

Western movie-like setting!

655 acre ranch with huge rock formations, springs, meadows, pines and sage bordering USFS lands. Irrigation well and pump for 120 acres water rights!!! Has produced native and productive improved pasture and grain hay. Included is a redwood sided, 2 bedroom, 2 bath, 2 story home with custom wood cabinets, counters and an attached garage, plus a 24x30' shop with 60'x30' equipment shed. Juniper log and Powder River gates working chute, corrals for ease of cattle handling, plus a 54'x 60' hay barn and two 9' grain bins. If you are looking for an escape to large open spaces this could be your place!



\$699,000 Klamath County MLS #220125639



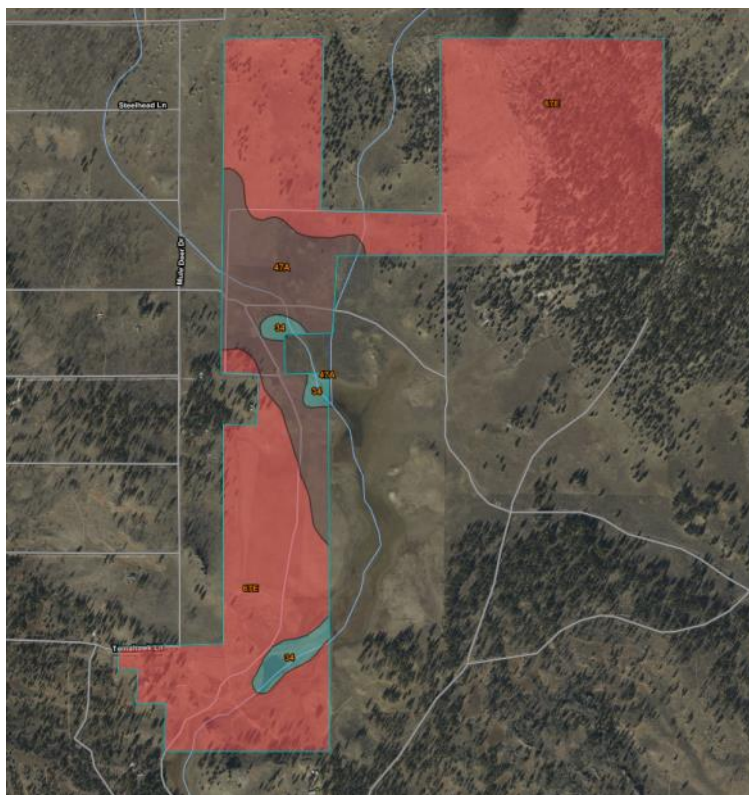
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Chiloquin, Oregon 97624
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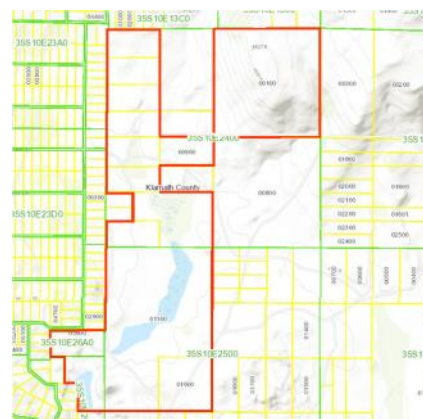
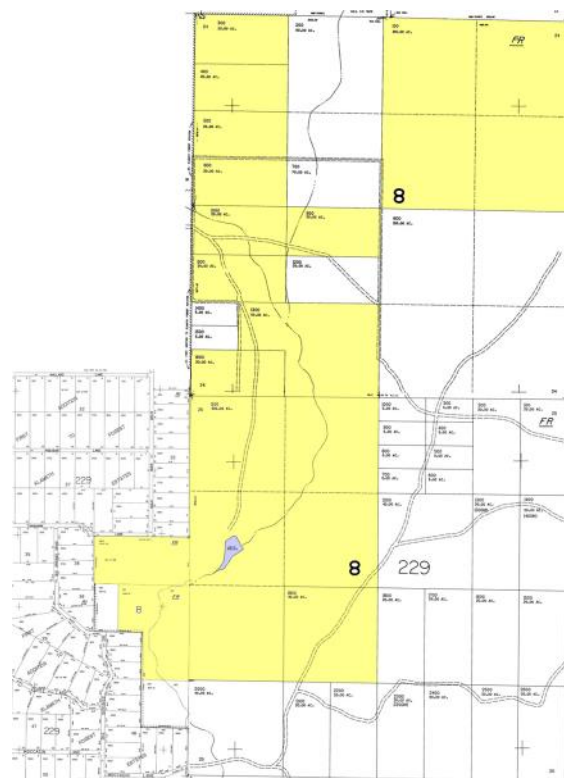
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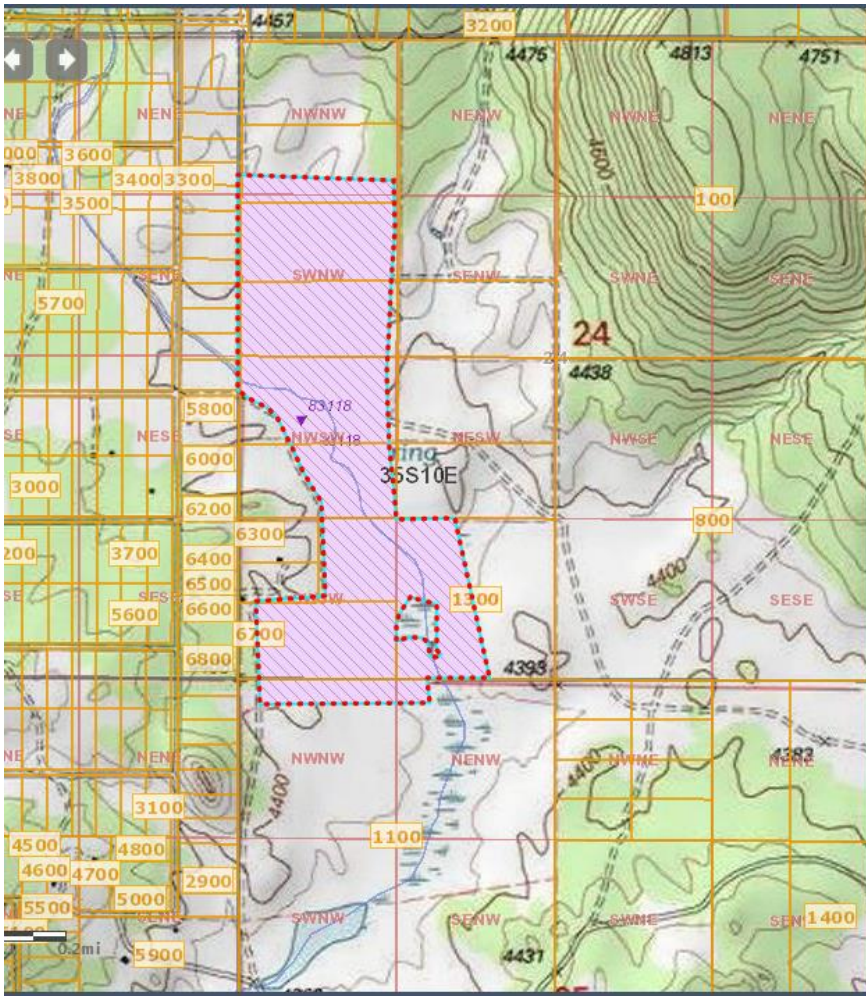
Soils



