

**L 1 & 2 ASPENWOOD  
CHILOQUIN  
\$19,999**



**AG CLASS-SOIL CLASS** Unknown  
**CROPS** None  
**EQUIPMENT** No  
**FENCING** None  
**LOT LOCATION** Corner, Interior, View  
**TOPOGRAPHY** Level, Partially Wooded  
**RESTRICTIONS AND EASEMENT** Recorded Plat, Subdivision Restrictions, Subject To Zoning, Stick Built, Manufactured Home, Both Stick/Manufactured  
**WATER/SEWER** Rural Water District  
**ROAD FRONTAGE** Private  
**ROAD SURFACE** Gravel  
**TERMS/NEGOTIABLE** Cash To Seller  
**POSSESSION** On Closing  
**FULL TAX AMOUNT** 132.48  
**FOR YEARS 20** 08/09  
**MARKETING REMARKS** VERY SPECIAL DOUBLE LOT (TWO TAX LOTS) OF NEARLY HALF AN ACRE TO ACCOMMODATE YOUR HOME AND SEPTIC SYSTEM! LEVEL, WITH PINE TREES AND CLEARED OF SAGE AND BRUSH. VIEWS OF THE MOUNTAINS, EASY ACCESS TO PAVED COUNTY HIGHWAY. NO WELL NEEDED! \$100/LOT ASSOCIATION FEES INCLUDES YOUR HOUSEHOLD WATER, ROAD MAINTENANCE, AND ACCESS TO MEMBERS-ONLY AGENCY LAKE MARINA.  
**SPECIAL FINANCING** NONE  
**SOLD PRICE**  
**CLOSING DATE**  
VIRTUAL TOUR URL ADDRESS:

|                         |                                                                              |
|-------------------------|------------------------------------------------------------------------------|
| <b>STATUS</b>           | ACTIVE                                                                       |
| <b>MLS #</b>            | 68387                                                                        |
| <b>SUB NAME</b>         | ORE SHORES UN 1                                                              |
| <b>NUMBER OF ACRES</b>  | 0.46                                                                         |
| <b>LOT DIMENSIONS</b>   | 160 X 125                                                                    |
| <b>TAX ACCT#</b>        | R-3507-006AC-09000/09100                                                     |
| <b>LEGAL</b>            | OREGON SHORES TRACT 1053, BL 10<br>LOTS 1 & 2                                |
| <b>PRIMARY USE</b>      | RESIDENTIAL                                                                  |
| <b>LAND USE ZONING</b>  | KC-R-2-RURAL RESIDENTIAL                                                     |
| <b>POSSIBLE FINANCE</b> | REFINANCE                                                                    |
| <b>PRESENT USE</b>      | IDLE                                                                         |
| <b>PROJECTED USE</b>    | RESIDENTIAL                                                                  |
| <b>CROSS STREET</b>     | EAST LAKE AVENUE                                                             |
| <b>DIRECTIONS</b>       | MODOC POINT RD TO EAST LAKE AVE,<br>EAST TO ASPENWOOD. LOTS ON SE<br>CORNER. |



**VICTORIA CB TREES**  
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