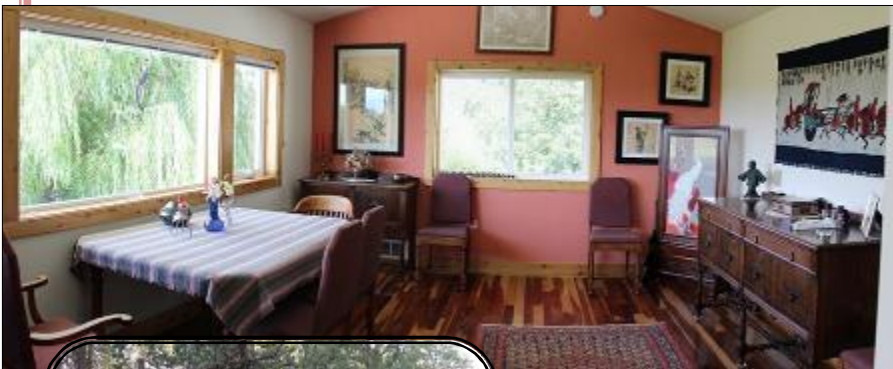


Live in peace and serenity...

on 94.61 acres - including forest, water right irrigated acreage, and your own private wetland with 13 ponds. Energy Efficient/Super Good Sense 3,200 square foot home offers 5 bedrooms, 2.5 baths with 2 beautiful separate-but-connected multi-generational living areas, patio, deck, 2 car attached garage, separate shop and storage, and small guest cabin nestled in the aspen grove. Enjoy the comfort of a powerful wood stove, solar hot water, green house with solar heat exchange, and an overall passive solar design. Extensive windows offer panoramic views of the Cascade Mountains, 1.5 landscaped acres of perennial flower gardens and ponds framed by the mature pines, aspens and native shrubbery. A second, 2 bedroom, 1 bath home at the entrance is ideal for a caretaker/manager. Great for livestock grazing and horses. Just 20 minutes to Klamath Falls. Live in a pastoral setting with quick access to the many all-season recreational opportunities of the public lands, lakes and rivers of the area. A bargain at ...



\$695,000!
MLS# 85792



Linda Long, Principal Broker/Owner
33550 Hwy 97 N/PO Box 489/541-783-2759
Chiloquin, Oregon 97624
Call: 541-891-5562

Linda@CraterLakeRealtyInc.com
www.CraterLakeRealtyInc.com



**30242 Hwy 97 N
Chiloquin
\$695,000**



MLS # [85792](#)
STATUS ACTIVE
SUB NAME CHILOQUIN RURAL SW
TYPE SINGLE FAMILY
COLOR white
YEAR BUILT 1995
APPROX SQ FT 3200
BEDROOMS 5
BATHS 2.5
STYLE Solar, Traditional
GARAGE ATTACHED
GARAGE TYPE 3 OR MORE
CARPORT NONE
CARPORT TYPE 0
NUMBER OF ACRES M/L 94.61
LOT DIMENSIONS irregular 94.61 acres
ZONING KC-EXCLUSIVE FARM USE
TAX ACCT # 1 R-3507-03300-00500-000
FULL TAX AMOUNT 2451.68
FOR YEARS 20 13/14

CROSS STREET Day School Road
DIRECTIONS Hwy 97 North to last driveway on west side, just before Day School Rd, near MP 254.

CONSTRUCTION Frame, Wood
STORIES - LEVELS Two
BASEMENT No
FOUNDATION Yes
ROOFING Metal
RV Parking Area
EXTERIOR EXTRAS Covered Patio, Deck, Covered Deck, Shop Building, Other Building
POWER SOURCE Public Utility
APPLIANCES - EQUIPMENT Electric Range, Dishwasher, Refrigerator, Vent Fan, Central Vacuum, Automatic Garage Door, Satellite Dish, Modem Lines
WATER HEATER Electric, Solar Assist
HEATING Electric, Solar, Wood
HEATING TYPE Wall, Solar Assist
FIREPLACE - STOVE Stove, One, Wood Stove, Certified Wood Stove
OTHER ROOMS Family Room, Work Room, Sun Room / Greenhouse
DINING Formal, Informal, Both
LAUNDRY Main Floor
FLOORS Partial Carpet, Wood Floors, Vinyl, Ceramic Tile
TYPE WINDOWS Vinyl, Double Glaze
WINDOW TREATMENT All Stay
LOT LOCATION Interior, Other View, Mountain View, Water Frontage
LOT IMPROVEMENTS Improved Drive
FLOOD PLAIN No
STREET SURFACE Paved
DRIVEWAY Gravel
FENCING Partial
IRRIGATION Other (See Remarks)
WATER/SEWER Well, Septic Tank
ELEMENTARY SCHOOL Chiloquin
JR. HIGH SCHOOL Chiloquin
SR. HIGH SCHOOL Chiloquin
TERMS Cash To Seller, Conventional
POSSESSION On Closing
TITLE COMPANY PEF. Amerititle
TO SHOW MLS Lockbox, Call First / No Ans. Show
OCCUPANCY OWNER



REMARKS PEACE AND SERENITY 94.61 acres of forest, irrigated acres, 13 ponds. 3200 sf home; Super Good Sense w/passive solar design, 5bd/2.5ba, + 2 "multi-gen" living areas, certified wood stove, solar hot water, green house, patio, deck, garage, shop, cabin. Extensive windows for views of the Cascades, 1.5 acres of flowers & ponds, mature pines, aspens & native shrubbery. 2 bd/1ba home at entrance ideal for caretaker/manager. 20 min to Klamath Falls, quick access to the public lands, lakes & rivers of the area.



LINDA L LONG
 CRATER LAKE REALTY, INC.
 CELL: (541) 891-5562
 Main: (541) 783-2759
 33550 N HIGHWAY 97
 CHILOQUIN OR 97624
Linda@craterlakerealtyinc.com
CraterLakeRealtyInc.com



<http://goo.gl/Lm4ijj>