

Custom Log Home, 464 Acres



Magnificent 4760 square foot custom log home with oversized 2 car garage on 464 acres overlooking beautiful farming valley, and backed by your own private timber ridge with lots of wildlife. Irrigated pasture from private well, impressive gated entrance, paved drive with welded steel fencing, nice 2700 square foot horse barn & 2400 square foot shop/RV garage. Private creek, waterfalls, foot bridge, professionally landscaped with slate paved paths through the gazebo at the edge of the beautiful flowing private pond. One of a kind at \$2,250,000.

Klamath County, Oregon MLS #3005777



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Soil Values



Please note: Soil values pertain to only the parcels/tax lots that are irrigated.
The aerial to the right represents the entire offering,

| Map unit symbol | Map unit name | Acres in AOI | Percent of AOI |
|-----------------------------|--|--------------|----------------|
| 7B | Calimus loam, 2 to 5 percent slopes | 15.7 | 28.1% |
| 9B | Capona loam, 2 to 5 percent slopes | 14.3 | 25.6% |
| 9C | Capona loam, 5 to 15 percent slopes | 9.3 | 16.7% |
| 74D | Stukel-Capona loams, 15 to 25 percent slopes | 16.6 | 29.6% |
| Totals for Area of Interest | | 55.9 | 100.0% |

| Map symbol and soil name | Land capability | Alfalfa | Hay crop | Pasture | Barley | Irish potatoes | Oats | Wheat |
|--|-----------------|-------------|-------------|------------|-----------|----------------|-----------|-----------|
| | | <i>Tons</i> | <i>Tons</i> | <i>AUM</i> | <i>Bu</i> | <i>Cwt</i> | <i>Bu</i> | <i>Bu</i> |
| 7B—Calimus loam, 2 to 5 percent slopes | | | | | | | | |
| Calimus | 2e | 6.00 | 4.00 | 10.0 | 105 | 370 | 185 | 100 |
| 9B—Capona loam, 2 to 5 percent slopes | | | | | | | | |
| Capona | 3e | 5.00 | — | 10.0 | 95 | 370 | 185 | 90 |
| 9C—Capona loam, 5 to 15 percent slopes | | | | | | | | |
| Capona | 4e | 5.00 | — | 10.0 | 95 | — | 185 | 90 |
| 74D—Stukel-Capona loams, 15 to 25 percent slopes | | | | | | | | |
| Stukel | — | — | — | — | — | — | — | — |
| Capona | — | — | — | — | — | — | — | — |



Listings as of 08/21/19 at 12:16pm

| | | |
|------------------------|--------------------------|--|
| Active 08/21/19 | Listing # 3005777 | 24624 Schaupp Rd, Klamath Falls, OR 97603 |
| | County: Klamath | Cross St: Bedfield Cemetery |



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|----------------------|-------------------|---------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Rural Residential |
| Area | SE Klamath County | | |
| Beds | 4 | Approx Square Feet | 4760 Assessor |
| Baths(FH) | 4 (4 0) | Price/Sq Ft | \$472.69 |
| Year Built | 1998 | Lot Sq Ft (approx) | 20239283 ((Assessor)) |
| Tax Acct N | 872835 | Lot Acres (approx) | 464.6300 |
| DOM/CDOM | 5/5 | | |



<https://view.paradym.com/4401616>



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|-----------------------------|---|-----------------------------|---|
| Agency Represent | Yes | Year Built Source | Assessor |
| Tax Years | 2018 | Taxes | 13773.75 |
| Tax Lot # | 4011-11-200 | Zoning | EFU |
| Sale Approval | Standard | Phone Ownership | Listing Licensee |
| Text Ownership | Listing Licensee | CC&R | No |
| Pre - 1978 | No | Flood | N/A |
| Builder | Nelson | Sign | NO |
| Laundry In Garage? | No | Out Building Size(s) | various |
| Terrain | Level, Pasture, Hillside, Marketable Timber, Knoll, Wooded, Rolling | Secluded | Yes |
| Government Sides | No | Inclusions | appliances |
| Irrigated | Yes | Irrigated Acres | 40.00 |
| Elementary School | KL Henley | Middle School | KL Henley |
| High School | KL Henley | Kitchen | Main |
| Master Bedroom | Lower | Levels | Two |
| Addl Dwelling Unit | No | Style | Log |
| Construction | Log | Exterior | Log |
| Perimeter Foundation | Concrete Perimeter | Concrete Type | Block |
| Substructure | Crawlpace | Garage | Two Car, Attached |
| Other Parking | RV Parking | RV Parking Type | Garage |
| Heat Source | Electric, Propane, Wood/Pellet | Heat Type | Fireplace, Heat Pump |
| Fireplace Type | Wood | Air Conditioning | Heat Pump |
| Sewer | Septic Tank | Household Water Avlb | Well |
| Roof | Metal | Improvements | Barn(s), Horse Facility, Workshop |
| Barn Type | Standard, Corrals | Shop Type | Detached |
| Landscaping | Fenced, Lawn, Sprinkler System, See Remarks | Fenced Type | Cross Fenced, All |
| Lawn Type | Partial | Sprinkler Type | Partial |
| Exterior Features | Pool, Deck, Patio, Gazebo, Paved Driveway | Paved Driveway Type | Asphalt |
| Pool Type | Fenced, In Ground | Interior Features | Island, Window Treatments, Ceiling Fan(s), Vaulted Ceiling, Walk - In Closet, Fireplace, Garage Door Opener |
| Window Treatmnt Type | All | Appliances | Cook Top, Refrigerator, Oven, Trash Compactor, Washer, Dishwasher, Dryer, Island Hood, Water Heater |
| Cook Top Type | Propane | Refrigerator Type | Freestanding |
| Dryer Type | Electric | Oven Type | Double, Electric |
| Water Heater Type | Electric | Flooring | Carpet, Tile |
| Windows | Vinyl, Wood | View | Territorial, Water, Valley, Mountains |
| Water | Pond | Pond Type | Yearly |
| Street | Public, Paved | Power Source | Public Utility |
| Irrigation Source | Well, District | District Type | Klamath, Klamath Basin |
| Livestock Included | None | Equipment Included | Partial |
| Possession | Negotiable | | |

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|----------------------|--|---------------------------------|
| Presented By: | Linda L Long | Crater Lake Realty, Inc. |
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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.