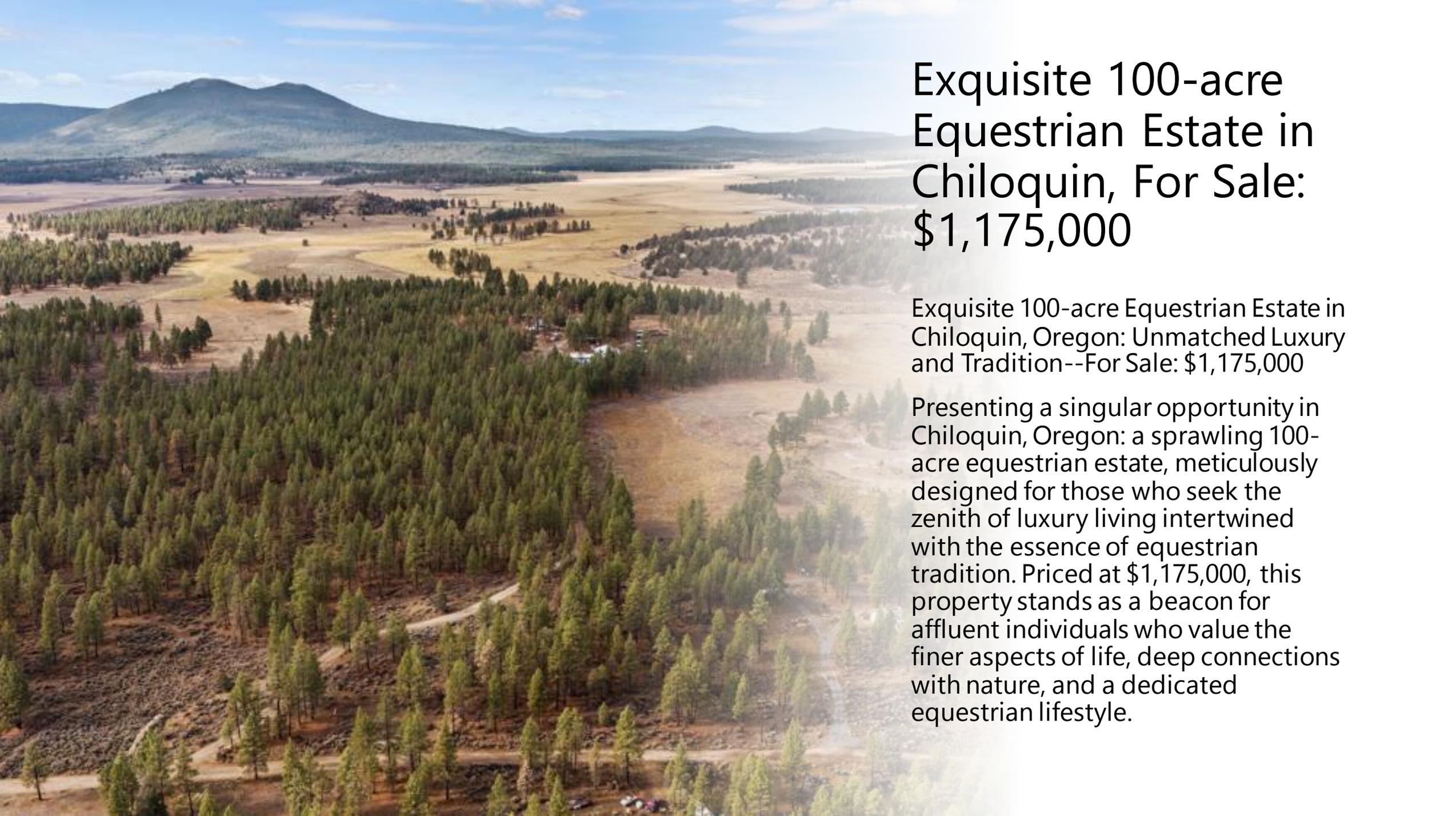




Stronghold Stables

33106 Klamath Forest Dr

Chiloquin, OR 97624



Exquisite 100-acre Equestrian Estate in Chiloquin, For Sale: \$1,175,000

Exquisite 100-acre Equestrian Estate in Chiloquin, Oregon: Unmatched Luxury and Tradition--For Sale: \$1,175,000

Presenting a singular opportunity in Chiloquin, Oregon: a sprawling 100-acre equestrian estate, meticulously designed for those who seek the zenith of luxury living intertwined with the essence of equestrian tradition. Priced at \$1,175,000, this property stands as a beacon for affluent individuals who value the finer aspects of life, deep connections with nature, and a dedicated equestrian lifestyle.

