





## 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.

## **ACREAGE**

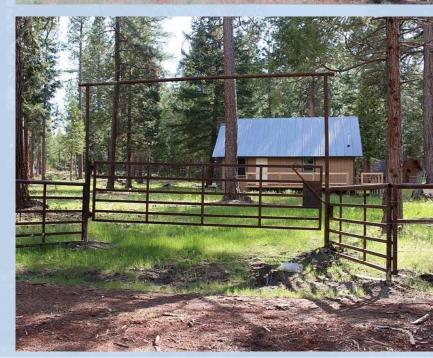
14,506
12,012
2,105
389

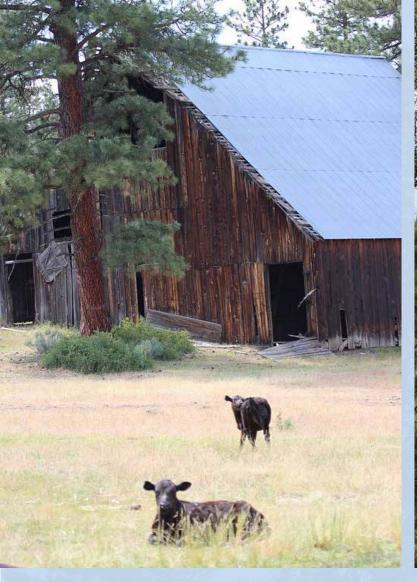
## IRRIGATION IMPROVEMENTS / RESOURCES

- 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.













- 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

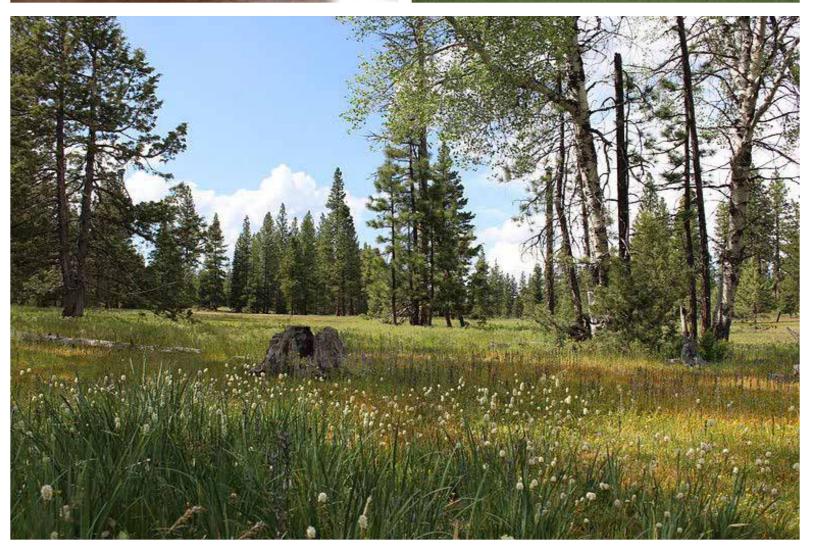
- Diverse renewable resource of Timber for present and future generations
  - Ponderosa Pine
  - Lodgepole Pine
  - Cedar
  - Fir
- Farming with secure productive irrigation wells, pumps, wheel lines and pivots
  - Alfalfa
  - Grain
  - Potatoes
- Headquarters
  - Two homes
  - Steel corrals with shops
  - Two hay barns
- 1800's homestead with historic Horton Stage Stop barn and remnants of the old home

