



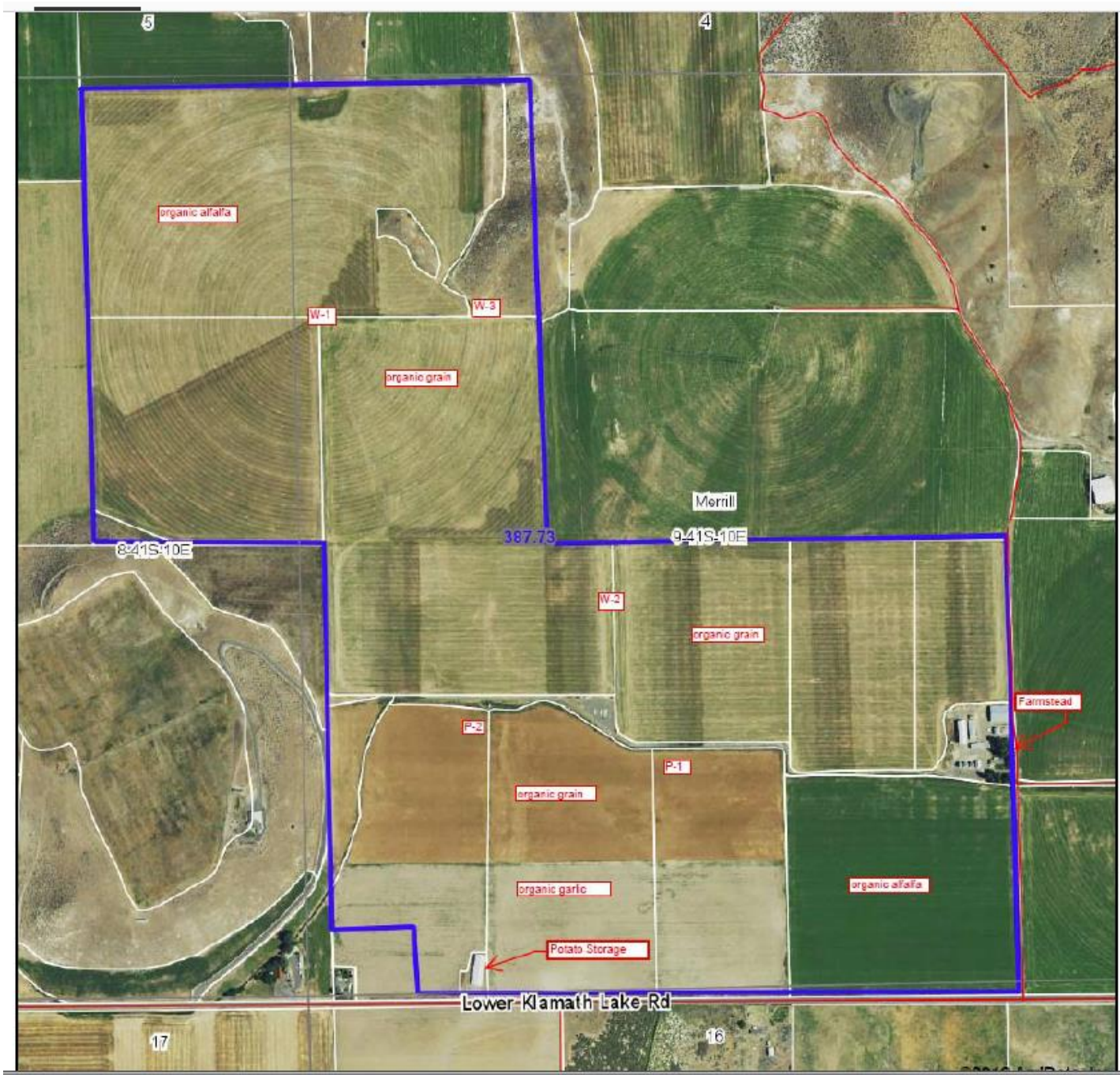
Irrigation well water from 3 secure wells and Klamath Irrigation District, 140 acre pivot, 14 wheel lines, variable speed pump, productive soils for grains, potatoes, alfalfa and specialty crops are special features of this productive, immaculate 376.7 acre CERTIFIED ORGANIC farm! Add a stately 2154 sq ft landscaped home with beautiful valley & mountain views, 2 hay barns, equipment shed, grain bins, shop, storage, garages and 35,714 sq ft potato shed, all in a peaceful rural area making this a farming heaven. Klamath County, Oregon.

