

48211 Willow Valley ROAD
Bonanza
\$430,000



AGRICULTURAL CLASS Class 3, Class 4
TOPOGRAPHY Level
IRRIGATION On Site Well
IRRIGATION DISTRICT Well
IRRIGATION EQUIPMENT Pumps, Mainline, Wheel Line, Hand Line, Solid Set
FARM EQUIPMENT Y/N NO
WATER RIGHTS Permitted
SURFACE WATER Pond(s)
FENCING Barbed Wire, Cross Fencing, Perimeter
OUTBUILDINGS Garage, Hay Barn, Livestock Barn, Shop, Corrals
ROAD FRONTAGE County Road
ROAD SURFACE Blacktop/Asphalt, Gravel
WATER/SEWER Well, Septic Tank
NUMBER OF LIVING UNITS 1
MAIN HOME TYPE SITE BUILT
MAIN HOUSE APPRX. SQ FT 1140
YEAR BUILT 1974
HOME OCCUPANCY OWNER
HEATING Oil, Woodstove
#BEDROOMS TWO
BATHS One
POWER SOURCE Public Utility
TERMS/NEGOTIABLE Cash To Seller, 1031 Exchange
POSSIBLE FINANCE REFINANCE
TAX ACCT # 1 R-4114-00500-00400
TAXES 539.15
TAX YEAR 2010
SHOWING INSTRUCTIONS Call Listing Agent
POSSESSION Negotiable

MLS # 79563
STATUS ACTIVE
APPROX. MILES TO TOWN 17
AREA BONANZA
NUMBER OF ACRES M/L 62.15
PRIMARY USE FARMING
LAND USE ZONING KC-Exclusive Farm Use
LAND OCCUPANCY OWNER
APPROX. CARRYING CAPACITY 30pr
SEASON/YEAR ROUND summer
CROPS grass/alf
PRODUCTION 120tn/cows
WATER RIGHTS ACREAGE 57
WATER COST free
PUMPING COST \$2500/yr
APPROX. ACRES RANGE 3.00
APPROX. ACRES TIMBER 0
IRRIGATED ACRS: FLOOD 0
IRRIGATED ACRS: SPRINKLER 57
LEASES/ACRES 80
WELL APPROX. GPM 1600

LANGELL VALLEY-IRRIGATION WELL! Alfalfa & pasture with Juniper feed ground for balanced year around cow or horse ranch. Ranch style home, open rooms, big views, great kitchen, 2/1, full length covered patio and oversize garage. Newer steel hay barn, metal shop with concrete floor, historic barn with hand hewn beams needs TLC, welded steel corrals and 1600 gpm irrigation well complete with main and wheel lines. 62 acres plus adjacent lease just 35 miles from Klamath Falls.



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