



## **TURN KEY 163.59 ACRE PASTURE RANCH**

Beautiful open floor plan with top quality throughout the 3 bdr/2 bth home, Montana River Rock stone fireplace by Vern Gerhart, rustic beams, oversize 2 car garage & expansive cedar decks overlook valley, gravity flow irrigated pastures & triticale. 32 acres manicured treed hillside fenced and cross fenced with 4 water tanks, ideal for wintering and wildlife. Located just 6 miles from the town of Bonanza, OR.

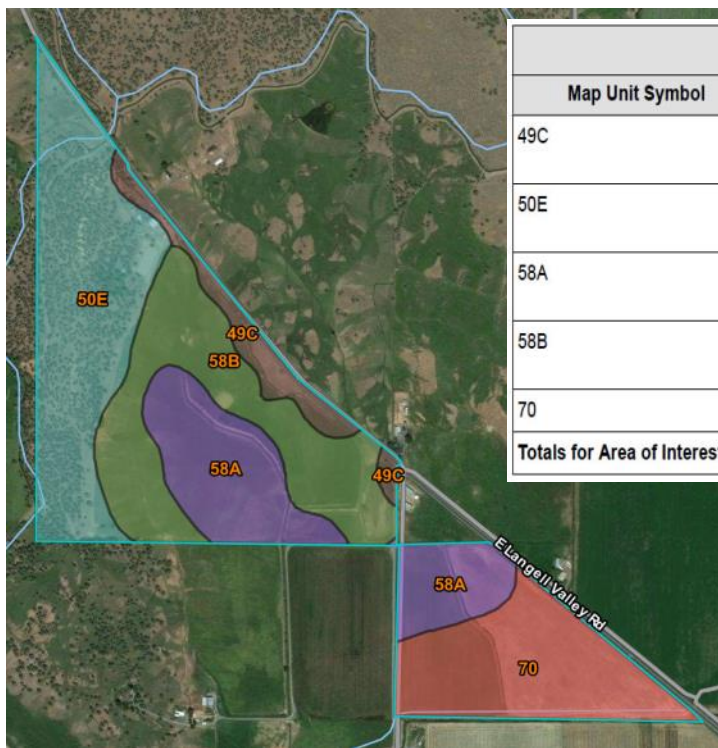
Ideal horse and cattle setup with complete Powder River cattle working corral, hay storage, 74x61' metal barn with 4 stalls, tack room & vet room. Topped off by 97 x 224' Powder River Panel arena and 55' round corral.

Every detail has been beautifully maintained on this peaceful, private ranch...very hard to find for the price.

***Klamath County, Oregon MLS #2982191 \$995,000***



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Klamath County, Oregon, Southern Part (OR640)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
49C	Lorella loam, 1 to 15 percent slopes	10.6	6.3%
50E	Lorella very stony loam, 2 to 35 percent south slopes	50.0	29.5%
58A	Modoc fine sandy loam, 0 to 2 percent slopes	35.0	20.7%
58B	Modoc fine sandy loam, 2 to 5 percent slopes	40.7	24.0%
70	Scherrard clay loam	33.0	19.5%
Totals for Area of Interest		169.4	100.0%

129 acres receives water from the Langell Valley Irrigation District, Bonanza, Oregon. The cost as of March 31, 2017 was \$30/acre for operation and maintenance charges for the 2017 calendar year.

Irrigated Yields by Map Unit Component—Klamath County, Oregon, Southern Part				
Map symbol and soil name	Land capability	Barley	Oats	Wheat
		<i>Bu</i>	<i>Bu</i>	<i>Bu</i>
49C—Lorella loam, 1 to 15 percent slopes				
Lorella	4e	—	—	—
50E—Lorella very stony loam, 2 to 35 percent south slopes				
Lorella, south	—	—	—	—
58A—Modoc fine sandy loam, 0 to 2 percent slopes				
Modoc	3s	95	185	90
58B—Modoc fine sandy loam, 2 to 5 percent slopes				
Modoc	3e	95	185	90
70—Scherrard clay loam				
Scherrard	4w	—	—	—

