


# Client Detail Report

Listings as of 06/09/17 at 12:59pm

<b>Active 06/09/17</b>	<b>Listing # 2978084</b>	<b>41540 Champs Flat Rd, Chiloquin, OR 97624</b>	<a href="#">Map</a>	<b>Listing Price: \$337,500</b>
	<b>County: Klamath</b>	<b>Cross St: Sprague River Rd</b>		
	<b>Property Type</b>	Farm and Ranch	<b>Property Subtype</b>	Grazing
	<b>Area</b>	NE Klamath County		
	<b>Beds</b>	2	<b>Approx Square Feet</b>	1539 Assessor
	<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	\$219.30
	<b>Year Built</b>	1981	<b>Lot Sq Ft (approx)</b>	8028979 ((Assessor))
	<b>Tax Acct N</b>	R206422	<b>Lot Acres (approx)</b>	184.3200
	<b>DOM/CDOM</b>	7/7		
	<a href="#">See Additional Pictures</a>			

**Directions** From Chiloquin take Sprague River Rd for 7.7 miles to Champs Flat Rd. Turn L and follow road to gate on left, about 2.5 miles.

**Marketing Remark** 185 PEACEFUL ACRES alongside the Sprague River. Nearly 1/2 mile of river frontage for swimming, canoeing, kayaking, fishing, or just dreaming is yours with this unique parcel. Bird-watch the water fowl/songbirds stopping on their way along the Pacific Flyway for Migratory Birds, as well as deer and multitudes of other wildlife. Sub-irrigated meadows provide seasonal graze in 5 fenced pastures. Over 580,000BF (as of 2011) of pine timber offers a park-like setting and future income. The 45gpm well provides plenty of household water, and the 1024sf garage/shop stores your vehicles and equipment. The 1539sf MH home is ready for renovation and is certified above the flood plain, or replace with your dream home! Make this your private, gated get-away or full time residence in an area famous for extensive outdoor recreation, just 8 miles from the small community of Chiloquin, OR with fishing, hunting, riding, hiking in nearby Winema National Forest and Crater Lake National Park.

<b>Agency Representation</b>	Yes	<b>Main Home Type</b>	Manufactured
<b>Tax Years</b>	2016	<b>Taxes</b>	867.26
<b>Zoning</b>	EFU-CG	<b># of Living Units</b>	1
<b>Sale Approval</b>	Normal	<b>Land Occupancy</b>	Owner
<b>Phone Ownership</b>	Listing Licensee	<b>Text Ownership</b>	Listing Licensee
<b>Approx Miles to Town</b>	8.00	<b>Special Financing</b>	None
<b>Secluded</b>	Yes	<b>Government Sides</b>	No
<b>Elementary School</b>	KL Chiloquin	<b>Middle School</b>	KL Chiloquin
<b>High School</b>	KL Chiloquin	<b>Terrain</b>	Flood Plain, Heavily Wooded, Level, Partially Wooded, Rolling, Wetlands, See Remarks
<b>Irrigation Source</b>	Sub-irrigated	<b>Irrigation Equipment</b>	None
<b>Water Rights</b>	No	<b>Water</b>	Stream(s)
<b>Fencing</b>	Cross Fencing, Perimeter	<b>Outbuildings</b>	Corrals, Garage
<b>Restrictions</b>	Access Recorded, Subject to Zoning	<b>Road Frontage</b>	Private
<b>Road Surface</b>	Gravel	<b>Heat Source</b>	Electric, Wood/Pellet
<b>Power Source</b>	Public Utility	<b>Documents on File</b>	Aerial Photos, Brochures, Easements, Legal Description, Plat Maps, Rights of Way, Survey, Topography Map, Well Data
<b>Existing Financing Possession</b>	None Close Of Escrow	<b>Water/Sewer</b>	Septic tank, Well

<b>Presented By:</b>	<b>Linda L Long</b>	<b>Crater Lake Realty, Inc.</b>
	Lic: 780302024	Office Lic.: 200270235
	Primary: 541-891-5562	33550 N Highway 97
	Secondary:	Chiloquin, OR 97624
	Other:	541-783-2759
		Fax : 541-783-2724
	E-mail: Linda@craterlakerealtyinc.com	<b>See our listings online:</b>
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U.S. Patent 6,910,045

