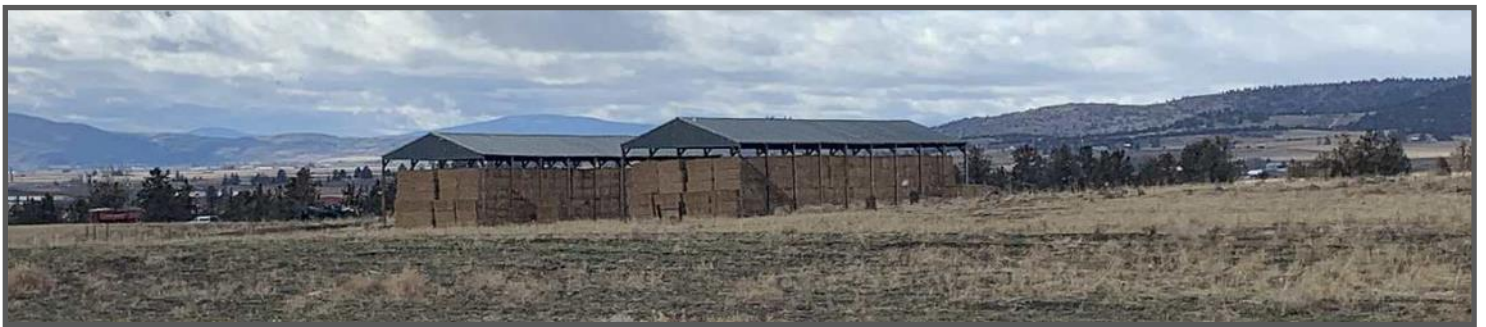




Farming or ranching opportunity in Malin, Oregon. McAuliffe Brothers, LLC is selling farm and ranch land that has been in the family for more than a century. This is Parcel 3 of Land Partition 6-18 comprising tax lots #100 and #300, totaling 283.47 acres with two hay barns that hold up to 400 ton of hay each. Panoramic vistas of local landmarks like Mount Shasta, Turkey Hill, the Peninsula, and Horse Mountain are seen from numerous potential homesites. Power is located at multiple locations, including on some of the uplands that are not farmed. 205 acres of water rights for irrigation include district water and a private well with approximately 3,000 feet of buried mainline to service 8 wheel lines.

MLS#3008750 \$995,000



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Soils

Map unit symbol	Map unit name	Acres in AOI	Percent of AOI
6A	Calimus fine sandy loam, 0 to 2 percent slopes	29.7	10.4%
19A	Fordney loamy fine sand, 0 to 2 percent slopes, north, MLRA 21	28.7	10.0%
19C	Fordney loamy fine sand, 2 to 20 percent slopes	199.5	69.6%
20A	Fordney loamy fine sand, terrace, 0 to 3 percent slopes	26.5	9.3%
W	Water	2.3	0.8%
Totals for Area of Interest		286.6	100.0%

The property has a wide variety of topography, with an elevation range of 120 feet between the highest and lowest points, with a southern aspect. Many of these sloped areas are farmed and provide an inversion effect that maintains a warmer air temperature than the rest of the valley below. Historically, there was no need for frost protection of potatoes grown on this sloping land. These areas may also be suitable for the production of wine grapes. There is a significant canyon and two places where the drainage is impounded for stock water and flood control. The property is located approximately four miles north of Malin, Oregon, on paved Maupin Road for year round easy access.

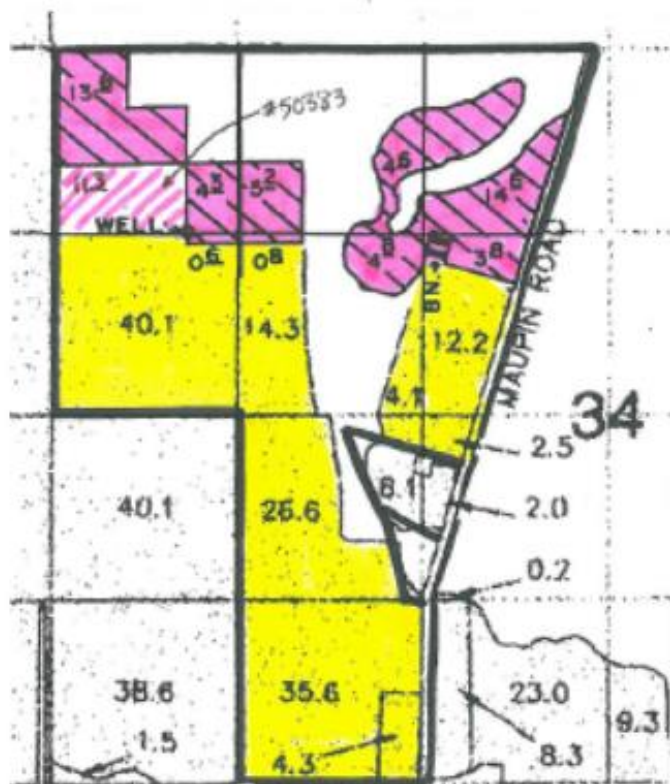
Map symbol and soil name	Land capability	Alfalfa hay	Annual hay crop	Pasture	Barley	Irish potatoes	Oats	Wheat
		<i>Tons</i>	<i>Tons</i>	<i>AUM</i>	<i>Bu</i>	<i>Cwt</i>	<i>Bu</i>	<i>Bu</i>
6A—Calimus fine sandy loam, 0 to 2 percent slopes								
Calimus	2c	6.00	4.00	10.0	105	370	185	100
19A—Fordney loamy fine sand, 0 to 2 percent slopes, north, MLRA 21								
Fordney	3s	6.00	—	9.0	95	330	185	80
19C—Fordney loamy fine sand, 2 to 20 percent slopes								
Fordney	4e	6.00	3.50	9.0	95	330	185	80
20A—Fordney loamy fine sand, terrace, 0 to 3 percent slopes								
Fordney	3s	6.00	3.50	9.0	95	330	185	80
W—Water								
Water	—	—	—	—	—	—	—	—

