

Over 1 Mile Of World Famous Wood River Frontage!

Are you a trout fishing enthusiast?

This could be your dream fishing property! Hard to find acreage on the banks of the Wood River, a blue ribbon trout stream in the Fort Klamath, Oregon neighborhood, that is also famous for kayaking. 63.28 acres of flat land with over a mile of river frontage, is fenced and cross fenced for good pasture rotation. The cedar 3 bedroom, 2 bath home of 1943



square feet rests just feet from the banks of the river. Custom cabinets, stainless appliances including a gourmet chef delight propane range, tile floors and counters make the kitchen an inviting place to congregate. Dormered bedrooms and open living room with gorgeous river rock fireplace are unique features. The front deck is perfect for relaxation and watching the river flow by. With a man-made pond behind the home and the river in front get ready to enjoy many seasonal and year-round birds and animals that make this area a wildlife heaven. Outbuildings include an old barn/garage and pump house. Access is year round off paved Highway 62. Klamath County MLS #3000942, \$799,000.



33550 Hwy 97 N/PO Bx 489
Chiloquin, Oregon 97624
541-783-2759/Fax 541-783-2724

CALL: 541-891-5562

Linda@CraterLakeRealtyInc.com
www.CraterLakeRealtyInc.com



Cindy Combs
541-891-3580
ccombsforsale@gmail.com



Over 1 Mile Of World Famous Wood River Frontage!

Listings as of 01/28/20 at 2:39pm

Active 04/25/19

Listing # 3000942
County: Klamath

52106 Hwy 62, Fort Klamath, OR 97626
Cross St: Sun Pass Hwy



Property Type	Residential	Property Subtype	Residential
Area	West Klamath County		
Beds	3	Approx Square Feet	1943
Baths(FH)	2 (2 0)	Price/Sq Ft	\$411.22
Year Built	1945	Lot Sq Ft (approx)	2756477
Tax Acct N	R74859	Lot Acres (approx)	63.2800
DOM/CDOM	278/278		

Agency Yes
Represent
Year 2001
Remodeled
Taxes 1234.97
Range 07E
Tax Lot # R3307-V22-100, 600
Sale Standard
Approval

General Information
Pre - 1978 Yes
Sign Yes

Terrain Level, Pasture
Government No
Sides

Rooms

Kitchen Main
Levels Two

Construction Frame
Garage Detached

RV Parking Hookups
Type
Heat Type Forced Air, Heat Pump

Sewer Septic Tank

Roof Metal
Fenced Type Cross Fenced, All

Interior Island, Alarm, Window Treatments, Ceiling Fan(s)

Features All

Window

Treatmnt

Type

Refrigerator Freestanding

Oven Type Range/Oven Combo, Propane

Flooring Carpet, Tile

View Territorial, Water

River Type Wood River

Power Public Utility

Source

Year Built Assessor
Source
Tax Years 2017
Township 33S
Section 22
Zoning EFU-G
CC&R No

Flood Unknown
Out Building 24X24
Size(s)
Secluded Partial

Master Upper
Bedroom
Add No
Dwelling
Unit
Exterior Wood
Other RV Parking
Parking
Heat Source Electric

Air Heat Pump
Conditioning
Household Well
Water Avlb
Landscaping Fenced
Exterior Deck, Hot Tub/Spa
Features
Alarm Type Smoke, Co Detector

Appliances Cook Top, Refrigerator, Oven, Washer, Dishwasher, Dryer, Water Heater

Dryer Type Electric

Water Heater Electric

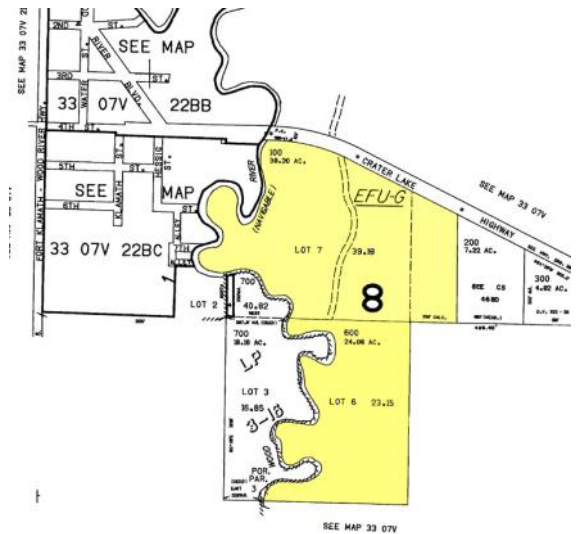
Type

Windows Vinyl

Water River

Street Unpaved

Possession Negotiable



33550 Hwy 97 N/PO Bx 489
Chiloquin, Oregon 97624
541-783-2759/Fax 541-783-2724

CALL: 541-891-5562

Linda@CraterLakeRealtyInc.com
www.CraterLakeRealtyInc.com



Cindy Combs
541-891-3580
ccombsforsale@gmail.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.