

Family Farm



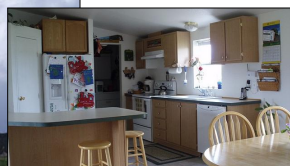
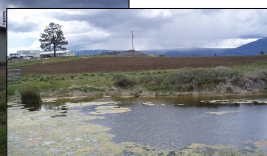
PRIVATE IRRIGATION WELL w/H2O rights for all 134 acres of this family farm. 4 bdrm/2 bth MF home, decks, metal roof. Includes footings poured & engineered plans for additional home! 60x75 barn/shop, 13x33 greenhouse, chicken house w/ runs/free range, huge garden plot, fruit trees, pond, pump, panel, wheel lines. Adjacent buildable 5 acre irrigated parcel included in acreage. Perfect for raising kids, horses, cattle, alfalfa, grass, & grain. Vast valley views from this private setting.



MLS# 78997 \$299,000



New 300gpm irrigation well pump in May, 2012!



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





60 acres next door is also for sale!

Soils

Lines are approximate...
compliments of NRCS.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11D	Choptie loam, 2 to 25 percent slopes	115.0	85.9%
35	Klamath variant clay loam	0.0	0.0%
89	Yonna loam	18.8	14.1%
Totals for Area of Interest		133.8	100.0%

Map symbol and soil name	Land	Pasture
		<i>AUM</i>
11D—Choptie loam, 2 to 25 percent slopes		
Choptie	—	—
35—Klamath variant clay loam		
Klamath variant	4w	4.0
89—Yonna loam		
Yonna	4w	5.0

**23242 Cherrywood LANE
Chiloquin**

\$299,000



FARM EQUIPMENT Y/N NO
NUMBER OF LIVING UNITS 1
MAIN HOME TYPE MANUFACTURED
YEAR BUILT 2001
HOME OCCUPANCY OWNER
MAIN HOUSE APPRX. SQ FT 1404
#BEDROOMS FOUR
BATHS Two
POSSIBLE FINANCE REFINANCE
TAX ACCT # 1 R-3510-034D0-01000
TAXES \$876.79
TAX YEAR 2010
TOPOGRAPHY Level
CROPS Yes, Seller Owned
IRRIGATION On Site Well, Sprinkled
IRRIGATION DISTRICT Well
WATER RIGHTS Permitted
SURFACE WATER Pond(s)
FENCING Barbed Wire, Cross Fencing, Perimeter
OUTBUILDINGS Hay Barn, Livestock Barn, Equipment Barn, Shop,
Chicken House

DIRECTIONS Sprague River Rd to Sprague River Drive. N .5 mi to
Cherrywood, right to address.

MLS # 78997
APPROX. MILES TO TOWN 4
STATUS ACTIVE
TYPE 101-200
AREA SPRAGUE RIVER
PRIMARY USE FARMING
LAND USE ZONING KC-Exclusive Farm Use
LAND OCCUPANCY OWNER
APPROX. CARRYING CAPACITY 50pr
CROPS Yes, Seller Owned
CROPS grass/alf
PRODUCTION graze/feed
SEASON/YEAR ROUND summer
NUMBER OF ACRES M/L 134.87
WATER RIGHTS ACREAGE 134.87
APPROX. ACRES RANGE 0.00
APPROX. ACRES TIMBER 0
IRRIGATED ACRES: FLOOD 0
IRRIGATED ACRES: SPRINKLER 134.87
LEASES/ACRES 0
WATER COST 0
PUMPING COST \$4500
WELL APPROX. GPM 400gpm

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www.qoo.gl/rYUff



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

