



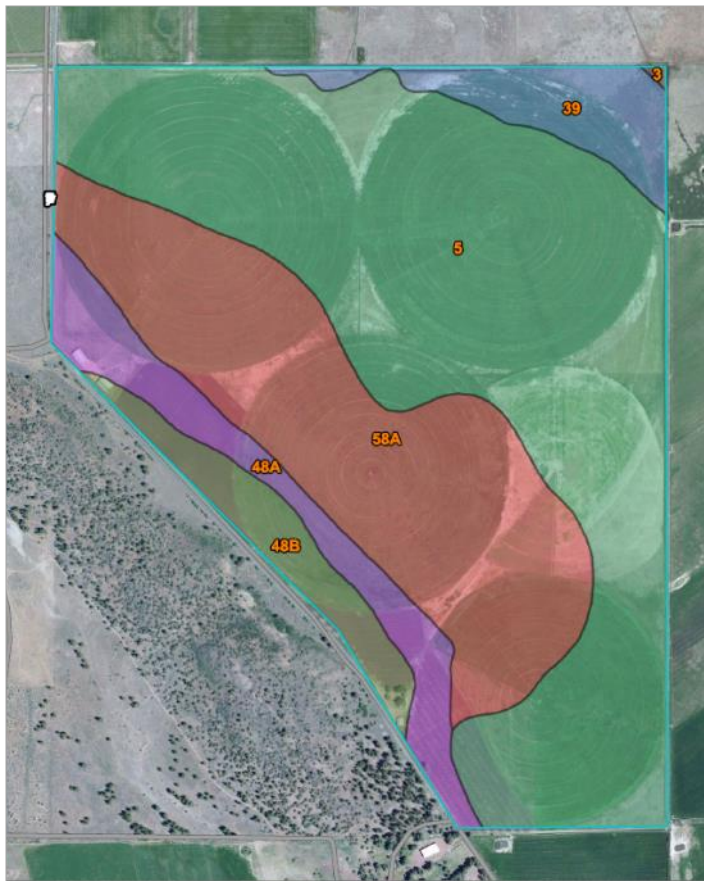
THE UNDERWOOD!

612 productive fenced acres planted to Orchard and Timothy grass. Irrigated with two private, secure irrigation wells and 7 pivots. Homestead with mature trees, domestic well, septic and several outbuildings ready for your new home! Farm has 3 large partially enclosed hay barns, paved county road frontage, vast valley and mountain views 20+ miles from Klamath Falls all for \$2.5 million.

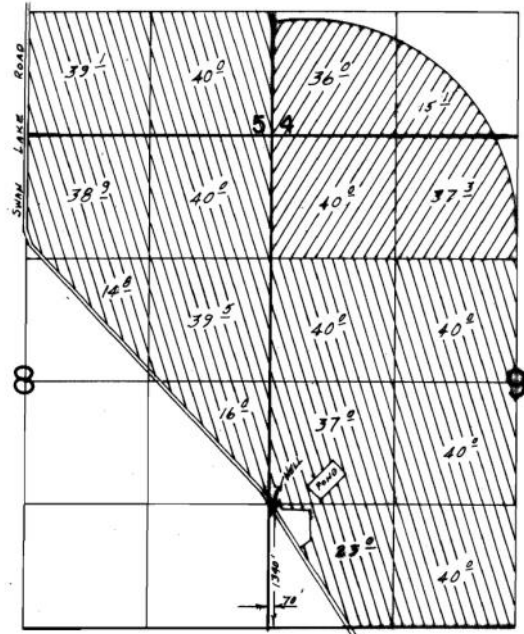
Klamath County MLS #2988428 \$2,500,000



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Certificate # 83040

Map Unit Name— Summary by Map Unit — Klamath County, Oregon, Southern Part (OR640)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
3	Bedner clay loam	Bedner clay loam	0,6	0,1%
5	Calder silt loam	Calder silt loam	327,3	53,8%
39	Laki-Bedner complex	Laki-Bedner complex	33,5	5,5%
48A	Lobert loam, 0 to 2 percent slopes	Lobert loam, 0 to 2 percent slopes	48,0	7,9%
48B	Lobert loam, 2 to 5 percent slopes	Lobert loam, 2 to 5 percent slopes	30,3	5,0%
58A	Modoc fine sandy loam, 0 to 2 percent slopes	Modoc fine sandy loam, 0 to 2 percent slopes	168,7	27,7%
Totals for Area of Interest			608,3	100,0%