MLS# 2972557 \$2.25 million



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### Improvement Inventory ~ Parcel 1

Structure	Age/Effective Age	Percent Good	Dimensions	Size	Typical Life	Remaining Economic Life
				(Sq. Ft.)		
Main Residence	35	46%	Irregular	2,154	65	30
Attached Garage	35	46%		440	65	30
Storage Building/Detached Garages	35	46%	24' x 34' & 30' x 32'	1,776	65	30
Hay Barn 1	20	56%	44' x 130'	5,720	45	25
Hay Barn 2	20	56%	80' x 102'	8,160	45	25
Shop w/Equipment Storage	30	33%	22' x 26' & 22' x 56'	1,804	45	15
Equipment Storage	35	22%		2,592	45	10
Shop	10	75%	24' x 26'	624	40	30
Grain Storage 3 @ 200 tons each	30	25%		22,044 bu.	40	10
Potato Storage	25	50%		10,200	50	25

The information contained in this brochure has been gathered from NRCS, Oregon State Water Resources, Klamath County records, and other agencies considered reliable. It is the Buyer's responsibility to confirm this information previous to purchasing this property.

## Water Rights Summary~ Parcel 1

Description of Water Right						of Land to be Irrigated or			Total
Applic. #	Per. #	Cert. #	Priority	Categ.	Source	Twn.	Rng.	Sect.	Right Acres
G837	G759	29724	1/3/1958	Irrigation	Well	41S	10E	8	39.20
G1704	G1564	29725	3/25/1960	Irrigation	Well				39.90
G5843	G5586	49130	7/19/1972	Supple.	Well				79.10
U379	U354	27303	7/26/1950	Irrigation	Well	41S	10E	9	50.20
G837	G759	29724	1/3/1958	Irrigation	Well				88.50
G1704	G1564	29725	3/25/1960	Irrigation	Well				15.30
G5843	G5586	49130	7/19/1972	Irrigation	Well				5.10
G9122	G8486	49131	2/6/1979	Irrigation	Well				6.80
KA1000			5/19/1905	Irrigation	KID				131.70
G5843	G5586	49130	7/19/1972	Supple.	Well				145.70
									<b>601.5</b>
									Supplemental
									224.80
									<b>Primary Water Rights</b>
									<b>376.70</b>

## Soils...

Parcel 1											
Mapping Unit	Soil Description	Percent Slopes	Capability Class	Percent of Soil Type	Approx. Acreage	Alfalfa	Barley	Oats	Wheat	Pasture	Potatoes
7A	Calimus loam	0 to 2	II	26%	101.61	6	103	182	98	10	364
40	Laki-Henley loams		IV	19%	75.3	5	90	139	81	9	182
38	Laki loam		IV	13%	51.35	6	94	148	89	10	296
19A	Fordeny loam fine sand	0 to 2	III	10%	40.47	6	94	182	79	9	325
7B	Calimus loam	2 to 5	II	7%	25.18	6	103	182	99	10	365
6B	Calimus fine sandy loam	2 to 5	II	7%	25.11	6	105	185	100	10	370
9C	Capona loam	5 to 15	III	4%	14.32	5	95	185	90	10	
6C	Calimus fine sandy loam	5 to 15	IV	4%	13.88	6	105	185	100	10	
74B	Stukel-Capona loam	2 to 15	IV	4%	13.88		60	116	61	8	
74D	Stukel-Capona loams	15 to 25		3%	13.3						
28	Henley-Laki loams		IV	2%	8.14	5	88	134	77	8	117
19C	Fordney loamy fine sand	2 to 20	IV	1%	5.19	6	95	185	80	9	330
				100%	387.73						



