

3400 Sprague River Dr Sprague River \$242,500



TOPOGRAPHY Level, Rolling
IRRIGATION Sub-Irrigated
IRRIGATION EQUIPMENT None
FARM EQUIPMENT Y/N NO
WATER RIGHTS None
SURFACE WATER Spring, Pond Site
FENCING Barbed Wire
ROAD FRONTAGE County Road
ROAD SURFACE Blacktop/Asphalt
NUMBER OF LIVING UNITS 0
MAIN HOME TYPE NONE
YEAR BUILT 0
HOME OCCUPANCY N/A
MAIN HOUSE APPRX. SQ FT 0
#BEDROOMS NONE
BATHS None
TERMS/NEGOTIABLE Cash To Seller, Owner Carry
POSSIBLE FINANCE OPEN
TAXES 153.71
TAX YEAR 2009
SHOWING INSTRUCTIONS Call Listing Agent
DIRECTIONS Sprague River Rd to Sprague River Drive, north to property on left, just past Nutter's.
M REMARKS Excellent ground for some dry-land farming and seasonal grazing. Good soils, wonderful views of the valley and surrounding mountains. Borders paved road, numerous building sites, partially fenced.

[VIRTUAL TOUR URL ADDRESS:](#)

MLS # 76680
APPROX. MILES TO TOWN 4
STATUS ACTIVE
TYPE 101-200
AREA SPRAGUE RIVER
PRIMARY USE GRAZING
LAND USE ZONING KC-Forestry / Range
LAND OCCUPANCY OWNER
APPROX. CARRYING CAPACITY 30pr +/-
CROPS Yes, Seller Owned
CROPS grass
PRODUCTION N/A
SEASON/YEAR ROUND Summer
NUMBER OF ACRES M/L 194.00
WATER RIGHTS ACREAGE 0
APPROX. ACRES RANGE 0.00
APPROX. ACRES TIMBER 0
IRRIGATED ACRS: FLOOD 0
IRRIGATED ACRS: SPRINKLER 0
LEASES/ACRES 0
WATER COST 0
PUMPING COST 0
WELL APPROX. GPM N/A



LINDA L LONG
 CRATER LAKE REALTY, INC.
 CELL: (541) 891-5562
 Main: (541) 783-2759
 33550 N HIGHWAY 97
 CHILOQUIN OR 97624
 Linda@craterlakerealtyinc.com
 CraterLakeRealtyInc.com

