

Williamson River Frontage!

River Bend Ranch on the Williamson River! Refurbished "forever" log home with 3 bedrooms, 3 updated baths, plus large loft and finished basement, updated kitchen and dining room, expansive decks overhanging the river.

Additionally included is a fully appointed, recently updated guest cabin with its own deck, 1440 square foot shop/garage with 3 attached live-stock or horse shelters, working cattle corrals, fenced pastures, plus much more all on 113 acres with district irrigation.

The property features 1/3 of a mile of river frontage known for trophy sized Rainbow Trout, plus a floating dock for access to miles of calm, picturesque Williamson River magic.

Located only 37 miles from Crater Lake Nat'l Park, Sky Lakes Wilderness and thousands of square miles of Forest Service ground for hiking, riding, camping and hunting, and located under the Pacific Flyway for Migratory Birds. As a VRBO this fabulous home has rented for \$600/night, plus the guest house at \$150/night!

\$1,600,000, Klamath County, south central Oregon MLS #220111800



VRBO listing: <https://bit.ly/VRBO2444197>

Typical review: Everything about our stay, this house and location exceeded our expectations. The house itself is amazing and has everything one needs to enjoy and relax. Marcin K.



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

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Crater Lake Realty, Inc.
Chiloquin, Oregon
Linda Long, Principal Broker/Owner
541-891-5562
Linda@CraterLakeRealtyInc.com
Andra Campbell, Broker
541-281-2180
AndraLeighCampbell@gmail.com



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guest cabin

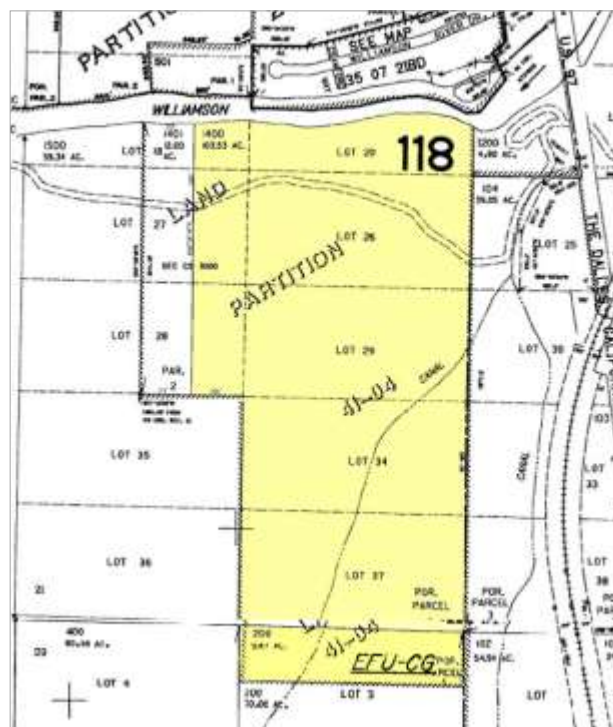
“Studio” type abode with full kitchen, bath, sitting area, sleeping area, and its own decks. Listed on VRBO for \$150/night.

VRBO listing: <https://bit.ly/VRBO2510575>





Soils



Klamath County, Oregon, Southern Part

Map symbol and soil name	Land capability	Alfalfa hay	Annual hay crop	Pasture	Barley	Spuds	Oats	Wheat
		<i>Tons</i>	<i>Tons</i>	<i>AUM</i>	<i>Bu</i>	<i>Cwt</i>	<i>Bu</i>	<i>Bu</i>
38—Laki loam								
Laki	4s	5.50	3.50	10.0	95	300	150	90
48A—Lobert loam, 0 to 2 percent slopes								
Lobert	4c	3.00	2.50	7.5	—	—	—	—

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

symbol	Map unit name	Acres in AOI	Percent of AOI
38	Laki loam	0.5	0.4%
48A	Lobert loam, 0 to 2 percent slopes	110.6	99.6%
Totals for Area of Interest		111.1	100.0%



<https://view.paradym.com/4565676>



1440 square foot garage and shop with 3 livestock or horse stalls under lean-to.



