

An aerial photograph of a vast, rolling landscape covered in dense evergreen forests. The terrain is a mix of green trees and brownish, dry ground. In the background, there are more forested hills under a clear blue sky. The text 'THE CHAPMAN RANCH' is overlaid on the right side of the image in a serif font.

THE CHAPMAN RANCH



LISTING
PRICE \$7.65 MILLION

CROPS TIMBER HUNTING all on 14,506 diversified Klamath County acres. 377 acres potato, alfalfa, grain & pasture with 3 irrigation wells, 2 pivots & wheel lines. Summer grazing for 1350 AUM throughout the balance of timbered acreage, good stock water. Excellent elk and deer habitat, eligible for 6 LOP tags. 2 homes, equipment shed, shop, hay barn, steel corrals, historic stage stop barn and hunting cabin remodeled this year.

<u>ACREAGE</u>	
• Irrigated Acres	389
• Pine Plantation	2,105
• <u>Timberland/Pasture</u>	<u>12,012</u>
Total Acres	14,506

IRRIGATION IMPROVEMENTS
/ RESOURCES

- 5 acre reservoir with storage rights for 2,692 acre-feet of water.
- Springs throughout the ranch for stock water.
- Pivot and sprinkler irrigation systems.





FEATURES

- Hunting Cabin
- Immense diversification of wildlife habitat which includes:
 - Roosevelt Elk
 - Mule Deer
 - Black Bear
 - Cougar
 - Bobcat
 - Cranes
 - Birds of Prey
 - Waterfowl
- Eligible for 6 LOP tags
- Cattle grazing throughout the ranch
- Timber and range land meadows, browse and native grasses for 1350 AUM's
- Well watered with many springs, creeks and seeps
- Diverse renewable resource of Timber for present and future generations
 - Ponderosa Pine
 - Lodgepole Pine
 - Cedar
 - Fir
- Farming with secure productive irrigation wells, pumps, wheel lines and pivots
 - Alfalfa
 - Grain
 - Potatoes
- Headquarters
 - Two homes
 - Steel corrals with shops
 - Two hay barns
- 1800's homestead with historic Horton Stage Stop barn and remnants of the old home



CHAPMAN RANCH



PARCEL 1 LP 13-13
+/- 5209 ACRES

PARCEL 1 12
+/- 600 ACRES

PARCEL 3 +/- 320 ACRES

PARCEL 3 LP 13-13
+/- 8358 ACRES

EXISTING ROAD TO
SERVE AS ACCESS TO
PARCELS 1, 2, AND 3

APPROXIMATE CENTERLINE OF
60' ACCESS & UTILITY EASEMENT
PER THIS PLAT, EASEMENT SHALL
FOLLOW THE CENTERLINE OF AN
EXISTING DIRT ROAD

PORTION OF YONK VALLEY HIGHWAY
VALUED PER C.B.R.S. PGS.

100' GAS
EASEMENT
VALUED PER PG 119
VALUED PER PG 354

PACIFIC GAS CO. EASEMENT
PORTION OF YONK VALLEY
HIGHWAY PER COUNTY ROAD MAP
C.B.C. & E. RAILROAD
100' RAILROAD EASEMENT

BLISS RD.

PETERS TOWN RD

EGERT RD



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