



Home Sweet Home!

23.97 acre immaculate property ideal for the horse/ranch/farm person complete with KID gravity flow irrigation for pasture grazing or alfalfa hay. Borders the Lost River & KID canal for peace, privacy & serenity. Completely renovated 3 bedroom, 2 bath home with huge covered deck, green grassy lawn, and garden plot with 5+ different fruit trees. Lots of great outbuildings including hay barn, classic 2 story horse/storage

barn, 1200 square foot enclosed working shop, garage, animal shelter, butcher house and more. If this is your life-style, this place is for you!

Klamath County, Oregon MLS #2983244 \$459,000



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Soils



Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

- ⇒ Class 1 soils have slight limitations that restrict their use.
- ⇒ Class 2 soils have moderate limitations that restrict the choice of plants or that require moderate conservation practices.
- ⇒ Class 3 soils have severe limitations that restrict the choice of plants or that require special conservation practices, or both.
- ⇒ Class 4 soils have very severe limitations that restrict the choice of plants or that require very careful management, or both.

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
7B	Calimus loam, 2 to 5 percent slopes	Calimus loam, 2 to 5 percent slopes	2.1	9.2%
22A	Harriman loamy fine sand, 0 to 2 percent slopes	Harriman loamy fine sand, 0 to 2 percent slopes	20.7	89.9%
W	Water	Water	0.2	0.9%
Totals for Area of Interest			23.1	100.0%

Map symbol and soil name	LC	Alf <i>Tons</i>	Hay <i>Tons</i>	Past <i>AUM</i>	Bar <i>Bu</i>	spuds <i>Cwt</i>	Oats <i>Bu</i>	Wh <i>Bu</i>
7B—Calimus loam, 2 to 5 percent slopes								
Calimus	2e	6.00	4.00	10.0	105	370	185	100
22A—Harriman loamy fine sand, 0 to 2 percent slopes								
Harriman	3c	6.00	3.50	9.0	95	330	185	80
W—Water								
Water	—	—	—	—	—	—	—	—



VisualTour

<http://view.paradym.com/4104301>



Listings as of 10/31/17 at 4:36pm

Active 10/31/17	Listing # 2983244	10403 Matney Way, Klamath Falls, OR 97603-9787			
	County: Klamath	Cross St: Hwy 39			
	Property Type	Farm and Ranch		Property Subtype	Farm
	Area	East Klamath Falls			
	Beds	3		Approx Square Feet	1466
	Baths(FH)	2 (2 0)		Price/Sq Ft	\$394.95
	Year Built	1920		Lot Sq Ft (approx)	1044133
	Tax Acct N	R97914		Lot Acres (approx)	23.9700
	DOM/CDOM	13/13			

Directions <https://goo.gl/maps/wks9wavZsmD2> From the "Y", travel south on Hwy 39 for 8.1 miles to Matney Rd, then L for 1 mile to address on L.

Marketing Remark Home Sweet Home, 23.97 acre immaculate property ideal for the horse/ranch/farm person complete with KID gravity flow irrigation for pasture grazing or alfalfa hay. Borders the Lost River & KID canal for peace, privacy & serenity. Completely renovated 3 bdr/2 bth home with huge covered deck, green grassy lawn, and garden plot with 5+ different fruit trees. Lots of great outbuildings including hay barn, classic 2 story horse/storage barn, 1200 sf enclosed working shop, garage, animal shelter, butcher house and more. If this is your lifestyle, this place is for you!

Agency Representation	Yes	Main Home Type	Site Built
Tax Years	2016	Taxes	748.00
Zoning	EFU-C	# of Living Units	1
Sale Approval	Normal	Land Occupancy	Owner
Phone Ownership	Listing Licensee	Approx. Carrying Cap	25 pair
Season/Year Round	year round	Crops	pasture, grass and alfalfa hay
Water Costs	1500.00	Pumping Costs	700.00
Irrigated Acres	Sprinkler	Approx Miles to Town	10.00
Farm Equipment	No	Water Rights Acreage	18.00
Pre - 1978	Yes	Secluded	No
Government Sides	No	Elementary School	KL Henley
Middle School	KL Henley	High School	KL Henley
Terrain	Rolling	Irrigation Source	River, Sprinkled, Gravity - Flood
Irrigation Equipment	Pumps	Water Rights	Yes
Water Rights Type	Class A, Permitted	Water	Stream(s)
Minerals	Gas/Oil Rights/Incl	Fencing	Barbed Wire, Cross Fencing, Electric, Perimeter, Smooth Wire, Wood
Outbuildings	Chicken House, Corrals, Equipment Barn, Fuel Tank Above Grnd, Garage, Hay Barn, Hog Pens, Livestock Barn, Shop, Special Facilities, Stable	Restrictions	Access Recorded, Easement/Rght-of-Way, Subject to Zoning
Road Frontage	County Road	Road Surface	Blacktop/Asphalt
Heat Source	Oil, Wood/Pellet	Power Source	Public Utility
Documents on File	Aerial Photos, Brochures, Equipment List, Legal Description, Photos, Plat Maps	Existing Financing	Conventional
Water/Sewer	Septic tank, Well	Possession	Negotiable

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October 2017		CraterLakeRealtyInc.com



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.