

Swan Lake Basin Ranch



This scenic productive ranch contains 1.028 acres with 550 acres irrigable from two wells testing 2700 GPM for the Swan Lake Well, and 3000 GPM for the Mitchell well. Retirement from long time family operation creates this unique opportunity!

Quality soils produce potatoes, alfalfa, grain and grasses for pasture with 18+/- wheel lines on approximately 420 acres, plus flood irrigation with checks, pipe and risers on approximately 130 acres.

Balance of approximately 478 acres offers timbered ground ideal for deer, antelope and other wildlife as well as recreation rights on the ranch.

Improvements include:

- Main home: 5 bedroom 3 bath
- 3 additional manufactured homes
- 4 hay barns
- 4 grain bins with air circulation, in & out ladders, 3 phase electric sweeps
- 2 shops with equipment storage, one with nice ranch office
- 2-100HP well pumps, and 2-65HP booster pumps
- Ranch feedlot and corrals

<http://view.paradym.com/4514183>

VisualTour®



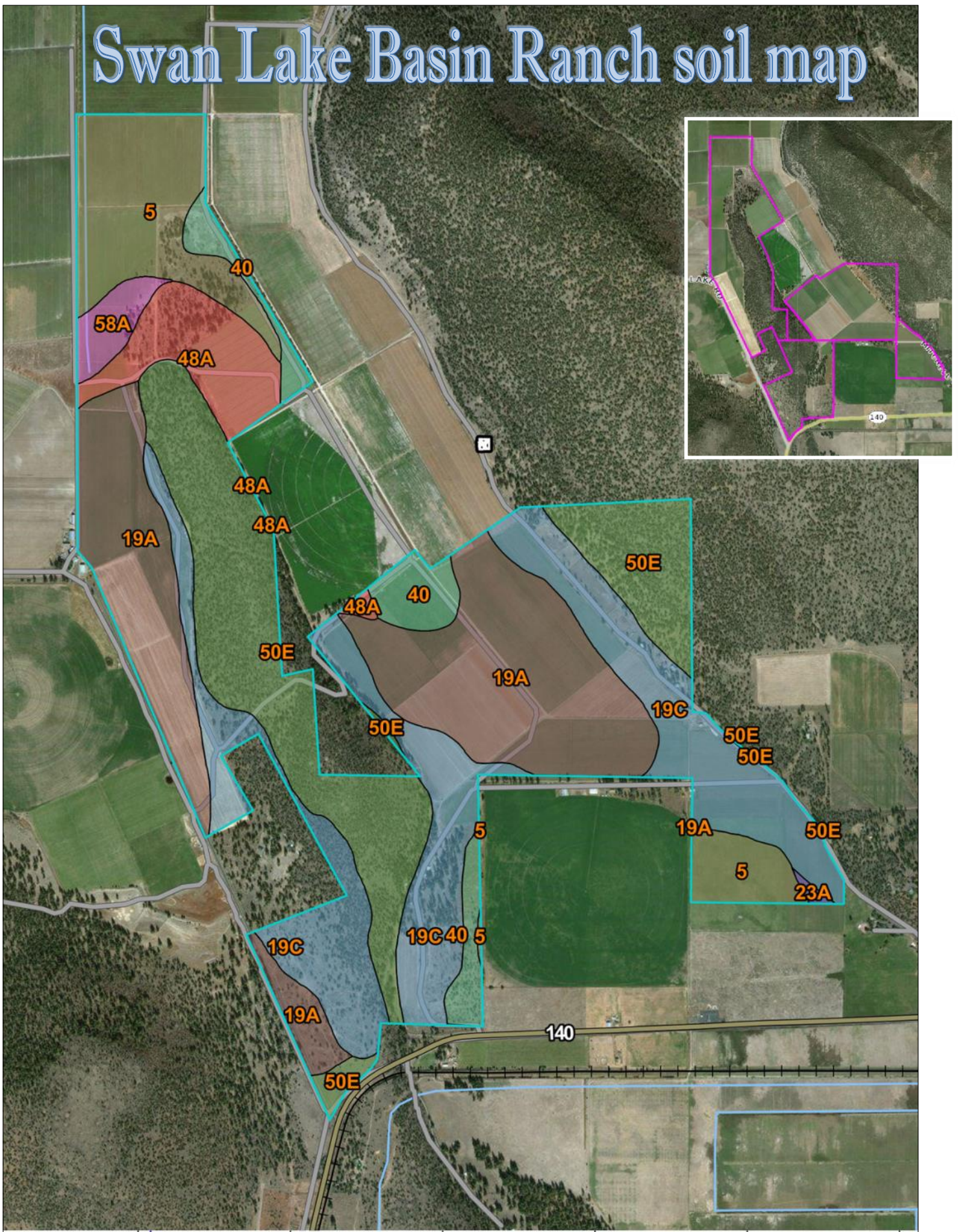
2019 property taxes were \$\$4,710.03, pumping costs were approximately \$41,000.

The Swan Lake well is shared with one family member and another farmer, set up for secure water distribution from the very large original ranch holding. As two holdings were sold, one to a nephew and one to another farming venture, it was important to distribute the water rights and use long term, done through Oregon Water Resources approval, with the seller retaining the majority share. A copy of the Swan Lake well cost share is available, as is the signed well agreement. **Priced at \$3,750,000 MLS #220103472**



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Swan Lake Basin Ranch soil map



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.

