

**1700 Hwy 422 N  
Chiloquin  
\$497,900**



**BUSINESS NAME** 0  
**TOPOGRAPHY** Level, Rolling, Partially Wooded, Above Grade  
**POWER SOURCE** Public Utility  
**UTILITIES AVAILABLE** Electric  
**TAX ACCT # 1** R-3407-028D0-01700  
**FULL TAX AMOUNT** 498.11  
**FOR YEARS 20** 2011  
**GROSS ANNUAL INCOME/YR** 0  
**POSSESSION** On Closing  
**TERMS/NEGOTIABLE** Sell In Entirety, Will Divide, Owner Carry, Cash, 1031 Exchange  
**REO** NO  
**TITLE COMPANY PREF.** Amerititle

**M REMARKS** LANDMARK LOCATION! Free advertising comes with this kind of location, for example: "Go to the XYZ business and head east..." 16.43 acres of which 10.25 acres are Commercial Transportation, and 6.18 are Forestry. Numerous services are acceptable for this zoning. Gently rolling, lightly treed property, elevated above the highway for magnificent exposure and views, accessed from Hwy 422 N. Seller will carry paper with approved credit, 1031 exchanges welcome.

<b>MLS #</b>	80435
<b>STATUS</b>	ACTIVE
<b>TYPE</b>	BARE LAND
<b>APPROXIMATE BLDG SQ FT</b>	NONE
<b>YEAR BUILT</b>	0
<b>NUMBER OF ACRES M/L</b>	16.43
<b>LOT DIMENSIONS</b>	0
<b>LOCATION</b>	Corner Lot, Free Standing
<b>ZONING</b>	KC-Recreational Commercial
<b>PROJECTED USE</b>	service industry
<b>LAND STATUS</b>	Land Included
<b>ACCESS</b>	County Road
<b>OCCUPANCY</b>	VACANT
<b>TENANCY</b>	OTHER (SEE REMARKS)
<b>IMP VALUE</b>	00.00
<b>ASSESSED VALUE LAND</b>	\$62,250
<b>CROSS STREET</b>	HWY 97
<b>DIRECTIONS</b>	Northeast corner of the junction Hwy 422N/Hwy 97N.



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