A Sanctuary Within Nature's Embrace:

Trees



Current Trees	
Tree Acres (ac):	2.35
Tree Canopy Avg. Height (ft):	5.966
Tree Canopy Density (%) (ft):	9.6
Forest Age (yr):	83
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	17
Reforestation Potential	
From Non-Tree Cover Acres (ac):	97.77
From Tree Cover Acres (ac):	0
Exclusion Zone for Non-Tree Area only (ac):	5.52
Potential Area for Reforestation Acres (ac):	9.01
Water Precipitation (in/yr):	17.00
Suggested Tree Type for Reforestation:	Ponderosa Pine
Maximum Tree Canopy Density (%):	6.36

Details by Tree Type

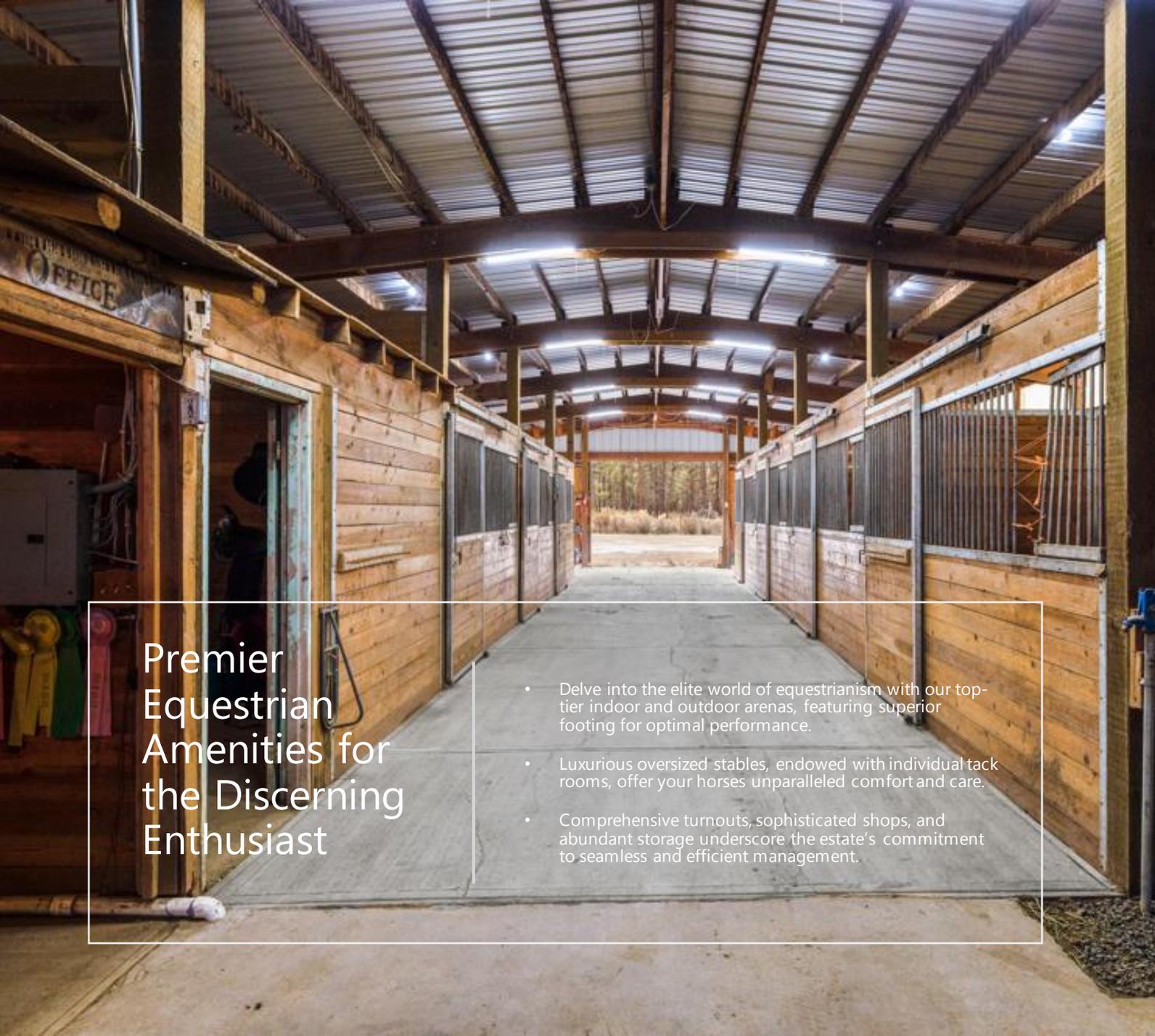
Tree Type	Trees Per Acre (trees / ac)	Avg. Tree Diameter (inch)	Avg. Tree Age (yr)	Carbon Offset Per Tree Type Est. Current Year (ton/tree/yr)	Carbon Offset Per Tree Type Est. Current Year (ton/ac/yr)	Carbon Offset Per Tree Est. 30 Yr Avg (ton/tree/yr)	Carbon Offset Per Tree Type Est. 30 Yr Avg (ton/ac/yr)
Ponderosa Pine	40.13	11.434	14	0.042	1.638	0.072	2.431