Map symbol and soil name	Land capability	Alfalfa hay	Grass-legume hay	Pasture
		<i>Tons</i>	<i>Tons</i>	<i>AUM</i>
49C—Lorella loam, 1 to 15 percent slopes				
Lorella	4e	—	—	5.0
50E—Lorella very stony loam, 2 to 35 percent south slopes				
Lorella, south	—	—	—	—
58A—Modoc fine sandy loam, 0 to 2 percent slopes				
Modoc	3s	5.00	4.50	10.0
58B—Modoc fine sandy loam, 2 to 5 percent slopes				
Modoc	3e	5.00	4.50	10.0
70—Scherrard clay loam				
Scherrard	4w	—	—	6.0

Listings as of 10/09/17 at 10:54am

Active 09/25/17	Listing # 2982191	8226 E Langell Valley Rd, Bonanza, OR 97623	Listing Price: \$995,000	
	County: Klamath	Cross St: Jones Rd or Bunn Rd		
	Property Type	Farm and Ranch	Property Subtype	Farm
	Area	SE Klamath County		
	Beds	3	Approx Square Feet	1680
	Baths(FH)	2 (2 0)	Price/Sq Ft	\$592.26
	Year Built	1975	Lot Sq Ft (approx)	7125980 ((Assessor))
	Tax Acct N	R891538	Lot Acres (approx)	163.5900
	DOM/CDOM	26/26		

**Directions** From Bonanza travel 6.3 miles on E Langell Valley Rd to address on right.

**Marketing Remark** TURN KEY 163.59 acre pasture ranch! Beautiful open floor plan with top quality throughout the 3 bdr/2 bth home, Montana River Rock stone fireplace by Vern Gerhard, rustic beams, oversize 2 car garage & expansive cedar decks overlook valley, gravity flow irrigated pastures & triticales. 32 acres manicured treed hillside fenced and cross fenced with 4 water tanks, ideal for wintering and wildlife. Ideal horse and cattle setup with complete Powder River cattle working corral, hay storage, 74x61' metal barn with 4 stalls, tack room & vet room. Topped off by 97 x 224' Powder River Panel arena and 55' round corral. Every detail has been beautifully maintained on this peaceful, private ranch; very hard to find for the price!

Agncy Representation	Yes	Main Home Type	Site Built
Tax Years	2017	Taxes	1761.64
Zoning	EFU-CG	# of Living Units	1
Sale Approval	Normal	Land Occupancy	Owner
Phone Ownership	Listing Licensee	Text Ownership	Listing Licensee
Approx. Carrying Cap	50-55pr	Season/Year Round	summer
Crops Included	Yes	Crops	grass hay, triticales
Water Costs	3870.00	Irrigated Acres	Flood
Approx Acres Range	32	Approx Miles to Town	6.30
Farm Equipment	No	Water Rights Acreage	129.00
Pre - 1978	Yes	Special Financing	none
Secluded	Yes	Government Sides	No
Inclusions	see remarks	Exclusions	see remarks
Elementary School	KL Bonanza	Middle School	KL Bonanza
High School	KL Chiloquin	Terrain	Level, Partially Wooded, Wetlands
Irrigation Source	District	District Type	Langell Valley
Irrigation Equipment	None	Water Rights	Yes
Water Rights Type	Permitted	Minerals	Gas/Oil Rights/Incl
Fencing	Barbed Wire, Cross Fencing, Perimeter, Wood	Outbuildings	Chutes, Corrals, Garage, Hay Barn, Stable
Restrictions	Access Recorded, Subject to Zoning	Road Frontage	County Road
Road Surface	Blacktop/Asphalt	Heat Source	Electric, Wood/Pellet
Power Source	Public Utility	Documents on File	Aerial Photos, Appraisal, ASCS Information, Brochures, Easements, Legal Description, Photos, Plat Maps, Rights of Way, SCS Information, Topography Map, Well Data
Existing Financing	None	Water/Sewer	Septic tank, Well
Possession	Negotiable		

Presented By:



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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.