

AGENCY LAKE & MOUNTAIN VIEWS



AGENCY LAKE & MOUNTAIN VIEWS from this 19.77 acres of alfalfa & pasture with private 135gpm irrigation well. 3 bedroom, 2 bath well maintained manufactured home with trex decking, metal roof, oversize double garage, greenhouse, fruit orchard, garden. Metal shop, barn plus loafing shed. Includes pump, mainline and wheel lines.

MLS# 79037

Raise your family, animals, enjoy fishing and hunting nearby for just \$250,000!!



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Soils

Lines are approximate, courtesy of NRCS.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
48A	Lobert loam, 0 to 2 percent slopes	1.7	8.1%
48C	Lobert loam, 5 to 15 percent slopes	18.0	85.9%
48D	Lobert loam, 15 to 25 percent slopes	1.3	6.0%
Totals for Area of Interest		20.9	100.0%

Map symbol and soil name	Land capability	Alfalfa hay	Annual hay crop	Pasture
		<i>Tons</i>	<i>Tons</i>	<i>AUM</i>
48A—Lobert loam, 0 to 2 percent slopes				
Lobert	4c	3.00	2.50	7.5
48C—Lobert loam, 5 to 15 percent slopes				
Lobert	4e	3.00	2.50	7.5
48D—Lobert loam, 15 to 25 percent slopes				
Lobert	4e	3.00	2.50	7.5

**37291 Agency Lake Loop ROAD
Chiloquin
\$250,000**



AGRICULTURAL CLASS Class 4
TOPOGRAPHY Rolling
IRRIGATION On Site Well
IRRIGATION DISTRICT Well
IRRIGATION EQUIPMENT Pumps, Mainline, Wheel Line
FARM EQUIPMENT Y/N NO
WATER RIGHTS Permitted
FENCING Barbed Wire, Cross Fencing, Perimeter
OUTBUILDINGS Garage, Hay Barn, Livestock Barn, Shop
ROAD FRONTAGE County Road
ROAD SURFACE Gravel, Dirt/Clay
WATER/SEWER Well, Septic Tank
NUMBER OF LIVING UNITS 1
MAIN HOME TYPE MANUFACTURED
MAIN HOUSE APPRX. SQ FT 1524
YEAR BUILT 1979
HOME OCCUPANCY OWNER
HEATING Electric, Woodstove
#BEDROOMS THREE
BATHS Two
POWER SOURCE Public Utility
TERMS/NEGOTIABLE Cash To Seller
POSSIBLE FINANCE CASH
TAX ACCT #1 R-3507-006DB-06000
TAXES 442.34
TAX YEAR 2010
SHOWING INSTRUCTIONS Appointment Only, Special (See Remarks)
POSSESSION Negotiable

MLS # 79037
STATUS ACTIVE
APPROX. MILES TO TOWN 6
AREA CHILOQUIN
NUMBER OF ACRES M/L 19.77
PRIMARY USE GRAZING
LAND USE ZONING KC-Exclusive Farm Use
LAND OCCUPANCY OWNER
APPROX. CARRYING CAPACITY 25 ewes
SEASON/YEAR ROUND summer
CROPS alf/past
PRODUCTION 22.5ton
WATER RIGHTS ACREAGE 19.77
WATER COST 0
PUMPING COST \$450
APPROX. ACRES RANGE 0.00
APPROX. ACRES TIMBER 0
IRRIGATED ACRES: FLOOD 0
IRRIGATED ACRES: SPRINKLER 15.77
LEASES/ACRES 0
WELL APPROX. GPM 135gpm

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 Please check Associated Documents for plat maps, soils, well log, and brochures.



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