


Client Detail Report

Listings as of 06/06/17 at 1:01pm

Active 05/30/17	Listing # 2977593	9889 Harpold Rd, Klamath Falls, OR 97603-9661 Map	Listing Price: \$669,000
	County: Klamath	Cross St: So Poe Valley Rd	
	Property Type	Farm and Ranch	Property Subtype Farm
	Area	SE Klamath County	
	Beds	2	Approx Square Feet 1840
	Baths(FH)	3 (2 1)	Price/Sq Ft \$363.59
	Year Built	2011	Lot Sq Ft (approx) 2511234 ((Assessor))
	Tax Acct N	R627012	Lot Acres (approx) 57.6500
	DOM/CDOM	77/77	
	See Additional Pictures		

Directions From Bonanza go 6 mi S on Harpold Rd to address on L. <https://binged.it/2sjDp46>

Marketing Remark HORSES OR COWS or just a beautiful place to live! Lovely 1840 sq ft 2 bedroom 2.5 bath home, fireplace, attached 2 car garage on 57.8 acres Open living and kitchen area out onto covered deck to BBQ and enjoy the full valley views. 35 acres irrigated planted to oats with private well, fenced and cross fenced with tire water troughs and feed bunks. Extensive welded steel corrals with loading and working chute, water troughs and pole hay barn. Ideal place for purebred cattle setup or horse facility! 18 miles or so to Klamath Falls!

Agency Representation	Yes	Main Home Type	Site Built
Tax Years	2016	Taxes	3637.00
Zoning	FR	# of Living Units	1
Sale Approval	Normal	Land Occupancy	Owner
Phone Ownership	Listing Licensee	Text Ownership	Listing Licensee
Crops	grain	Production	3.5 ton grain on 35 ac
Irrigation Well GPM	600.00	Pre - 1978	No
Secluded	Partial	Government Sides	No
Elementary School	KL Henley	Middle School	KL Henley
High School	KL Henley	Terrain	Level, Partially Wooded, Rolling
Irrigation Source	On Site Well	Irrigation Equipment	Mainline, Pumps
Water Rights	Yes	Fencing	Barbed Wire, Rail
Outbuildings	Chicken House, Chutes, Corrals, Hay Barn, Scales	Restrictions	Subject to Zoning
Road Frontage	County Road	Road Surface	Blacktop/Asphalt
Heat Source	Oil, Wood/Pellet	Power Source	Public Utility
Documents on File	Aerial Photos, Brochures, Legal Description, Photos, Plat Maps, Well Data	Existing Financing	Conventional
Water/Sewer	Septic tank, Well	Possession	Negotiable

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U.S. Patent 6,910,045

