

Former Kleos Youth Facility along Williamson River with Potential RV Park Opportunity, near Crater Lake National Park in Chiloquin, Oregon



PUBLISHED RESERVE: \$1,200,000

LAST ASKING: \$2,100,000

SIZE: 112± Acres

ELEVATION: 4,200± Feet

ZONING: EFU (Exclusive Farm Use)

PROPERTY INSPECTION: Saturday, October 26, 10:00 am to 12:00 pm
Saturday, November 9, 10:00 am to 12:00 pm

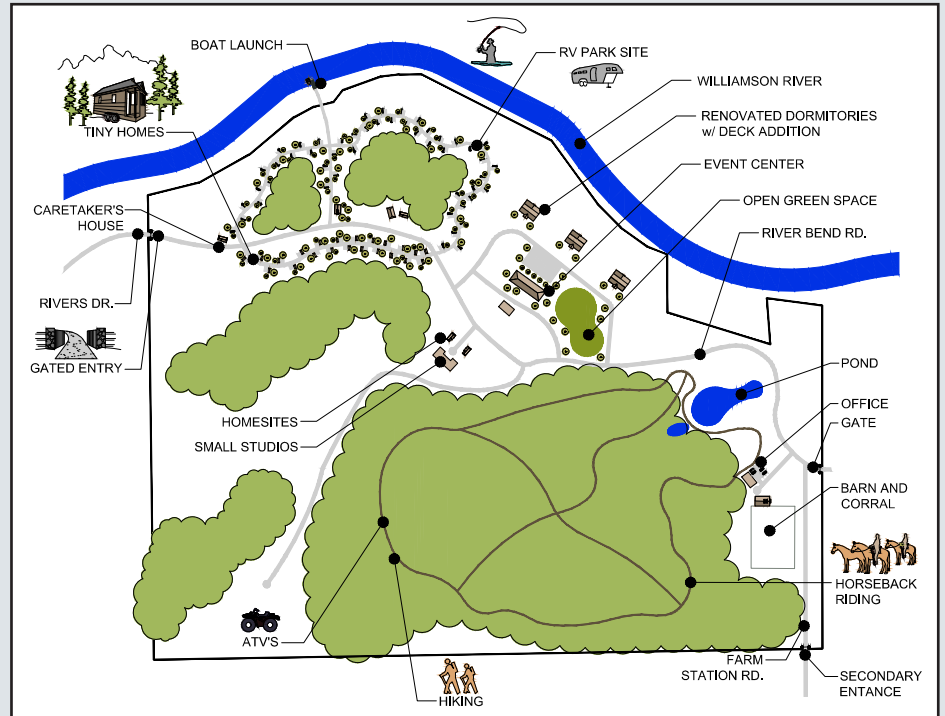
FINANCING: None – All Cash

DESCRIPTION: This 112± acre property, with a complex of eleven buildings, has over one-half mile of Williamson River frontage. Williamson River is known as one of the West's most prolific trophy rainbow trout rivers, with access to Upper Klamath Lake, and its nearby wildlife refuges and preserves for world-class birding and hunting. It has strategic location for development of a four season RV Park due to its proximity to Crater Lake National Park which attracts over 720,000 visitors annually, and is located one hour from the property. The property is two miles west of Highway 97, the major north-south route to California and Nevada, along the east side of the Cascades. Kla-Mo-Ya Casino, which is a ten minute drive, is operated by Klamath Tribe, and does not have an RV Park.

There are few quality lodging options closer to Crater Lake having the combination of river frontage, access to Upper Klamath Lake, and proximity to both Highways 97 and 62 which is the south entry to Crater Lake National Park.

The property was developed in the early 1990s as the Kleos Youth Community, dedicated to children who were at great risk physically and emotionally. The property was developed to have a complex of group homes with staff apartments, dining hall, shop, school with chapel, and additional homes, providing accommodations for thirty residents and staff. The Kleos Community was faith-based and licensed by the State of Oregon. It ceased operation in 2015 upon the retirement of its founders, Pastor Gordon and Vicki Hankins.

Conceptual Sketch Plan



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made application to a public agency.

The 112± acre property has a spectacular location, with Williamson River low bank river frontage, excellent locations for a boat launch, views of Mt. McLoughlin, and a portion of the land covered by residual ponderosa pine, with pond. The southwest section had been used previously as a commercial gravel operation.

EFU zoning will allow the property to be used for youth retreat, camp, school, or rehabilitation facility. It can also be developed as an RV park having a combination of RV sites, tent sites, yurts, and tiny homes. Common restrooms and shower facilities would be required. A rezone to Commercial Recreation will allow a more intensive development using the existing utility system to serve individual RV and tent sites. Please see Supplemental Information Package for detail.

THE IMPROVEMENTS

The entire complex of buildings and improvements is located along the northern portion of the property to take advantage of its riverfront location and its access from Rivers Drive to the west, and River Bend Road to the east.

Group Homes

Three 5,800± square foot two-story homes can each accommodate ten residents. Each group home has a residence suite, living or common area with kitchen, restrooms, laundry facilities, and second floor with three two-bedroom apartments for staff.

Homes

Five homes are located on the property, all having three bedrooms, two bathrooms. A caretaker home with attached garage/shop is currently occupied. Two former USFS homes were relocated to the property, and both are in need of repair. There is also a new modular home that had been used for an office, and an older modular home in poor condition.

School Building/Chapel

3,400± square foot building with classroom, chapel/assembly room, and workshop is in fair condition.

Dining Hall

2,000± square foot dining hall is in very poor condition.





Maintenance Building

900± square foot open barn is near caretaker residence.

Modular Building

1,200± square foot improvement used for office by River Bend Road entry, next to storage building.

UTILITIES

The Kleos complex was designed with underground power, four on-site wells, and a sewage disposal system permitted by Oregon Department of Environmental Quality, with a capacity of 20,000 GPD.

Acquisition of this 112± acre property along the Williamson River is a rare opportunity to reuse for a youth complex, or redevelop for commercial or recreation uses which can benefit from the property's size, strategic location near over 700,000 visitors, and utilization of the significant investment in existing improvements at the former children's community.

LOCATION: 32700 River Bend Road, Chiloquin, Oregon. MapTaxLot: R-3507-0200-00800-000

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 13, 2019



School building



Newer modular – used for office



View of Mt. McLoughlin

First Floor Plan



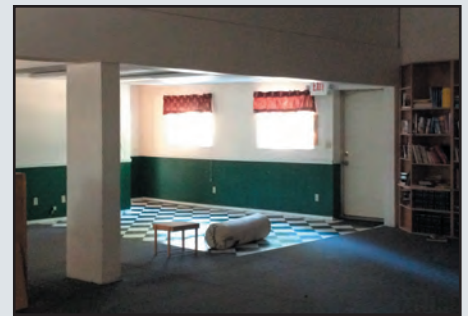
Second Floor Plan



One of three group homes



Kleos operated for 25 years



A classroom

