

Riverfront Pasture Ranch

58 acres productive private setting with 3 bedroom, 3 bath upgraded home & garage. Cross fenced, 54.6 easily flood irrigated, KID A water, with NO pumping cost. Quality grasses run 90 cows and calves for the grazing season. Includes enclosed arena, stalls, tack room, roping arena, Powder River chute & squeeze, Behlen steel panels and Mighty Mule electric entrance gate. Additional shop and equipment storage building. Don't miss out on this lovely place to raise horses, 4-H/FFA projects, cattle and crops. Quality schools!

Klamath County, Oregon MLS #103006988 \$689,000



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



CALL: 541-281-2180

AndraLeighCampbell@gmail.com







Soils Info



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

Map unit symbol	Map unit name	Acres in AOI	Percent of AOI
19A	Fordney loamy fine sand, 0 to 2 percent slopes, north, MLRA 21	42.5	70.6%
23A	Harriman loam, 0 to 2 percent slopes	8.0	13.2%
40	Laki-Henley loams	9.5	15.7%
W	Water	0.2	0.4%
Totals for Area of Interest		60.2	100.0%

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>
19A—Fordney loamy fine sand, 0 to 2 percent slopes, north, MLRA 21								
Fordney	3s	6.00	—	9.0	95	330	185	80
23A—Harriman loam, 0 to 2 percent slopes								
Harriman	3c	6.00	4.00	10.0	105	370	185	100
40—Laki-Henley loams								
Laki	4s	5.50	3.50	10.0	95	300	150	90
Henley	4w	3.50	3.00	7.0	85	—	125	70
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. It is the Buyer's responsibility to confirm this information previous to purchasing this property.

Listings as of 10/29/19 at 7:20am

Active 09/26/19	Listing # 3006988	20535 Hwy 39, Klamath Falls, OR 97603		
	County: Klamath	Cross St: Anderson		
	Property Type	Farm	Property Subtype	Grazing
	Area	East Klamath Falls		
	Beds	3	Approx Square Feet	3896
	Baths(FH)	3 (3 0)	Price/Sq Ft	\$191.74
	Year Built	1972	Lot Sq Ft (approx)	2528658
	Tax Acct N	100152	Lot Acres (approx)	58.0500
	DOM/CDOM	33/33		

Directions From the Y, go south on Hwy 39 for 12.3 miles to address on left. 1.7 miles to Merrill.



<https://view.paradym.com/4420584>



Agncy Representation	Yes	Main Home Type	Site Built
Tax Years	2018	Taxes	1905.75
Township	40	Range	10
Section	35	Zoning	EFU-C
# of Living Units	1	Sale Approval	Standard
Land Occupancy	Owner	Flood	Unknown
Approx. Carrying Cap	60 pair	Season/Year Round	Seasonal
Water Costs	75.00	Irrigated Acres	Flood
Approx Miles to Town	12.30	Farm Equipment	No
Pre - 1978	Yes	Secluded	No
Government Sides	No	Inclusions	ON FILE
Exclusions	Galvanized (10') & Priefert panels	Agricultural Class	Class 1, Class 2
Terrain	Level, Rolling	Irrigation Source	District
District Type	Klamath	Irrigation Equipment	None
Water Rights	Yes	Water Rights Type	Class A
Water	Stream(s)	Fencing	Cross Fencing, Perimeter, Wire
Outbuildings	Chutes, Corrals, Equipment Barn, Garage(s), Livestock Barn, Workshop, Stable(s)	Restrictions	Access Recorded, Subject to Zoning
Road Frontage	Highway	Road Surface	Gravel
Heat Source	Electric, Oil	Power Source	Public Utility
Documents on File	Aerial Photos, Brochures, Easements, Legal Description, Photos, Plat Maps, Well Data	Water/Sewer	Septic tank, Well
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



CALL: 541-281-2180

AndraLeighCampbell@gmail.com

