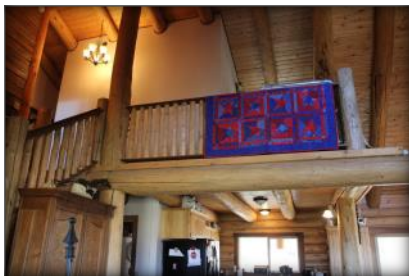


Beautiful Homestead Log Home

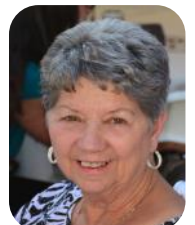
BEAUTIFUL HOMESTEAD LOG HOME with approximately 50 acres with irrigation and hillside that is great for winter turnout for horses or cows. Includes wheel line and handline and underground main line. Home is 2100 SQ FT 3bed-room 2.5 bath, with a nice view of the valley and Stukel mountain. and front and back covered decks to sit and watch the deer, quail and other critters. 35X60 Quonset shop with 220 power and concrete floor, several cross fenced areas for the horses, cows or maybe even some 4-H animals.



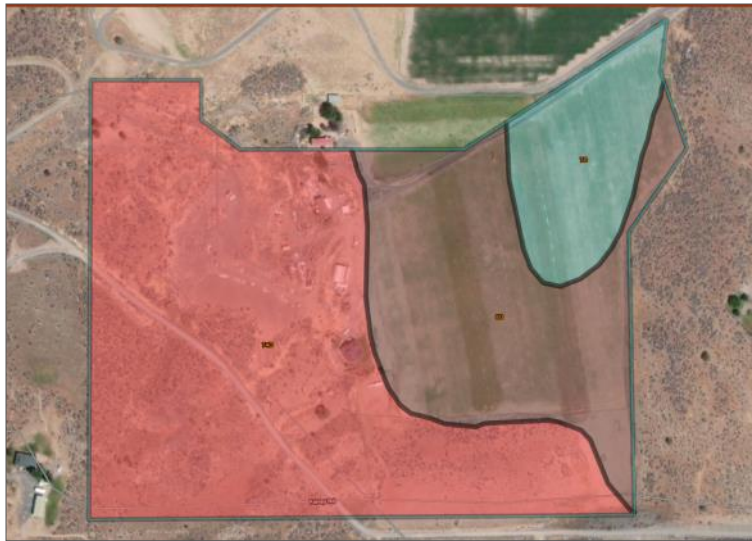
Klamath County MLS #103007878 \$640,000



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Soils for 48+/- acres

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

Map symbol	Rating	Acres	% AOI
7B	Calimus loam, 2 to 5 percent slopes	5.2	11.4%
8D	Calimus-Capona loams, 15 to 35 percent slopes	13.1	28.6%
74D	Stukel-Capona loams, 15 to 25 percent slopes	27.6	60.1%
Totals for Area of Interest		46.0	100.0%

Map symbol and soil name	Land capability	Alfalfa hay	Annual hay	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>
7B—Calimus loam, 2 to 5 percent slopes								
Calimus	2e	6.00	4.00	10.0	105	370	185	100
8D—Calimus-Capona loams, 15 to 35 percent slopes								
Calimus	—	—	—	7.0	—	—	—	—
Capona	—	—	—	—	—	—	—	—
74D—Stukel-Capona loams, 15 to 25 percent slopes								
Stukel	—	—	—	—	—	—	—	—
Capona	—	—	—	—	—	—	—	—

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. Property lines are approximated.



Beautiful Homestead Log Home

Active 11/05/19

County: Klamath

Cross St: Highway 39



Property Type
Area
Beds
Baths
Year Built
Tax Acct Num
DOM/CDOM

Residential
East Klamath Falls
3
3 (2 1)
2008
890757
140/140

Property Subtype

Approx Square Feet
Price/Sq Ft
Lot Sq Ft (approx)
Lot Acres (approx)

Rural Residential

3072 Assessor
\$208.33
2129648 ((Assessor))
48

Agency Yes
Represent
Tax Years 2018-19
Township 41
Section 30
Zoning EFUC
CC&R No

Year Built Assessor
Source
Taxes 787.79
Range 10
Tax Lot # 1900, 2000
Sale Approval Standard

General Information

Pre - 1978 No
Rented No
Laundry In No
Garage?
Terrain Hillside, Rolling
Irrigated Yes

Assessments No
Sign NO
Out Building 35X60 quonset
Size(s)
Secluded Partial
Elementary KL Lost River
School
High School KL Lost River

Middle KL Lost River
School

Rooms

Entry Main
Dining Area Main
Living/Great Main
Room
Master Bath Lower
Bath 3 Main
Bedroom 2 Upper
Levels Two

Kitchen Main
Laundry/Utility Main
Den/Study Upper

Bath 2 Upper
Master Bedroom Main
Bedroom 3 Upper
Addl Dwelling Yes
Unit
Dwelling Yes
Permitted?

Main 2100
Dwelling
SqFt
Style Log
Exterior Log

Construction Log
Perimeter Concrete Perimeter
Foundation
Substructure Crawlspace

Concrete Block
Type
Garage None
Heat Source Electric, Wood/Pellet
Stove Type Pellet, Freestanding, Certified-Yes
Sewer Septic Tank

Other Parking Carport
Heat Type Stove, See Remarks
Air Conditioning None
Household Water Shared Well, Well
Avlb

Roof Composition
Dwelling Detached
Type
Lawn Type Partial
Exterior Deck
Features
Appliances Refrigerator, Dishwasher, Water Heater

Improvements 2 Family Setup, Horse Facility, Existing Hardship, Addtl Dwelling Unit
Landscaping Lawn, Sprinkler System

Water Electric
Heater Type
Windows Vinyl
Street Private Access, Easement, Unpaved
Power Public Utility
Source
Equipment See Remarks
Included

Sprinkler Type Partial
Interior Features Ceiling Fan(s), Dbl. Paned Windows, Vaulted Ceiling, Walk - In Closet

Refrigerator Freestanding
Type
Flooring Carpet, Wood, Tile

View Territorial, Valley, Mountains
Communications Satellite System
Irrigation Source Well

Possession Tenant Rights, Negotiable, See Remarks



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