Carbon Credits

	Carbon Offset Est. Current Year (ton/ac/yr)	Carbon Offset Est. Current Year (ton/yr)	Carbon Credits Est. Current Year (\$/ac/yr)	Carbon Credits Est. Current Year (\$/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/ac/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/yr)	Carbon Credits Est. 30 Yr Avg (\$/ac/yr)	Carbon Credits Est. 30 Yr Avg (\$/yr)
Current Trees	1.638	164.019	\$2.46	\$246.03	2.431	243.373	\$8.36	\$836.45
Reforestation Potential	0.000	0.020	\$0.00	\$0.03	0	72.150	\$2.82	\$282.16

This sanctuary is a refuge from the bustling world, designed to harmonize luxury with the purity and peace of the natural landscape.

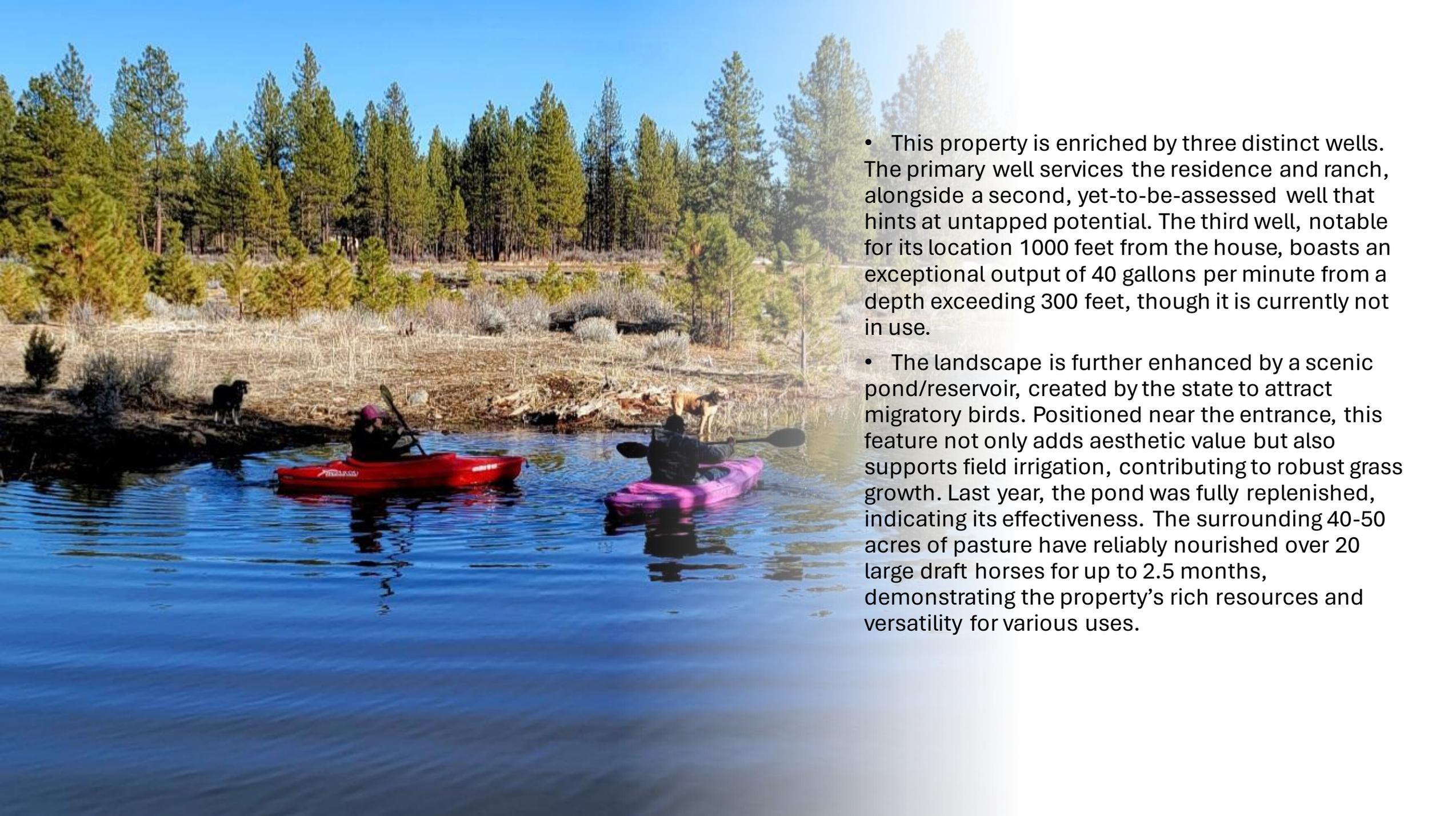
Immerse yourself in an environment where tranquility meets privacy amidst breathtaking natural vistas that foster a profound connection with the outdoors.



