


# Client Detail Report

Listings as of 11/18/16 at 11:06am

Active 08/23/16	Listing # 2969102	32505-32511 Modoc Point Rd, Chiloquin, OR 97624	<a href="#">Map</a>	Listing Price: \$998,000	
County: Klamath		Cross St: So Chiloquin Rd			
	Property Type	Farm and Ranch	Property Subtype	Farming	
	Area	West Klamath County			
	Beds	3	Approx Square Feet	2411 Assessor	
	Baths(FH)	3 (2 1)	Price/Sq Ft	\$413.94	
	Year Built	1979	Lot Sq Ft (approx)	4634784	
	Tax Acct N	R246576	Lot Acres (approx)	106.4000	
	DOM/CDOM	105/105			
	<a href="#">See Additional Pictures</a> <a href="#">See Virtual Tour</a>				

**Directions** <https://binged.it/2beWV9q> Hwy 97 to Modoc Point Rd, turn W across tracks and go 6 miles to address on R.

**Marketing Remark** WILLIAMSON RIVER frontage Blue Ribbon Trout fishing for mile of deep water with boat access to Klamath Lake! 106 acres with immaculate custom 2411 sf Redwood sided home sets amongst huge Ponderosa pines overlooks river & Cascade Mt. Vaulted open beam ceiling, massive rock fireplace, rock entry, tile floors in dinning & kitchen, oak cabinets, heat pump, huge master suite, oversized 3 car garage with finished insulated walls. Second 2 bdr 1 bth home with enclosed porch and deck. 700 ton pole hay barn, loafing shed/garage, shop. Productive 96 acres alfalfa & pasture irrigated from river pump with 7 tower Valley pivot & wheel line. Opportunity to enjoy numerous other fishing, waterfowl wildlife & recreational experiences. 2nd home rents for \$550/mo. Both homes have new water lines, water heaters and toilets.

<b>Agncy Representation</b>	Yes	<b>Main Home Type</b>	Site Built
<b>Tax Years</b>	2015	<b>Taxes</b>	2023.06
<b>Zoning</b>	EFU-CG	<b># of Living Units</b>	2
<b>Sale Approval</b>	Normal	<b>Land Occupancy</b>	Owner
<b>Phone Ownership</b>	Owner	<b>Approx. Carrying Cap</b>	N/A
<b>Crops Included</b>	No	<b>Crops</b>	alfalfa, negotiable
<b>Production</b>	5.5 ton on 80 acres	<b>Pumping Costs</b>	3800.00
<b>Irrigated Acres</b>	Sprinkler	<b>Approx Miles to Town</b>	6.00
<b>Water Rights Acreage</b>	96.00	<b>Pre - 1978</b>	No
<b>Special Financing</b>	none	<b>Secluded</b>	No
<b>Government Sides</b>	No	<b>Elementary School</b>	KL Chiloquin
<b>Middle School</b>	KL Chiloquin	<b>High School</b>	KL Chiloquin
<b>Terrain</b>	Level, Partially Wooded, Rolling, See Remarks	<b>Irrigation Source</b>	River, Sprinkled, Gravity - Flood
<b>Irrigation Equipment</b>	Center Pivot, Hand Line, Mainline, Pumps, Wheel Line	<b>Water Rights</b>	Yes
<b>Water Rights Type</b>	Permitted	<b>Water</b>	Stream(s)
<b>Minerals</b>	Gas/Oil Rights/Incl	<b>Fencing</b>	Barbed Wire, Cross Fencing, Electric, Perimeter, Wood
<b>Outbuildings</b>	Equipment Barn, Garage, Hay Barn, Shop	<b>Restrictions</b>	Access Recorded, Subject to Zoning
<b>Road Frontage</b>	County Road	<b>Road Surface</b>	Blacktop/Asphalt
<b>Heat Source</b>	Electric, Oil, Wood/Pellet	<b>Power Source</b>	Public Utility
<b>Documents on File</b>	Aerial Photos, Brochures, Legal Description, Photos, Plat Maps, SCS Information, Survey, Topography Map, Well Data	<b>Existing Financing</b>	None
<b>Water/Sewer</b>	Septic tank, Well	<b>Possession</b>	Negotiable

<b>Presented By:</b>	<b>Linda L Long</b>	<b>Crater Lake Realty, Inc.</b>
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U.S. Patent 6,910,045

