

Lot 32 Longhorn Loop **Chiloquin** **\$44,900**



TOPOGRAPHY Level, Partially Wooded
FENCING None
WATER/SEWER DEQ Approved Standard
POWER SOURCE Public Utility
EQUIPMENT No
AG CLASS-SOIL CLASS Unknown
CROPS None
ROAD FRONTAGE Private
ROAD SURFACE Gravel
RESTRICTIONS AND EASEMENT Subdivision Restrictions, Easement /Right-Of-Way, Subject To Zoning, Access Recorded, Stick Built
ELEMENTARY SCHOOL Chiloquin
JR. HIGH SCHOOL Chiloquin
SR. HIGH SCHOOL Chiloquin
TERMS/NEGOTIABLE Cash To Seller
FULL TAX AMOUNT 173.30
FOR YEARS 20 11/12
POSSESSION On Closing
TO SHOW Special (See Remarks)
TITLE COMPANY PREF. Amerititle
M REMARKS LOT 32 LONGHORN LOOP is a level, grassy 5 acre parcel with mature pines, and deeded access to the world famous trophy trout stream, the Williamson River. Situated in a beautiful little valley with wonderful views of Mt. Scott and the Crater Lake Rim, it is just a few steps from Forest Service ground for miles and miles of riding or hiking. Standard septic approval has been granted, and a current Land Use Compatibility Statement is on file as a first step in acquiring a building permit. Gated community!
SPECIAL FINANCING None
SOLD PRICE
CLOSING DATE

STATUS	ACTIVE
MLS #	81680
Days On MLS	
SUB NAME	PINE RIDGE RAN
NUMBER OF ACRES M/L	5.00
LOT DIMENSIONS	irreg 5.0 acres
LOT LOCATION	Interior, Other View, Mountain View
TAX ACCT # 1	R-3407-022D0-01300
LEGAL	Pine Ridge Ranches, Lot 32, Acres 5.0
PRIMARY USE	RESIDENTIAL
PRESENT USE	Idle
PROJECTED USE	residential
OCCUPANCY	VACANT
LAND USE ZONING	KC-R-5-RURAL RESIDENTIAL
POSSIBLE FINANCE	REFINANCE
CROSS STREET	Cattle Drive
DIRECTIONS	From Chiloquin, Sprague River Rd 1/4 mi to Pine Ridge Rd, turn L to Cattle Drive, call for gate code.



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