

**23520 Cherrywood Ln
Chiloquin
\$105,000**



AG CLASS-SOIL CLASS Unknown
CROPS None
EQUIPMENT No
FENCING Barbed Wire, Cross Fencing
DOCUMENTS ON FILE Legal Description, Aerial Photos, Photos, Plat Maps, Well Data
LOT LOCATION Interior
LOT IMPROVEMENT Improved Drive
TOPOGRAPHY Level, Partially Wooded
RESTRICTIONS AND EASEMENT Subject To Zoning, C.U.P. Required, Stick Built, Manufactured Home, Both Stick/Manufactured
WATER/SEWER Well
ROAD FRONTAGE County Road
ROAD SURFACE Gravel
TERMS/NEGOTIABLE Cash To Seller
POSSESSION On Closing
ELEMENTARY SCHOOL Chiloquin
JR. HIGH SCHOOL Chiloquin
SR. HIGH SCHOOL Chiloquin
TITLE COMPANY PREF. Amerititle
SPECIAL FINANCING Would consider OC.
TAX ACCT # 1 R-3510-035C0-00900

MLS #	79260
AREA	CHILOQUIN
PRIMARY USE	RESIDENTIAL
POSSIBLE FINANCE	OPEN
OCCUPANCY	VACANT
NUMBER OF ACRES M/L	60.29
LOT DIMENSIONS	irregular
SUB NAME	CHILOQUIN
LAND USE ZONING	KC-EXCLUSIVE FARM USE
PRESENT USE	idle
PROJECTED USE	residential
CROSS STREET	Sprague River Dr
FULL TAX AMOUNT FOR YEARS 20	350.84 10/11
Price/ACRES	\$1,741.58

DIRECTIONS Sprague River Rd to Sprague River Drive, north to Cherrywood, turn right, address on right.

MARKETING REMARKS 60 acre homesite in the pines opens to a broad valley view! Includes 50 gpm well, power, septic, barn, shop, partial house that could be replaced with CUP. 3 sides fenced, farmed dry land grain in the past. This is a special opportunity for \$105,000. NOTE: adjacent to this parcel is an offering of 134 irrigated acres with home, barns, irrigation well and much more, see MLS# 78997.



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THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY.

SW1/4 SEC. 35 T.35S. R.10E. W.M.
KLAMATH COUNTY

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The information contained in this brochure has been gathered from NRCS, Oregon State Water Resources, Klamath County records, and other agencies considered reliable. It is the Buyer's responsibility to confirm this information previous to purchasing this property.

MLS #79260
\$105,000



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