Map unit symbol	Map unit name	Acres in AOI	Percent of AOI
5	Calder silt loam	119.6	11.7%
19A	Fordney loamy fine sand, 0 to 2 percent slopes, north, MLRA 21	274.9	26.8%
19C	Fordney loamy fine sand, 2 to 20 percent slopes	267.2	26.0%
23A	Harriman loam, 0 to 2 percent slopes	1.8	0.2%
40	Laki-Henley loams	50.1	4.9%
48A	Lobert loam, 0 to 2 percent slopes	59.3	5.8%
50E	Lorella very stony loam, 2 to 35 percent south slopes	235.1	22.9%
58A	Modoc fine sandy loam, 0 to 2 percent slopes	17.7	1.7%
Totals for Area of Interest		1,025.6	100.0%

Soil Data

Map symbol and soil name	Land ca- pability	Alfalfa hay	Annual hay crop	Grass- legume hay	Pasture	Barley	Irish pota- toes	Oats	Wheat
		<i>Tons</i>	<i>Tons</i>	<i>Tons</i>	<i>AUM</i>	<i>Bu</i>	<i>Cwt</i>	<i>Bu</i>	<i>Bu</i>
5—Calder silt loam									
Calder	4s	—	2.00	—	6.5	50	—	95	—
19A—Fordney loamy fine sand, 0 to 2 per- cent slopes, north, MLRA 21									
Fordney	3s	6.00	—	—	9.0	95	330	185	80
19C—Fordney loamy fine sand, 2 to 20 per- cent slopes									
Fordney	4e	6.00	3.50	—	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
48A—Lobert loam, 0 to 2 percent slopes									
Lobert	4c	3.00	2.50	—	7.5	—	—	—	—
50E—Lorella very stony loam, 2 to 35 per- cent south slopes									
Lorella, south	—	—	—	—	—	—	—	—	—
58A—Modoc fine sandy loam, 0 to 2 per- cent slopes									
Modoc	3s	5.00	—	4.50	10.0	95	—	185	90

Swan Lake Basin Ranch

County: Klamath

325 Swan Lake Rd, Klamath Falls, OR 97603-8702
Cross St: Hwy 140 E



Property Type	Farm and Ranch	Property Subtype	Farm
Area	NE Klamath County		
Beds	5		
Baths(FH)	3 (3 0)	Price/Sq Ft	\$
Year Built	1997	Lot Sq Ft (approx)	44792748 ((Assessor))
Tax Acct N	R455233	Lot Acres (approx)	1028.3000
DOM/CDOM	14/14		

Directions <https://goo.gl/maps/Jb4YfrXRbbD2> From the Y" travel east for 9.4 miles to Swan Lake Rd. Turn L for 1/10 mile to driveway on R.

Marketing Remark This scenic productive ranch contains 1,028 acres with 550 acres irrigable from two wells testing 2700 GPM for the Swan Lake Well, and 3000 GPM for the Mitchell well. Retirement from long time family operation creates this unique opportunity! Quality soils produce potatoes, alfalfa, grain and grasses for pasture with 18+/- wheel lines on approximately 420 acres, plus flood irrigation with checks, pipe and risers on approximately 130 acres. Balance of approximately 478 acres offers timbered ground ideal for deer, antelope and other wildlife as well as recreation rights on the ranch. Improvements include: ~main home: 5 bedroom 3 bath ~3 additional manufactured homes ~4 hay barns ~4 grain bins with air circulation, in & out ladders ~3 phase electric sweeps ~2 shops with equipment storage, one with nice ranch office ~2-100HP well pumps, and 2-65HP booster pumps ~ranch feedlot and corrals.

Agncy Representation	Yes	Main Home Type	Manufactured
Tax Years	2017	Taxes	
Township	38S	Range	10E
Section	25	Zoning	EFU-CG
# of Living Units	4	Sale Approval	Normal
Land Occupancy	Owner	Text Ownership	Listing Licensee
Flood	N/A	Crops Included	Yes
Crops	inclusion negotiable	Production	5T alf, 3.5T grass, 4T grains
Pumping Costs	41000.00	Approx Acres Timber	80.00
Approx Miles to Town	9.50	Farm Equipment	No
Water Rights Acreage	550.00	Irrigation Well GPM	3000.00
Pre - 1978	No	Special Financing	Seller may consider carrying 1st with approved credit and sufficient down payment.
Secluded	No	Government Sides	No
Elementary School	KL Bonanza	Middle School	KL Bonanza
High School	KL Bonanza	Agricultural Class	Class 3, Class 4
Terrain	Above Grade, Cleared, Level, Partially Wooded, Rolling	Irrigation Source	On Site Well, Sprinkled, Gravity - Flood
Irrigation Equipment	Mainline, Pumps, Wheel Line	Water Rights	Yes
Water Rights Type	Permitted	Fencing	Barbed Wire, Wood
Outbuildings	Corrals, Equipment Barn, Fuel Tank Above Grnd, Garage(s), Grain Bin, Hay Barn, Workshop	Restrictions	Easement/Right-of-Way, Subject to Zoning
Road Frontage	County Road, Highway	Road Surface	Asphalt, Gravel
Heat Source	Electric, Oil	Power Source	Public Utility
Documents on File	Aerial Photos, ASCS Information, Brochures, Easements, Legal Description, Photos, Plat Maps, Rights of Way, Survey, Topography Map, Well Data	Water/Sewer	Septic tank, Well
Possession	Negotiable		

Presented By:



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