## 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.

**DIRECTIONS** Sprague River Rd to Sprague River Drive, north to

MARKETING REMARKS 60 acre homesite in the pines opens to a

broad valley view! Includes 50 gpm well, power, septic, barn, shop,

dry land grain in the past. This is a special opportunity for \$105,000.

home, barns, irrigation well and much more, see MLS# 78997.

partial house that could be replaced with CUP. 3 sides fenced, farmed

NOTE: adjacent to this parcel is an offering of 134 irrigated acres with

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

Cherrywood, turn right, address on right.

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 350.84
FOR YEARS 20 10/11
Price/ACRES \$1,741.58



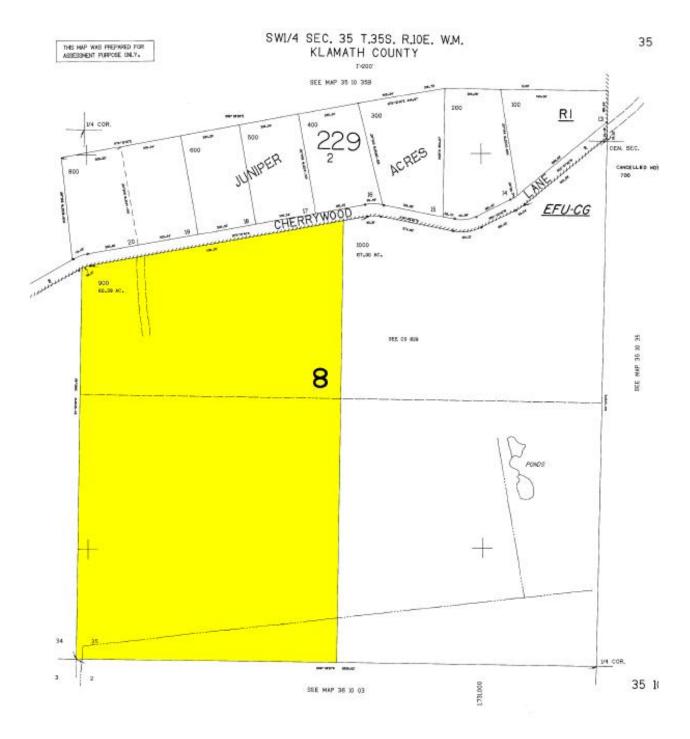












The information contained in this brochure has been gathered from NRCS, Oregon State Water Resources, Klamath County records, and other agencies considered reliable. It is the Buyer's responsibility to confirm this information previous to purchasing this property.

MLS #79260 \$105,000