Irrigated Yields by Map Unit Component—Klamath County, Oregon, Southern Part						Barley	Irish potatoes	Oats	Wheat
Map symbol and soil name	Land capability	Alfalfa hay	Annual hay crop	Grass-legume hay	Pasture	Bu	Cwt	Bu	Bu
		Tons	Tons	Tons	AUM				
3—Bedner clay loam									
Bedner	3w	2,00	—	—	7,5	60	—	—	60
5—Calder silt loam									
Calder	4s	—	2,00	—	6,5	50	—	95	—
39—Laki-Bedner complex									
Laki	4s	5,50	3,50	—	10,0	95	300	150	90
Bedner	3w	2,00	—	—	7,5	60	—	—	60
48A—Lobert loam, 0 to 2 percent slopes									
Lobert	4c	3,00	2,50	—	7,5	—	—	—	—
48B—Lobert loam, 2 to 5 percent slopes									
Lobert	4e	3,00	2,50	—	7,5	—	—	—	—
58A—Modoc fine sandy loam, 0 to 2 percent slopes									
Modoc	3s	5,00	—	4,50	10,0	95	—	185	90

THE UNDERWOOD!

Listings as of 01/24/17 at 3:32pm

Active 01/24/17 Listing # 2972884 12941 Swan Lake Rd, Klamath Falls, OR 97603-9677 Listing Price: \$2,500,000
County: Klamath Cross St: Hwy 140 E



Property Type	Farm and Ranch	Property Subtype	Farming
Area	NE Klamath County		
Beds	0		
Baths(FH)	0 (0 0)	Price/Sq Ft	\$
		Lot Sq Ft (approx)	26650879
Tax Acct N	R454314	Lot Acres (approx)	611.8200
DOM/CDOM	0/0		

Directions <https://binged.it/2jOdf6D> From the "Y" go 9.3 miles east on Hwy 140, turn N on Swan Lake Rd for 4.4 miles. 42.271812, -121.656202

Marketing Remark SWAN LAKE FARM 612 productive fenced acres planted to Orchard and Timothy grass, with soils good also for spuds, oats, barley or wheat. Irrigated with two private, secure irrigation wells and 7 pivots. Homestead with mature trees, domestic well, septic and several outbuildings ready for your new home! Farm has 3 large partially enclosed hay barns, paved county road frontage, vast valley and mountain views 14+/- miles from Klamath Falls.

Agency Representation	Yes	Main Home Type	None
Tax Years	2016	Taxes	1455.31
Zoning	EFU-CG	Sale Approval	Normal
Land Occupancy	Owner	Phone Ownership	Listing Licensee
Crops	Orchard grass, Timothy	Irrigated Acres	Sprinkler
Approx Acres Range	0	Approx Miles to Town	14.00
Farm Equipment	No	Water Rights Acreage	611.00
Special Financing	none	Secluded	Yes
Government Sides	No	Inclusions	irrigation equipment
Elementary School	KL Bonanza	Middle School	KL Bonanza
High School	KL Bonanza	Agricultural Class	Class 3, Class 4
Terrain	Above Grade, Level, Rolling	Irrigation Source	On Site Well, Sprinkled
Irrigation Equipment	Center Pivot, Mainline, Pumps, Wheel Line	Water Rights	Yes
Water Rights Type	Permitted	Minerals	Gas/Oil Rights/Incl
Fencing	Barbed Wire, Perimeter	Outbuildings	Equipment Barn, Grain Bin, Hay Barn
Restrictions	Subject to Zoning	Road Frontage	County Road
Road Surface	Blacktop/Asphalt	Power Source	Public Utility
Documents on File	Aerial Photos, Brochures, Legal Description, Photos, Plat Maps, Well Data	Water/Sewer	Septic tank, Well
Possession	Negotiable		

Presented By:



January 2017

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VisualTour®



<http://view.paradym.com/4113651>



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.