Summary by Map Unit — Klamath County, Oregon, Southern Part (OR640)				
Map unit symbol	Rating	Acres in AOI	Percent of AOI	
34	Klamath-Ontko-Dilman association	12.5	2.9%	
47A	Lobert sandy loam, 0 to 2 percent slopes	64.3	14.8%	
67E	Rock outcrop-Nuss complex, 5 to 40 % slopes	356.5	82.3%	
Totals for Area of Interest		433.3	100.0%	

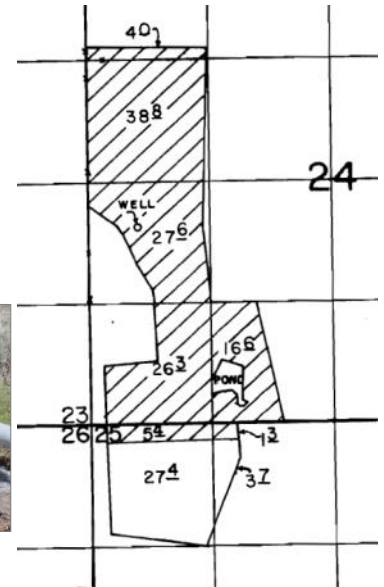
Map symbol and soil name	Land capability	Alfalfa hay	Hay crop	Pasture
		Tons	Tons	AUM
34—Klamath-Ontko-Dilman association				
Klamath	4w	—	2.00	5.0
Ontko	4w	—	2.00	5.0
Dilman	4w	—	2.00	5.0
47A—Lobert sandy loam, 0 to 2 % slopes				
Lobert	4c	3.00	2.50	7.5
67E—Rock outcrop-Nuss complex, 5 to 40 % slopes				
Rock outcrop	—	—	—	—
Nuss	—	—	—	—

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.



water rights

Certificate #83118, confirms the right to use the waters of a well in the Sprague River Basin for irrigation of 120 acres. This right was perfected under Permit G-10344, priority date August 29, 1983.



