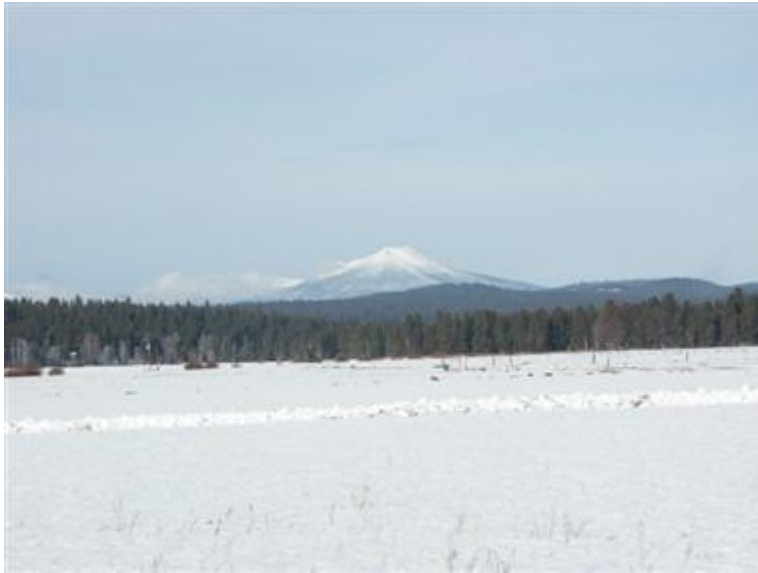


**LOT 15 CATTLE DRIVE
CHILOQUIN
\$225,000**



MLS # 72354
AREA CHILOQUIN
PRIMARY USE RESIDENTIAL
POSSIBLE FINANCE REFINANCE
OCCUPANCY VACANT
NUMBER OF ACRES 5.00
LOT DIMENSIONS IRREGULAR
SUB NAME PINE RIDGE RAN
LAND USE ZONING KC-R-5-RURAL RESIDENTIAL
PRESENT USE IDLE
PROJECTED USE RESIDENTIAL
CROSS STREET PINE CONE DRIVE
FULL TAX AMOUNT 822.10
FOR YEARS 20 09
Price/ACRES \$45,000.00

AG CLASS-SOIL CLASS Unknown
CROPS None
EQUIPMENT No
FENCING None
DOCUMENTS ON FILE Legal Description, Survey, Topography Map, Aerial Photos, Photos, Plat Maps
LOT LOCATION Interior, River Frontage, View
TOPOGRAPHY Level, Partially Wooded
SURFACE WATER Stream(s)
RESTRICTIONS AND EASEMENT Recorded Plat, Subdivision Restrictions, Subject To Zoning, Stick Built
WATER/SEWER DEQ Approved Standard
IRRIGATION DISTRICT Other (See Remarks)
MINERALS Water Rights
ROAD FRONTAGE Private
ROAD SURFACE Gravel
TERMS/NEGOTIABLE Cash To Seller
POSSESSION On Closing
ELEMENTARY SCHOOL Chiloquin
JR. HIGH SCHOOL Chiloquin
SR. HIGH SCHOOL Chiloquin
TITLE COMPANY PREF. Amerititle
TO SHOW Call Listing Agent, Special (See Remarks)
SPECIAL FINANCING NONE
TAX ACCT# R-3407-022D0-02000
VIRTUAL TOUR URL ADDRESS:
DIRECTIONS IN CHILOQUIN, TURN LEFT ON SPRAGUE RIVER ROAD, TAKE FIRST LEFT ON PINE RIDGE ROAD. FOLLOW ASPHALT TO PINE RIDGE RANCHES ON RIGHT LOT NUMBERS ARE FOUND ON THE GREEN ELECTRICAL VAULTS
MARKETING REMARKS RARE 5 ACRE RIVERFRONT PROPERTY ON THE WORLD FAMOUS WILLIAMSON RIVER! GORGEOUS VIEWS OF THE RIVER, MT SCOTT AND CRATER LAKE RIM, SURROUNDED BY LUSH PINE FORESTS. GATED COMMUNITY FOR PRIVACY AND SECURITY, AREA OF GOOD WELLS, THIS PARCEL HAS STANDARD SEPTIC APPROVAL, AND IRRIGATION RIGHTS FROM RIVER CC&R'S TO PROTECT YOUR INVESTMENT. BEAUTIFUL HOMES IN THIS EXCLUSIVE COMMUNITY, 1600 SF + STICK BUILT, MILES AND MILES OF FOREST SERVICE TRAILS RIGHT OUT THE FRONT GATE.



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