

# CROWN NURSERY FARM!



479 acres of organic top producing soils, with an excellent high volume well, plus pressurized district water. Includes pumps and buried mainline. Located in a private setting against a lightly forested hillside. Grows seed potatoes, garlic, strawberry plants and other specialty crops as well as alfalfa and grain. 2 homes, garage, hay shed, older potato shed for storage.

MLS #103001529 \$2,200,000



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

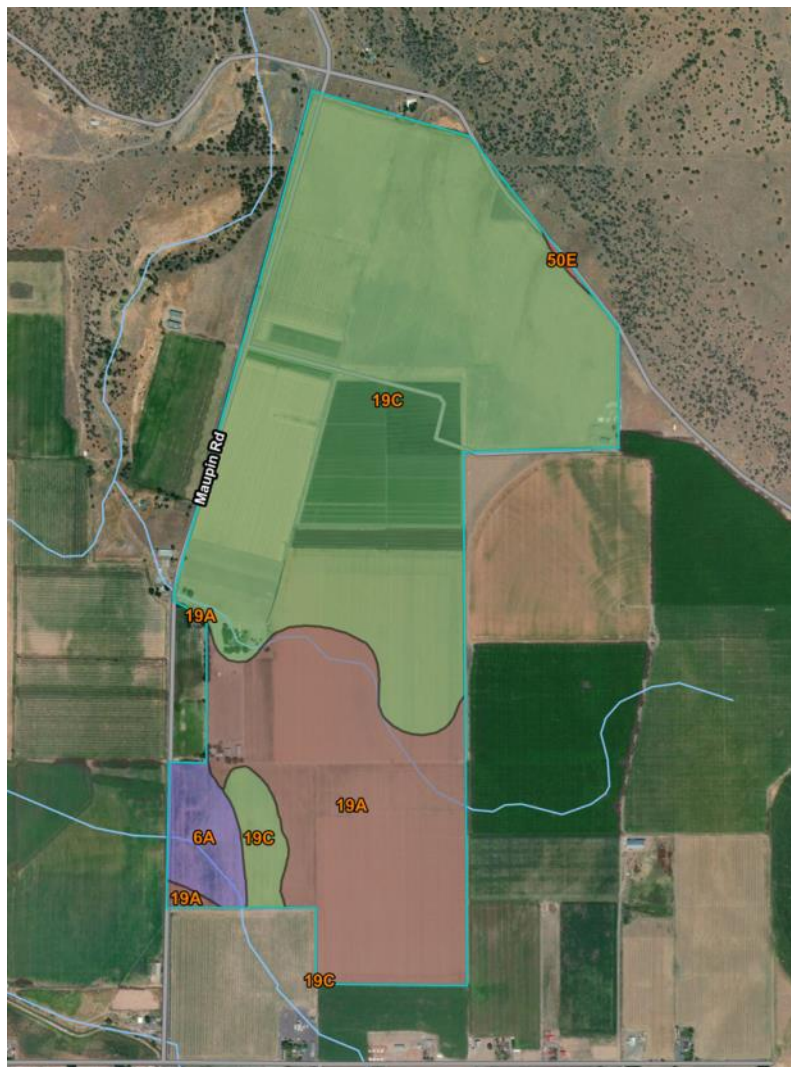
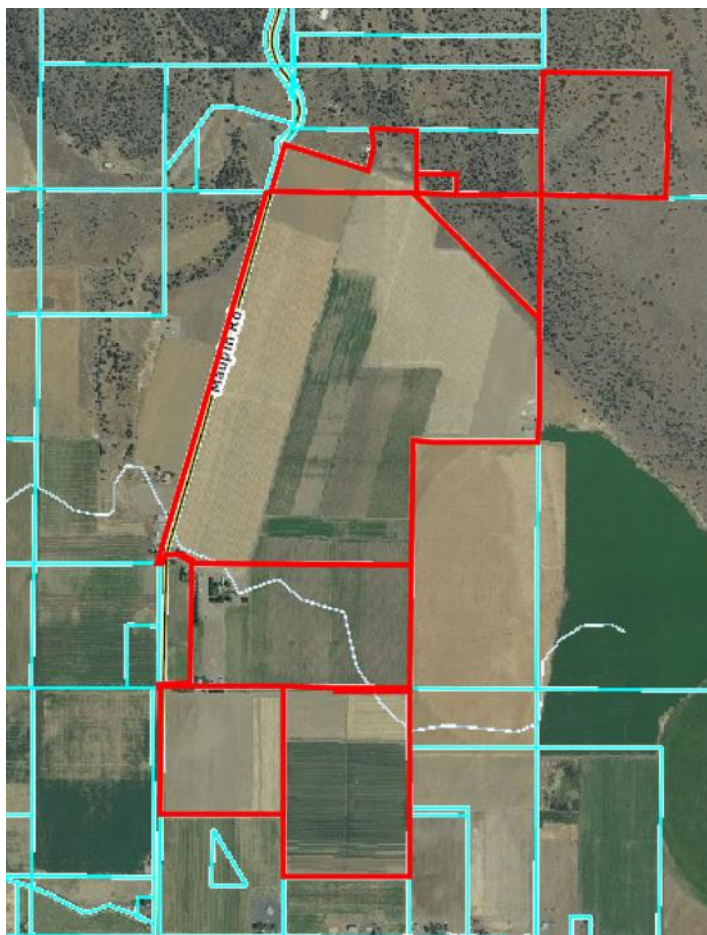
**CALL: 541-891-5562**