The information contained in this brochure has been gathered from NRCS, Oregon State Water Resources, Klamath County records, and other agencies considered reliable, including attorneys representing the seller. It is the Buyer's responsibility to confirm this information previous to purchasing this or any other property.

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Water Rights

The property has a total of **205** +/- acres of water rights for irrigation. Of this acreage, approximately 141.8 acres has been claimed and initially awarded in the ongoing Klamath River Adjudication (KA 1000). This is shown in yellow on the map and the stated total reflects the subtraction of 6.0 acres that is estimated to be retained with the homesites that were partitioned from the subject property. The priority date for these surface water rights is 1905, and that acreage is under Shasta View Irrigation District and Klamath Basin Improvement District. There may be a minor discrepancy between what the districts assess to the land-owner and what has been awarded in the adjudication; for purposes of the water right, the adjudicated areas are controlling. The location of the agricultural well is shown. The well log shows that it was drilled to a depth of 1198 feet and was rated at 700 gallons per minute. The turbine pump has a 100-horsepower motor. The pink areas are the place of use for the groundwater right, which is certificated. The priority date is 1966, which is a very early date relative to most groundwater rights in the Klamath Basin area. The total area covered by the groundwater right is 63.6 acres. Of this area, 11.3 acres (cross-hatched in pink on white background) are under Certificate No. 50383. The balance of the area is under Certificate No. 67628. The surface water arrives at two distinct turn-out valves on the property pressurized from the district. There is approximately 3,000 feet of buried mainline that ties into the well, and this is also connected to the surface water system. There is enough mainline to irrigate all areas of the property, and there are eight (8) wheel lines that would be included with the sale.



Potential for Further Development

It is possible that the property, which is zoned Forestry-Range, can be further partitioned under the present zoning laws and regulations. The minimum parcel size for that zone is 80 acres, which would allow for division into three distinct farm and ranch units that are at least the minimum acreage. There is a wildlife overlay that may affect where individual homesites could be constructed for these parcels. Before purchase, any plan should be tentatively approved through the Klamath County Planning Department, and the Seller makes no warranty in this regard.

It may be possible under the rule of the Oregon Water Resources Department to drill another agricultural well and thereby to add an additional point of diversion if a land division were pursued. The irrigated acreages that are covered by the groundwater right will not be increased, and unless properly transferred the rights stay with the mapped survey.

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Active 12/07/19 **Listing # 3008750** **100-TaxLot Maupin Rd, Malin, OR 97632**
County: Klamath **Cross St: Transformer**



Property Type	Farm	Property Subtype	Farm
Area	SE Klamath County		
Beds	0		
Baths(FH)	0 (0 0)	Price/Sq Ft	\$
Tax Acct N	628404	Lot Sq Ft (approx)	12347953 ((Assessor))
DOM/CDOM	44/44	Lot Acres (approx)	283.4700

Directions Take Harpold Road to Transformer Road. Turn left on Maupin Road. Property is on left- there is approx. 3 acre home and buildings that are not part of sale.

Main Home Type	None	Tax Years	2018
Taxes	1989.00	Township	40
Range	12	Section	33
Zoning	FR	Sale	Standard
Land Occupancy	Tenant	Approval Flood	Unknown
Irrigated Acres	Sprinkler	Approx Acres Range	78
Farm	No	Water Rights	205.00
Equipment Irrigation	700.00	Acres	
Well GPM		Secluded	No
Government Sides	No	Agricultural Class	Unknown
Terrain	Cleared, Hillside, Level, Partially Wooded	Irrigation Source	District, On Site Well
District Type	Klamath Basin, Shasta	Irrigation Equipment	Hand Line, Mainline, Pumps, Wheel Line
Water Rights	Yes	Water Rights Type	Class B, Permitted
Fencing	Cross Fencing, Perimeter	Outbuildings	Hay Barn
Restrictions	Subject to Zoning	Road	County Road
Road Surface	Asphalt	Frontage	
Documents on File	Aerial Photos, Brochures, Legal Description, Photos, Plat Maps, Topography Map, Well Data	Power Source	Public Utility
Possession	Tenant Rights	Water/Sewer	Well



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