5
13B—Crume loam, 2 to 8 percent slopes				
Crume	4e	3.00	2.50	7.5
34—Klamath-Ontko-Dilman association				
Klamath	4w	—	2.00	5.0
Ontko	4w	—	2.00	5.0
Dilman	4w	—	2.00	5.0
35—Klamath variant clay loam				
Klamath, variant	4w	—	—	4.0
47B—Lobert sandy loam, 2 to 12 percent slopes				
Lobert	4e	3.00	2.50	7.5
89—Yonna loam				
Yonna	4w	—	—	5.0

TP BAR RANCH water rights maps



Proof survey maps available upon request.

TP BAR RANCH

Listings as of 11/23/18 at 12:20pm

Active 11/02/18 Listing # 2995802 19550-17733 Sprague River Rd, Chiloquin, OR 97624-9607 Listing Price: \$3,900,000
County: Klamath Cross St: Sprague River Drive



Property Type	Farm	Property Subtype	Grazing
Area	NE Klamath County		
Beds	3	Approx Square Feet	1680 Assessor
Baths(FH)	2 (2 0)	Price/Sq Ft	\$2,321.43
Year Built	1900	Lot Sq Ft (approx)	97263382
Tax Acct N	R256788	Lot Acres (approx)	2232.8600
DOM/CDOM	86/86		

Directions <https://goo.gl/maps/VgHp368cpFH2> From Cardlock Gas Station on Hwy 97, go through Chiloquin, turn left on Sprague River Rd and follow for 16.3 miles to first ranch, then 2.2 miles to second ranch.

Marketing Remark TP BAR RANCH -- 2200 acre pasture & river ranch. 1500 irrigated with 2 wells, 2700 & 2500 gpm, 5 Valley pivots, wheel lines & gravity flow. 3 miles of river frontage with waterfowl, fishing & recreation. 3 ranch homes, 2000 sf insulated shop with concrete floor, bunkhouse, tack room, separate hay barn. Lighted expansive working & processing pipe corrals, covered adjustable alleys, new hydraulic squeeze, scales & storage on concrete. Currently running 600 fall pair, also offers quality yearling feed. Equipment included. This offering includes two complete ranches, which could be sold separately.

Agency Representation	Yes	Main Home Type	Site Built
Tax Years	2017	Taxes	7458.63
Township	35S	Range	10E
Section	31	Zoning	EFU-CG
# of Living Units	3	Sale Approval	Normal
Land Occupancy	Owner	Phone Ownership	Listing Licensee
Text Ownership	Listing Licensee	Approx. Carrying Cap	600 pair
Season/Year Round	summer	Crops Included	Yes
Crops	pasture	Production	pasture
Irrigated Acres	Flood	Approx Miles to Town	6.00
Farm Equipment	Yes	Water Rights Acreage	1500.00
Irrigation Well GPM	2500.00	Pre - 1978	Yes
Special Financing	none	Secluded	No
Government Sides	No	Elementary School	KL Chiloquin
Middle School	KL Chiloquin	High School	KL Chiloquin
Terrain	Flood Plain, Level, Partially Wooded, Rolling	Irrigation Source	River, On Site Well, Sprinkled, Gravity - Flood, Sub-irrigated
Irrigation Equipment	Center Pivot, Hand Line, Mainline, Pumps, Wheel Line	Water Rights	Yes
Water Rights Type	Permitted	Water	Stream(s)
Minerals	Gas/Oil Rights/Incl	Fencing	Barbed Wire, Cross Fencing, Perimeter, Split Rail
Outbuildings	Chutes, Corrals, Equipment Barn, Fuel Tank Above Grnd, Garage(s), Hay Barn, Scales, Workshop	Restrictions	Access Recorded, Recorded Plat, Subject to Zoning
Road Frontage	County Road	Road Surface	Asphalt
Heat Source	Electric, Oil, Wood/Pellet	Power Source	Public Utility
Documents on File	Aerial Photos, Brochures, Legal Description, Photos, Plat Maps	Existing Financing	None
Water/Sewer	Septic tank, Well	Possession	Negotiable



<http://view.paradym.com/4280206>