Parcel Number: 248431
Property Sub Type: Single Family Residence
Subdivision Name: N/A
Lot Size Square Feet: 4,922,280
Year Built: 1979
Zoning: EFU-CG
Additional Parcels: Yes
Additional Parcels Description: 3507-02800-00200
Bathrooms Full: 3
Bathrooms Half: 0

Main House SqFt: 2,802 SqFt Source: Appraiser	Lot Size Acres 113	\$1,600,000
3 Bedrooms	3 Total Bathrooms	Active DOM: 0 CDOM: 0

Public Remarks: River Bend Ranch on the Williamson River! Refurbished "forever" log home with 3 bedrooms, 3 updated baths, plus large loft and finished basement, updated kitchen and dining room, expansive decks overhanging the river. Additionally included is a fully appointed, recently updated guest cabin with its own deck, 1440 square foot shop/garage with 3 attached livestock or horse shelters, working cattle corrals, fenced pastures, plus much more all on 113 acres with district irrigation. The property features 1/3 of a mile of river frontage known for trophy sized Rainbow Trout, plus a floating dock for access to miles of calm, picturesque Williamson River magic. Located only 37 miles from Crater Lake Nat'l Park, Sky Lakes Wilderness and thousands of square miles of Forest Service ground for hiking, riding, camping and hunting, and under the Pacific Flyway for Migratory Birds. As a VRBO this fabulous home has rented for \$600/night!

Directions: Hwy 97 to just passed Jeld Wen. Center of Williamson River bridge is an intersection, take WEST turn onto driveway and follow to listing. This is NOT a drive-by.

General Property Information	Interior Information	Exterior Information
Rented: No CC&R's: No FIRPTA: No Association: No Short Term Rental Permit Issued: Yes Elementary School: Chiloquin Elem Middle Or Junior School: Check with District High School: Chiloquin High Tax Annual Amount: \$1,912.41 Tax Year: 2019 Tax Lot: 1400, 200 Tax Map Number: 3507-02800 Potential Tax Liability: Yes Assessment: No Flood: Unknown Senior Community: No	Appliances: Cooktop; Dishwasher; Dryer; Hot Water Recirculating Pump; Microwave; Oven; Range; Range Hood; Refrigerator; Washer; Water Heater; Water Softener Cooling: ENERGY STAR Qualified Equipment; Heat Pump; Wall/Window Unit(s); Zoned Fireplace Features: Family Room; Great Room; Propane; Wood Burning Flooring: Carpet; Hardwood; Tile Heating: Electric; ENERGY STAR Qualified Equipment; Heat Pump; Wood Interior Features: Bidet; Built-in Features; Ceiling Fan(s); Double Vanity; Kitchen Island; Master Downstairs; Open Floorplan; Smart Locks; Soaking Tub; Solid Surface Counters; Stone Counters; Tile Counters; Tile Shower; Vaulted Ceiling(s); Walk-In Closet(s) Rooms: Dining Room; Eating Area; Family Room; Great Room; Jack and Jill Bath; Kitchen; Laundry; Living Room; Loft; Master Bedroom; Mud Room; Sunroom Below Grade Fin Area: 532 Below Grade Fin Area Source: Appraiser Below Grade Fin Area Units: Square Feet Window Features: Skylight(s); Wood Frames Security Features: Carbon Monoxide Detector(s); Smoke Detector(s)	Architectural Style: Log Exterior Features: Courtyard; Deck; Dock; Patio Lot Features: Fenced; Landscaped; Level; Native Plants; Pasture; Wooded Lot Size Acres: 113 Other Structures: Animal Stall(s); Corral(s); Guest House; Poultry Coop; Shed(s); Storage; Workshop Garage: Yes- 2 Spaces Parking Features: Detached; Garage Door Opener; Gated; Gravel; RV Access/Parking Road Frontage Type: Easement; Private Access; Shared Access Road Surface Type: Gravel View: Cascade Mountains; Mountain(s); Panoramic; Ridge; River Waterfront Features: Riverfront Easements: Access; Irrigation Horse Property: Yes
Construction	Listing/Contract Information	Listing Office Information
New Construction: No Accessory Dwelling Unit YN: Yes ADU Permitted: Unknown ADU SqFt: 512 ADU Type: Detached Levels: Three Or More Common Walls: No Common Walls Construction Materials: Log Basement: Finished; Partial Foundation Details: Block Irrigation Source: District; River Power Production: Public Utilities Roof: Metal Sewer: Septic Tank Water Source: Well Irrigation District: Modoc Point Irrigation Water Rights Acres: 102.6 Irrigation Water Rights: Yes	Original List Price: \$1,600,000 List Price per SqFt: \$571.02 Listing Contract Date: 10/30/2020 Special Listing Conditions: Standard Listing Terms: Cash; Conventional Preferred Escrow Company & Officer: Amerititle/Heather	Crater Lake Realty, Inc. Chiloquin, Oregon Linda Long, Principal Broker/Owner 541-891-5562 Linda@CraterLakeRealtyInc.com Andra Campbell, Broker 541-281-2180 AndraLeighCampbell@gmail.com