

KLAMATH RIVER PASTURE & HAY RANCH

170 riverfront acres w/ pre-1900 adjudicated, free irrigation water. New mainline, low cost variable speed 50 HP pump & fish screen installed 2005. Nice 3 bed/2 bath home w/ big deck, oversize 2 car garage, extra storage building w/roll-up door for tack, hay, etc. Hay/livestock barn and corrals. Currently in pasture & alfalfa; runs 125 pair/200 yearlings summers, plus 120 (4 ton/ac) ton alfalfa. Additional land lease for 2014. South county setting with big views! **Owner terms possible!**



MLS #81313 \$695,000



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Crater Lake Realty, Inc.



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Map Symbol	Map Unit Name	Acres	%
1	Algoma silt loam	17.9	10.4%
3	Bedner clay loam	66.2	38.5%
17A	Deter clay loam, 0 to 2 percent slopes	12.3	7.2%
40	Laki-Henley loams	1.3	0.8%
53	Malin clay loam	11.5	6.7%
85	Xerofluvents, nearly level	25.7	14.9%
91	Zuman silt loam	37.1	21.6%
W	Water	0.0	0.0%
Totals for Area of Interest		171.9	100.0%

Map symbol and soil name	Land capability	Alfalfa hay	Annual hay crop	Pasture	Barley	Irish potatoes	Oats	Wheat
		<i>Tons</i>	<i>Tons</i>	<i>AUM</i>	<i>Bu</i>	<i>Cwt</i>	<i>Bu</i>	<i>Bu</i>
1—Algoma silt loam								
Algoma, drained	3w	3.00	—	6.5	75	—	—	—
3—Bedner clay loam								
Bedner	3w	2.00	—	7.5	60	—	—	60
17A—Deter clay loam, 0 to 2 percent slopes								
Deter	3c	4.00	3.50	10.0	95	—	170	90
40—Laki-Henley loams								
Laki	4s	5.50	3.50	10.0	95	300	150	90
Henley	4w	3.50	3.00	7.0	85	—	125	70
53—Malin clay loam								
Malin	3w	—	—	6.5	85	—	—	—
85—Xerofluvents, nearly level								
Xerofluvents	3c	—	—	—	—	—	—	—
91—Zuman silt loam								
Zuman	3w	—	—	6.5	—	—	—	—

**14251 Keno Worden Rd
Klamath Falls
\$695,000**



www.goo.gl/Q65e2

MLS # 81313
STATUS ACTIVE
MileTown 14
AREA KENO
NUMBER OF ACRES M/L 170.97
LEASES/ACRES 0
PRIMARY USE FARMING
LAND USE ZONING KC-Exclusive Farm Use
LAND OCCUPANCY OWNER
CarryCap 200 yr/ls
SEASON/YEAR ROUND summer
CROPS al,pt,gr
PRODUCTION see remark
WATER RIGHTS Adjudicated, Permitted
WATER RIGHTS ACREAGE 143
IrrAcrFld 0
IrrAcrSpr 140+
WELL APPROX. GPM dom
WATER COST FREE
PUMPING COST \$3533.15
IRRIGATION On Site Streams, Sprinkled, Gravity-Flood
IRRIGATION DISTRICT Other (See Remarks)
IRRIGATION EQUIPMENT Pumps, Mainline, Wheel Line
APPROX. ACRES RANGE 0.00
APPROX. ACRES TIMBER 0

SURFACE WATER Stream(s)
AGRICULTURAL CLASS Unknown
CROPS Yes, Seller Owned
TOPOGRAPHY Level
FARM EQUIPMENT Y/N NO
FENCING Barbed Wire, Cross Fencing, Perimeter
OUTBUILDINGS Garage, Hay Barn, Corrals
ROAD FRONTAGE County Road
ROAD SURFACE Blacktop/Asphalt
WATER/SEWER Well, Septic Tank
NUMBER OF LIVING UNITS 1
MAIN HOME TYPE MANUFACTURED
MAIN HOUSE APPRX. SQ FT 1791
YEAR BUILT 2001
HOME OCCUPANCY OWNER
HEATING Electric, Woodstove
#BEDROOMS 3
BATHS Two
ELEMENTARY SCHOOL Keno
JR. HIGH SCHOOL Henley
SR. HIGH SCHOOL Henley
POWER SOURCE Public Utility
TAX ACCT # 1 R-4008-01700-00200-000
TAXES \$1105.99
TAX YEAR 2011
TERMS/NEGOTIABLE Cash To Seller, Owner Carry, Will Not Divide
POSSIBLE FINANCE OPEN
SHOWING INSTRUCTIONS Call Listing Agent
POSSESSION Negotiable
SPECIAL FINANCING Seller terms possible.
TERMS/NEGOTIABLE Cash To Seller, Owner Carry, Will Not Divide
TITLE COMPANY PREF. Amerititle
REO NO
CROSS ROAD Hwy 97 or Hwy 66
M REMARKS KLAMATH RIVER PASTURE & HAY RANCH 170 acres borders the Klamath river with free irrigation water, low cost variable speed pump plus mainline and wheel lines. Nice 3 bedroom 2 bath home with big deck, oversize 2 car garage with extra storage door. Hay /Livestock barn and corrals. Currently in pasture (200 yr/ls or 125 pr), grain and alfalfa (4 ton/ac). South county setting with big views.



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