

26800 Modoc Point RD
Chiloquin
\$6,500,000



AGRICULTURAL CLASS Unknown
TOPOGRAPHY Level
IRRIGATION Sprinkled, Gravity-Flood
IRRIGATION DISTRICT Modoc Point
IRRIGATION EQUIPMENT Pumps, Wheel Line
FARM EQUIPMENT Y/N NO
WATER RIGHTS Permitted
SURFACE WATER Lake(s), Pond(s)
FENCING Barbed Wire, Rail, Cross Fencing, Perimeter
OUTBUILDINGS Garage, Hay Barn, Livestock Barn, Equipment Barn, Stable, Corrals, Chutes, Scales, Special Facilities
ROAD FRONTAGE County Road
ROAD SURFACE Blacktop/Asphalt, Gravel
WATER/SEWER Well, Septic Tank
NUMBER OF LIVING UNITS 3
MAIN HOME TYPE SITE BUILT
YEAR BUILT 1968
HOME OCCUPANCY OWNER
MAIN HOUSE APPRX. SQ FT 13,950
HEATING Gas Propane, Fireplace
BEDROOMS SIX OR MORE
BATHS Three +
TERMS/NEGOTIABLE Cash To Seller, Owner Carry
POSSIBLE FINANCE OPEN

TAXES \$13,400
TAX YEAR 2010

SHOWING INSTRUCTIONS Appointment Only, Call Listing Agent
DIRECTIONS Hwy 97 to Modoc Point Rd, to address on west side of road. Call, please. Not a drive-by.

M REMARKS WATER'S EDGE RANCH Private 13,950 sq ft lodge /home just feet from Klamath Lake inlet on 500+/- acres. Vast views of lake, Cascade Mt and adjacent Nature Conservancy preserve. Exceptional facilities include 44,000 sq ft steel arena, 3000 sq. ft. restored home, 1600 sq. ft guest home, 1700 sq ft heated kennel green house, pole hay barn, welded pipe corrals. Unlimited recreational opportunities of area teeming with migratory & resident waterfowl, trophy lake & river fishing...(more)
... Nat'l Forest with elk, deer & antelope plus horse related activities to suit any desire. Secure, cheap irrigation for productive pastures with hay and cattle grazing, additional acreage available. Rare opportunity for unique diversity at \$6.5 million! Owner terms possible. Water rights for 470 acres allows for summering up to 700 yearlings, 500 tons of hay. Additional amenities include chutes and scales for cattle handling, equipment and storage buildings, dog kennels, greenhouse, garages, pumps, wheel lines, ponds. Located off a paved county road, just 25 miles north of Klamath Falls, yet still secluded and private!

MLS # 77694
APPROX. MILES TO TOWN 25 KF
STATUS ACTIVE
TYPE 201-500
AREA CHILOQUIN
PRIMARY USE GRAZING
LAND USE ZONING KC-Exclusive Farm Use
LAND OCCUPANCY OWNER
APPROX. CARRYING CAPACITY 700 Yrlgs
CROPS Yes, Seller Owned
CROPS grass hay
PRODUCTION 500 ton
SEASON/YEAR ROUND summer
NUMBER OF ACRES M/L 499.00
WATER RIGHTS ACREAGE 470
APPROX. ACRES RANGE 0.00
APPROX. ACRES TIMBER 0
IRRIGATED ACRS: FLOOD 470
IRRIGATED ACRS: SPRINKLER 85
LEASES/ACRES 0
WATER COST \$17/acre
PUMPING COST \$2800+/-
WELL APPROX. GPM non-irr



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