Linda@CraterLakeRealtyInc.com  
www.CraterLakeRealtyInc.com





# CROWN NURSERY FARM soils



| Map symbol and soil name   | Acres | % of Acres | Land capability | Alfalfa hay | Hay crop    | Pasture    | Barley    | Irish Spuds | 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  | 15.9  | 3.70%      | 2c              | 6           | 4           | 10         | 105       | 370         | 185       | 100       |
| 19A—Fordney loamy fine sand, 0 to 2 percent slopes, north, MLRA 21 |       |            |                 |             |             |            |           |             |           |           |
| Fordney  | 114.2 | 26.80%     | 3s              | 6           | —           | 9          | 95        | 330         | 185       | 80        |
| 19C—Fordney loamy fine sand, 2 to 20 percent slopes                |       |            |                 |             |             |            |           |             |           |           |
| Fordney  | 295.8 | 69.30%     | 4e              | 6           | 3.5         | 9          | 95        | 330         | 185       | 80        |
| 50E—Lorella very stony loam, 2 to 35 percent south slopes          |       |            |                 |             |             |            |           |             |           |           |
| Lorella, south   | 0.6   | 0.10%      | —               | —           | —           | —          | —         | —           | —         | —         |



<https://view.paradym.com/4341572>



More info:  
<https://bit.ly/2KGvJ8m>


*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.*



# CROWN NURSERY FARM!



Listings as of 05/08/19 at 11:22am

|   |                      |  |                           |
|---|----------------------|--|---------------------------|
| <b>Active 05/08/19</b>  |                      | <b>19333-18981 Maupin Rd, Malin, OR 97632-9503</b> |                           |
| <b>County: Klamath</b>  |                      | <b>Cross St: Transformer Rd</b>                    |                           |
|  | <b>Property Type</b> | Farm   | <b>Property Subtype</b>   |
|   | <b>Area</b>          | SE Klamath County                                  | Farm                      |
|   | <b>Beds</b>          | 3  | <b>Approx Square Feet</b> |
|   | <b>Baths(FH)</b>     | 2 (2 0)  | 1800 Assessor             |
|   | <b>Tax Acct N</b>    | R628468  | <b>Price/Sq Ft</b>        |
|   | <b>DOM/CDOM</b>      | 43/43  | \$1,611.11                |
|   |                      |  | <b>Lot Sq Ft (approx)</b> |
|   |                      |  | 20865240                  |
|   |                      |  | <b>Lot Acres (approx)</b> |
|   |                      |  | 479.0000                  |