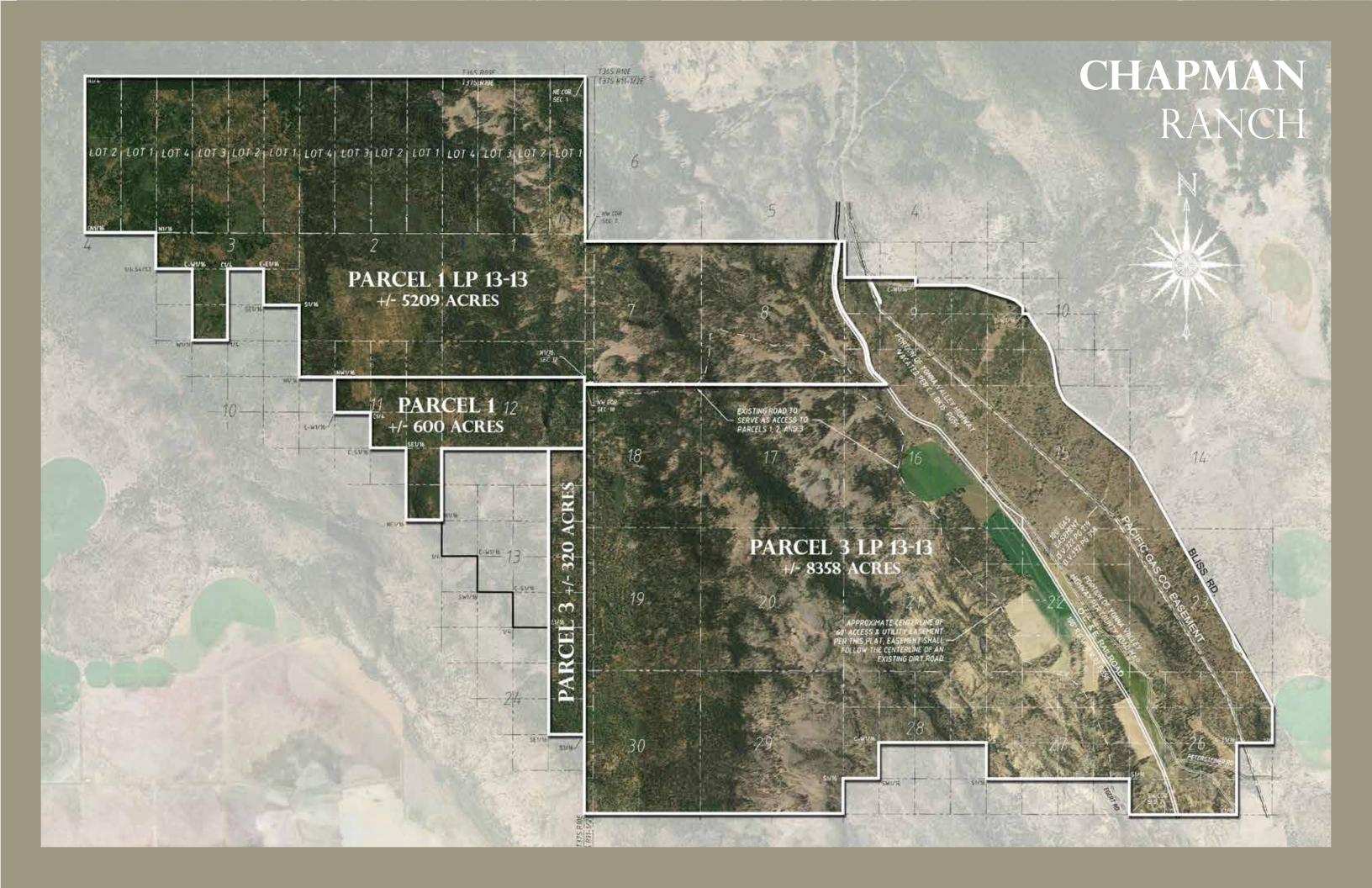


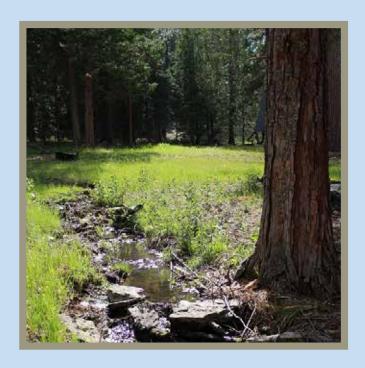














33550 HWY 97N PO Box 489 Chiloquin, OR 97624 www.CraterLakeRealtyInc.com 1-888-262-1939 Call Linda Long at 541-891-5562