Premier Equestrian Amenities for the Discerning Enthusiast

- Delve into the elite world of equestrianism with our top-tier indoor and outdoor arenas, featuring superior footing for optimal performance.
- Luxurious oversized stables, endowed with individual tack rooms, offer your horses unparalleled comfort and care.
- Comprehensive turnouts, sophisticated shops, and abundant storage underscore the estate's commitment to seamless and efficient management.





- This property is enriched by three distinct wells. The primary well services the residence and ranch, alongside a second, yet-to-be-assessed well that hints at untapped potential. The third well, notable for its location 1000 feet from the house, boasts an exceptional output of 40 gallons per minute from a depth exceeding 300 feet, though it is currently not in use.
- The landscape is further enhanced by a scenic pond/reservoir, created by the state to attract migratory birds. Positioned near the entrance, this feature not only adds aesthetic value but also supports field irrigation, contributing to robust grass growth. Last year, the pond was fully replenished, indicating its effectiveness. The surrounding 40-50 acres of pasture have reliably nourished over 20 large draft horses for up to 2.5 months, demonstrating the property's rich resources and versatility for various uses.

The soil characteristics of the property are distinguished by their diversity and agricultural potential, as outlined in the details provided:

- **55B Soil Type:** Classified as Grade 6 within the B Dominant Soil Group, this 49.8-acre area comprises Maset coarse sandy loam with slopes ranging from 1 to 12 percent. It is recognized as Farmland of Statewide Importance, indicating its valuable role in supporting statewide agricultural productivity.
- **67E Soil Type:** Encompassing 22.6 acres, this soil is characterized by a Rock outcrop-Nuss complex with steep slopes of 5 to 40 percent. Classified under Grade 8, it does not meet the criteria for Prime Farmland, reflecting its more challenging conditions for standard agricultural practices.
- **34 Soil Type:** This 14.5-acre segment falls into the C/D Group with a Grade 4 classification, consisting of the Klamath-Ontko-Dilman association. It holds the designation of Farmland of Statewide Importance, suggesting its suitability for certain types of agriculture despite mixed soil qualities.
- **89 Soil Type:** Making up 13.2 acres and classified as Grade 4 in the C Group, Yonna loam is also designated as Farmland of Statewide Importance. This underscores its capability to contribute significantly to agricultural activities, thanks to its favorable soil composition.

Each soil type brings unique characteristics to the property, from the robust agricultural potential of the Maset coarse sandy loam to the more rugged terrain of the Rock outcrop-Nuss complex. The diversity of soil types, combined with their respective agricultural designations, highlights the property's versatility and potential for a range of farming and ranching activities.



Residential Living Quarters: A Blend of Sophistication and Serenity

- The main residence, spanning 2,270 sq.ft., is a masterpiece of design, offering four elegant bedrooms and two opulent bathrooms.
- An inviting 881 sq.ft. Cottage provides a charming space for guests or serves as an avenue for potential income, enhancing the estate's versatility for multi-generational living.
- Set against the majestic backdrop of desert mountain pastures and Ponderosa pines, the estate promises an unparalleled living experience where beauty and tranquility reign supreme.





Embark on Your Journey to Extraordinary Living

This Chiloquin estate is not just a home; it's a lifestyle choice for those who aspire to live at the intersection of luxury and equestrian excellence. Priced at \$1,175,000, it invites you to explore a life of unparalleled opulence and equestrian passion. For a private viewing and to discover more about this magnificent property, please reach out to:

Rich Bradbury (541) 417-0250

Marie Merkley of Lester Realty LLC (541)-274-9989

Seize this unmatched opportunity to own a piece of paradise where every day is a testament to luxury, tranquility, and the enduring allure of the equestrian tradition.