**Directions** <https://goo.gl/maps/BvrJSYDJGkQ2> From Malin, head west on Hwy 50 to Drazil Rd. Turn right for 2 mi to Transformer Rd. Turn right for .8 mi to Maupin Rd, then turn left on Maupin Rd for .8 mi to address on left.

**Marketing Remark** Crown Nursery Farm! 479 acres. Organic top producing soils, excellent high volume well, pumps and buried mainline plus district water. Grows seed potatoes, garlic, strawberries and other specialty crops as well as alfalfa and grain. 2 homes, garage, hay shed, older potato shed for storage. Private setting against hillside. Available for planting this season.

|                                      |   |                             |   |
|--------------------------------------|---|-----------------------------|---|
| <b>Agncy Representation</b>          | Yes   | <b>Main Home Type</b>       | Site Built  |
| <b>Tax Years</b>                     | 2017  | <b>Taxes</b>                | 1718.62   |
| <b>Township</b>                      | 40S   | <b>Range</b>                | 12E   |
| <b>Section</b>                       | 34  | <b>Zoning</b>               | EFU-C   |
| <b># of Living Units</b>             | 2   | <b>Sale Approval</b>        | Normal  |
| <b>Land Occupancy</b>                | Owner   | <b>Phone Ownership</b>      | Listing Licensee  |
| <b>Text Ownership</b>                | Listing Licensee                                  | <b>Flood</b>                | N/A   |
| <b>Crops</b>                         | seed potatoes, garlic, alfalfa, grain, strawberry | <b>Production</b>           | also some specialty crops   |
| <b>Water Costs</b>                   | 19418.00  | <b>Approx Acres Range</b>   | 30  |
| <b>Approx Miles to Town</b>          | 3.80  | <b>Water Rights Acreage</b> | 365.36  |
| <b>Irrigation Well GPM</b>           | 1060.00   | <b>Pre - 1978</b>           | Yes   |
| <b>Special Financing</b>             | none  | <b>Secluded</b>             | No  |
| <b>Government Sides</b>              | No  | <b>Elementary School</b>    | KL Malin  |
| <b>Agricultural Class</b>            | Class 2, Class 3, Class 4                         | <b>Terrain</b>              | Hillside, Level, Rolling  |
| <b>Irrigation Source</b>             | District, On Site Well                            | <b>District Type</b>        | Shasta  |
| <b>Irrigation Equipment</b>          | Mainline, Pumps                                   | <b>Water Rights</b>         | Yes   |
| <b>Water Rights Type</b>             | Permitted   | <b>Fencing</b>              | Barbed Wire, Perimeter  |
| <b>Outbuildings</b>                  | Garage(s), Hay Barn, Workshop                     | <b>Restrictions</b>         | Easement/Rght-of-Way, Subject to Zoning                           |
| <b>Road Frontage</b>                 | County Road                                       | <b>Road Surface</b>         | Asphalt   |
| <b>Power Source</b>                  | Public Utility                                    | <b>Documents on File</b>    | Aerial Photos, Brochures, Legal Description, Plat Maps, Well Data |
| <b>Existing Financing Possession</b> | None Negotiable                                   | <b>Water/Sewer</b>          | Septic tank, Well   |

**Presented By:**



**Linda L. Long**  
Lic: 780302024  
Primary: 541-891-5562  
Secondary:  
Other:

E-mail: [Linda@craterlakerealtyinc.com](mailto:Linda@craterlakerealtyinc.com)  
Web Page: [CraterLakeRealtyInc.com](http://CraterLakeRealtyInc.com)

**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**

May 2019