

HISTORIC POPE RANCH



... offers 470.63 acres with 363.9 irrigated with 10 wheel lines, 1 pivot and gated pipe. Quality soils for alfalfa, garlic and potatoes with some pasture that runs 20 pair seasonally. There is an older 3 BR, 1 B home and outbuildings that include a red barn, 1 older cold storage building, 2 older potato cellars, 3 hay sheds and 5 grain bins. Solar panel included that brings monthly benefits. **\$1,950,000.00 Klamath County, Oregon MLS #103010893**

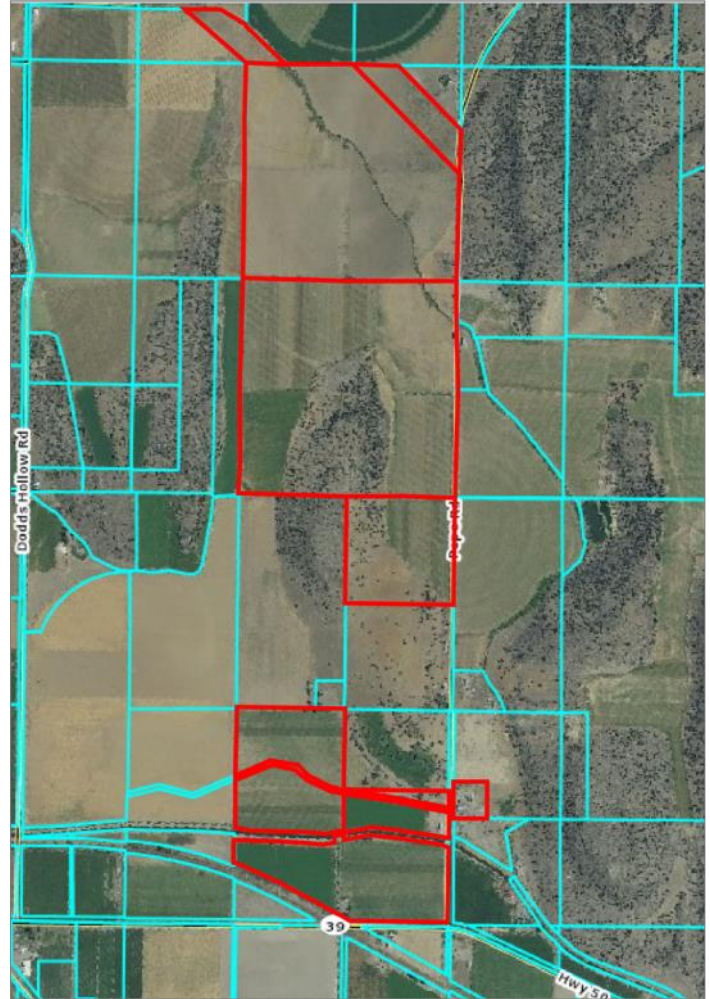
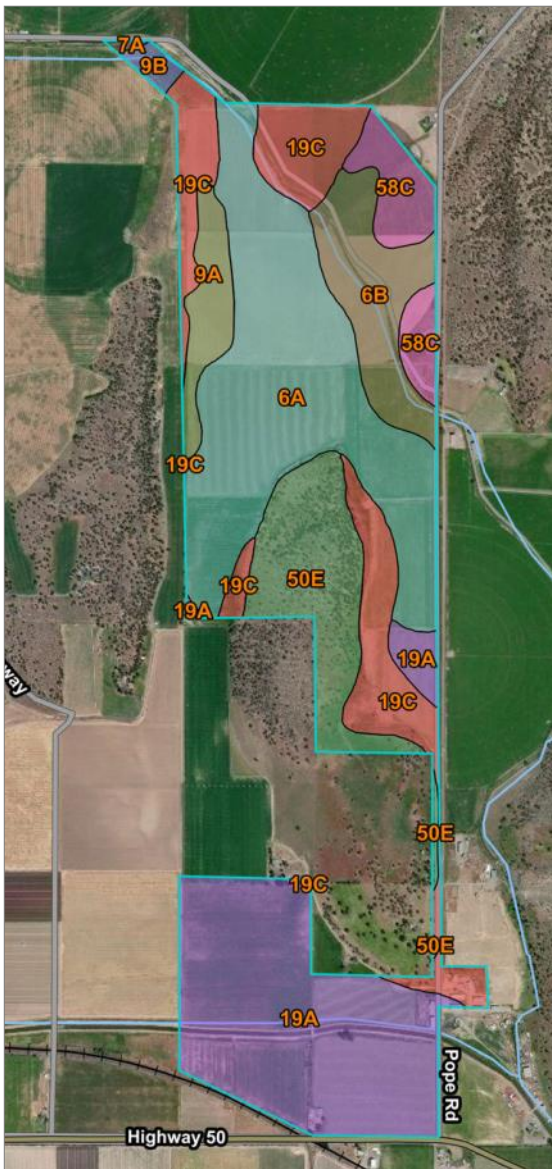


33550 Hwy 97 N/PO Bx 489
Chiloquin, Oregon 97624
541-783-2759/Fax 541-783-2724
CALL: 541-891-5562
Linda@CraterLakeRealtyInc.com
www.CraterLakeRealtyInc.com