Photo and information courtesy of Appraisal Group of Central Oregon, LLC





140 acre pivot



<http://view.paradym.com/4092374>



14 wheel lines

Listings as of 01/12/17 at 1:37pm

<b>Active 01/12/17</b>	<b>Listing # 2972557</b>	<b>11835 Lower Klamath Lake Rd, Merrill, OR 97633</b>	<b>Listing Price: \$2,250,000</b>
	<b>County: Klamath</b>	<b>Cross St: Merrill Pit Rd</b>	



<b>Property Type</b>	Farm and Ranch	<b>Property Subtype</b>	Farming
<b>Area</b>	SE Klamath County		
<b>Beds</b>	3	<b>Approx Square Feet</b>	2154
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$1,044.57
<b>Year Built</b>	1979	<b>Lot Sq Ft (approx)</b>	16889519 ((Assessor))
<b>Tax Acct N</b>	R891068	<b>Lot Acres (approx)</b>	387.7300
<b>DOM/CDOM</b>	39/39		

**Directions** <https://binged.it/2ilbFGU> From Merrill, go S on S Merrill Rd to Lower Klamath Lake Rd. Turn R for 2.2 mi to gravel road. Turn R for .3 mi.

**Marketing Remark** Irrigation well water from 3 secure wells, 140 acre pivot, 14 wheel lines, variable speed pump, productive soils for grains, potatoes, alfalfa and specialty crops are special features of this productive, immaculate 376.7 acre CERTIFIED ORGANIC farm! Add a stately 2154 sq ft landscaped home with beautiful valley & mountain views, 2 hay bams, equipment shed, grain bins, shop, storage, garages and 35,714 sq ft potato shed, all in a peaceful rural area making this a farming heaven. Irrigation water costs are \$110/acre from Sunny Side irrigation district.

<b>Agncy Representation</b>	Yes	<b>Main Home Type</b>	Site Built
<b>Tax Years</b>	2016	<b>Taxes</b>	3322.15
<b>Zoning</b>	EFU-C	<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>Crops Included</b>	No	<b>Crops</b>	Organic spuds, grain, alfalfa
<b>Production</b>	3+tn/grain, 5-6 ton/alfalfa	<b>Irrigated Acres</b>	Sprinkler
<b>Approx Acres Range</b>	0	<b>Approx Miles to Town</b>	3.50
<b>Farm Equipment</b>	No	<b>Water Rights Acreage</b>	376.70
<b>Pre - 1978</b>	No	<b>Special Financing</b>	none
<b>Secluded</b>	No	<b>Government Sides</b>	No
<b>Elementary School</b>	KL Merrill	<b>Middle School</b>	KL Lost River
<b>High School</b>	KL Lost River	<b>Terrain</b>	Level
<b>Irrigation Source</b>	District	<b>District Type</b>	See Remarks
<b>Irrigation Equipment</b>	Center Pivot, Mainline, Pumps, Wheel Line	<b>Water Rights</b>	Yes
<b>Water Rights Type</b>	Class A, Class B, Permitted	<b>Minerals</b>	Gas/Oil Rights/Incl, M.R. Lease NO
<b>Fencing</b>	Barbed Wire, Perimeter	<b>Outbuildings</b>	Corrals, Equipment Barn, Fuel Tank Above Gmd, Garage, Grain Bin, Hay Barn, Shop, Special Facilities
<b>Restrictions</b>	Access Recorded, Recorded Plat, Subject to Zoning	<b>Road Frontage</b>	County Road
<b>Road Surface</b>	Blacktop/Asphalt, Gravel	<b>Heat Source</b>	Oil
<b>Power Source</b>	Public Utility	<b>Documents on File</b>	Aerial Photos, Legal Description, Photos, Plat Maps, SCS Information, Well Data
<b>Existing Financing</b>	Conventional	<b>Water/Sewer</b>	Septic tank, Well
<b>Possession</b>	Negotiable, Tenant Rights		

**Presented By:**



January 2017

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