

**9089 HILL RD
KLAMATH FALLS
\$1,100,000**



AGRICULTURAL CLASS Unknown
TOPOGRAPHY Level, Rolling
IRRIGATION Gravity-Flood, Sub-Irrigated
IRRIGATION DISTRICT K.I.D.
IRRIGATION EQUIPMENT None
FARM EQUIPMENT Y/N NO
WATER RIGHTS Permitted
SURFACE WATER Lake(s)
FENCING Barbed Wire, Cross Fencing, Perimeter
OUTBUILDINGS Garage, Hay Barn, Equipment Barn, Shop, Corrals
ROAD FRONTAGE County Road
ROAD SURFACE Blacktop/Asphalt
RESTRICTIONS Easement/Right-Of-Way, Subject To Zoning
WATER/SEWER Well, Septic Tank
ELEMENTARY SCHOOL Bonanza, Henley
JR. HIGH SCHOOL Bonanza, Henley
SR. HIGH SCHOOL Bonanza, Henley
NUMBER OF LIVING UNITS 3
MAIN HOME TYPE SITE BUILT
YEAR BUILT 1930
HOME OCCUPANCY OWNER
MAIN HOUSE APPRX. SQ FT 2335
BEDROOMS THREE
BATHS Two and 1/2
POSSESSION On Closing, Tenant Rights, Negotiable
TITLE COMPANY PREF. Amerititle
TERMS/NEGOTIABLE Cash To Seller
POSSIBLE FINANCE CASH
TAX ACCT # NUMEROUS
TAXES \$3,605.57
TAX YEAR 2010
SHOWING INSTRUCTIONS Appointment Only, Call Listing Agent
CROSS ROAD CRYSTAL SPRINGS RD
DIRECTIONS HWY 39. LEFT ON SHORT RD. RIGHT ON BOOTH, LEFT ON CRYSTAL SPRINGS, RIGHT ON HILL RD, PROPERTY LIES NORTH ON MAIN KID CANAL & EAST OF HILL RD.
M REMARKS UNIQUE, PRIVATE LAKEFRONT RANCH WITHIN 10 MILES OF KLAMATH FALLS! NEARLY 235 ACRES (TWO PARCELS) W/132 IRRIGATED AC PASTURE (KID-KBID), BACKDROPPED BY THE CASCADES. 65+/- ACRES OF NUSS LAKE W/1.5 MILES OF SHORELINE, ATTRACTS ABUNDANT WILDLIFE INCLUDING DEER, ALL TYPES OF BIRDS. 2335 SF HOME HAS GREAT LAKE VIEWS, 3 BEDROOMS , 2.5 BATHS, OPEN LIVING-DINING-KITCHEN, GARAGE & CONCRETE PATIO W/IN-GROUND SOLAR HEATED POOL! 2 OTHER NICE MH'S PLUS LARGE SHOP, LIVESTOCK HAY STORAGE BARN. FENCED FOR CATTLE OR HORSES.
VIRTUAL TOUR URL ADDRESS:

MLS # 75371
APPROX. MILE TO TOWN 10
STATUS ACTIVE
TYPE 201-500
AREA K FALLS SUBURBS
PRIMARY USE GRAZING
LAND USE ZONING KC-Exclusive Farm Use
LAND OCCUPANCY TENANT
APPROX. CARRYING CAPACITY 200 PR
CROPS PERM PAST
PRODUCTION GRAZING
SEASON/YEAR ROUND SEASON
NUMBER OF ACRES 234.85
WATER RIGHTS ACREAGE 132
APPROX. ACRES RANGE 102.00
APPROX. ACRES TIMBER 0.0
IRRIGATED ACRS: FLOOD 132
IRRIGATED ACRS: SPRINKLER 0.0
LEASES/ACRES 0.0
WATER COST 700+/-
PUMPING COST 0.0
WELL APPROX. GPM 0.0



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