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

SOILS



Summary by Map Unit — Klamath County, Oregon, Southern Part (OR640)

symbol	Map unit name	Acres in AOI	Per- cent of AOI
6A	Calimus fine sandy loam, 0 to 2 percent slopes	140.5	28.7%
6B	Calimus fine sandy loam, 2 to 5 percent slopes	41.1	8.4%
7A	Calimus loam, 0 to 2 percent slopes, low precip, MLRA 21	0.8	0.2%
9A	Capona loam, 0 to 2 percent slopes	18.9	3.9%
9B	Capona loam, 2 to 5 percent slopes	4.0	0.8%
19A	Fordney loamy fine sand, 0 to 2 percent slopes, north, MLRA 21	127.6	26.1%
19C	Fordney loamy fine sand, 2 to 20 percent slopes	77.4	15.8%
50E	Lorella very stony loam, 2 to 35 percent south slopes	53.8	11.0%
58C	Modoc fine sandy loam, 5 to 15 percent slopes	24.6	5.0%
Totals for Area of Interest		488.8	100.0%

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.

SOILS CONTINUED

Map symbol and soil name	Land capability	Barley	Irish potatoes	Oats	Spring wheat	Wheat	Alfalfa hay	Annual hay crop	Grass-legume hay	Pasture
		<i>Bu</i>	<i>Cwt</i>	<i>Bu</i>	<i>Bu</i>	<i>Bu</i>	<i>Tons</i>	<i>Tons</i>	<i>Tons</i>	<i>AUM</i>
6A—Calimus fine sandy loam, 0 to 2 percent slopes										
Calimus	2c	105	370	185	—	100	6.00	4.00	—	10.0
6B—Calimus fine sandy loam, 2 to 5 percent slopes										
Calimus	2e	105	370	185	—	100	6.00	4.00	—	10.0
7A—Calimus loam, 0 to 2 percent slopes, low precip,										
Calimus	2c	105	370	185	—	100	6.00	4.00	—	10.0
Calimus, fsl	2c	105	370	—	100	—	6.00	4.00	—	10.0
9A—Capona loam, 0 to 2 percent slopes										
Capona	3s	95	370	185	—	90	5.00	—	—	10.0
9B—Capona loam, 2 to 5 percent slopes										
Capona	3e	95	370	185	—	90	5.00	—	—	10.0
19A—Fordney loamy fine sand, 0 to 2 percent slopes, north, MLRA 21										
Fordney	3s	95	330	185	—	80	6.00	—	—	9.0
19C—Fordney loamy fine sand, 2 to 20 percent slopes										
Fordney	4e	95	330	185	—	80	6.00	3.50	—	9.0
50E—Lorella very stony loam, 2 to 35 percent south slopes										
Lorella, south	—	—	—	—	—	—	—	—	—	—
58C—Modoc fine sandy loam, 5 to 15 percent slopes										
Modoc	3e	95	—	185	—	90	5.00	—	4.50	10.0



HISTORIC POPE RANCH

Listings as of 04/07/20 at 2:24pm

Active 02/28/20

County: Klamath

21021 Hwy 50 Rd, Merrill, OR 97633-9735
Cross St: Pope Road



Property Type	Farm	Property Subtype	Farm
Area	SE Klamath County		
Beds	3	Approx Square Feet	1420 Assessor
Baths	1 (1 0)	Price/Sq Ft	\$1,373.24
		Lot Sq Ft (approx)	20500643 ((Assessor))
Tax Acct Num	R105638	Lot Acres (approx)	470.6300
DOM/CDOM	39/39		

Agency Representation Yes
Tax Years 2019
Township 40S
Section 33
of Living Units 1
Land Owner
Occupancy
Flood N/A

Crops IncludedNo
Water Costs 20553.28

Approx Miles to Town 4.00
Water Rights 363.93
Acres
Government Sides No
Irrigation Source District, On Site Well
Irrigation Equipment Center Pivot, Mainline, Pumps, Wheel Line
Water Rights Type Permitted
Fencing Barbed Wire, Cross Fencing, Perimeter
Restrictions Access Recorded, Subject to Zoning

Road Surface Asphalt
Power Source Public Utility, Solar

Existing Financing Possession None
Negotiable

Main Home Type Site Built
Taxes 3596.92
Range 11E
Zoning EFU-C
Sale Standard
Approval
Phone Listing Licensee
Ownership
Approx. Carrying Cap 20 pair
Crops alfalfa, garlic, pasture
Irrigated Acres Sprinkler
Farm No
Equipment
Secluded No

Terrain Level, Rolling

District Type Klamath

Water Rights Yes

Minerals Gas/Oil Rights/Incl

Outbuildings Grain Bin, Hay Barn
Road County Road

Frontage

Heat Source Wood/Pellet

Documents Aerial Photos, Legal Description, Photos, Plat Maps, Well Data on File

Water/Sewer Septic tank, Well

Presented By:

Cynthia Combs
Lic: 970600240
Primary: 541-891-3580
Secondary:
Other: 541-783-2536
E-mail: ccombsforsale@gmail.com
Web Page:

Crater Lake Realty, Inc.
Office Lic.: 200270235
33550 N Highway 97
Chiloquin, OR 97624
541-783-2759
Fax : 541-783-2724
See our listings online:
CraterLakeRealtyInc.com

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