Klamath County, Oregon lies beneath the Pacific Flyway for Migratory Birds, so if it goes south for the winter or north for the summer, it probably rests here for a bit. Swans, pelicans, herons, egrets, geese, ducks to name a few, along the largest population in the lower 48 states of bald eagles. Besides bird watching, Klamath County offers riding and hiking in the Sky Lakes and Mountain Lakes Wildernesses, as well as thousands of acres of Forest Service and BLM ground. Fishing and hunting abound... home of the world famous trout streams of the Wood River and the Williamson River, plus Klamath and Agency Lakes. Crater Lake National Park lies in central county.

For more information visit <https://discoverklamath.com/>



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Farm MLS#220125639
25325 Moccasin Lane
Sprague River, OR 97639
County: Klamath
Section: Not Applicable
Cross Street: Big Springs

Main House SqFt: 1,416
SqFt Source: Assessor

Lot Size Acres
655

\$699,000

2
Bedrooms

2
Total Bathrooms

Active
DOM: 9 CDOM: 9



Parcel Number: R256564
Property Sub Type: Ranch
Subdivision Name: Sprague River
Lot Size Square Feet: 28,531,800
Year Built: 1979
Zoning: FR & EFU & NR
Additional Parcels: Yes
Additional Parcels Description: See attached docs

Public Remarks: WESTERN MOVIE-LIKE SETTING on 655 acre ranch with huge rock formations, springs, meadows, pines and sage bordering USFS lands. Irrigation well and pump for 120 acres water rights!!! Has produced native and productive improved pasture and grain hay. Included is a redwood sided, 2 bedroom, 2 bath, 2 story home with custom wood cabinets, counters and an attached garage, plus a 24x30' shop with 60'x30' equipment shed. Juniper log and Powder River gates working chute, corrals for ease of cattle handling, plus a 54'x 60' hay barn and two 9' grain bins. If you are looking for an escape to large open spaces this could be your place! This property will sustain 30 pair in good water years. Irrigation well can be used for up to 2 days every two weeks as there is not enough water in the well to run more often. **Directions:** Call Listing office. No drive-bys!

General Property Information	Interior Information	Land Information
Rented: Yes Current Rent: 0 Lease End Date: 06/23/2021 CC&R's: No FIRPTA: No Elementary School: Check with District Middle Or Junior School: Check with District High School: Check with District Tax Annual Amount: \$1,850.85 Tax Year: 2020 Tax Map Number: R3510-02500-01100 Potential Tax Liability: Yes Assessment: No Flood: Unknown	Appliances: Cooktop; Water Heater Cooling: None Flooring: Vinyl Heating: Baseboard; Electric; Pellet Stove Interior Features: Kitchen Island; Shower/Tub Combo Rooms: Kitchen; Laundry; Living Room Window Features: Aluminum Frames; Vinyl Frames Security Features: Carbon Monoxide Detector(s); Smoke Detector(s) Architectural Style: Ranch Exterior Features: Deck; RV Hookup Lot Features: Fenced; Native Plants; Rock Outcropping Lot Size Acres: 655 Other Structures: Chutes; Corral(s); Fuel Tank Above Ground; Silo; Storage; Workshop Garage: Yes - 1 Spaces Parking Features: Gated; RV Access/Parking; Storage Fencing: Barbed Wire Road Frontage Type: Shared Access Road Surface Type: Dirt View: Territorial	Current Use: Grazing; Recreational Acreage Details: Livestock Allowed; Deeded Acres: 655; Irrigation Water Rights Acres: 120 Agricultural Class: Unknown Horse Property YN: Yes Crops Included YN: No Restrictions: Access Recorded; Recorded Plat; Subject to Zoning Water Rights Type: Adjudicated Irrigation Distribution: Pump(s) Irrigation Source: On Site Well
Construction	Listing/Contract Information	
New Construction: No Accessory Dwelling Unit YN: No Levels: Two Construction Materials: Frame Foundation Details: Block Irrigation Source: On Site Well Power Production: Public Utilities Roof: Composition Sewer: Standard Leach Field Water Source: Well Irrigation Water Rights: Yes	Original List Price: \$699,000 List Price per SqFt: \$493.64 Listing Contract Date: 06/23/2021 Special Listing Conditions: Standard Listing Terms: Cash Preferred Escrow Company & Officer: Amerititle, Stacy Howard	Listing Member: Cynthia Combs License #970600240 Phone: 541-891-3580 Email: ccombsforsale@gmail.com Co-listing Member: Linda L Long License #780302024 Phone: 541-891-5562 Email: Linda@craterlakerealtyinc.com Listing Office: Crater Lake Realty, Inc. License #200270235 Phone: 541-783-2759



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