



PRIVATE IRRIGATION WELL

Secure water for 172 acres with 149 acres irrigated permanent pasture. Graze 140 yearlings or quality hay production with gravity flow, 5 wheel lines, hand line and 3 guns for irrigation. 50 horse pump, newly pulled and reworked pumps, and new panel pumps, 1350 gpm well. Signed up for Energy Trust low cost power. Lovely two story 2464 sq ft, 5 bedroom, 3.5 bath home with decks, set in the 6 acres of stately pines overlooking the ranch and surrounding mountains. Includes metal enclosed shop, haybarn, woodshed and kennel.

Klamath County, OR MLS #2979148 \$1,500,000

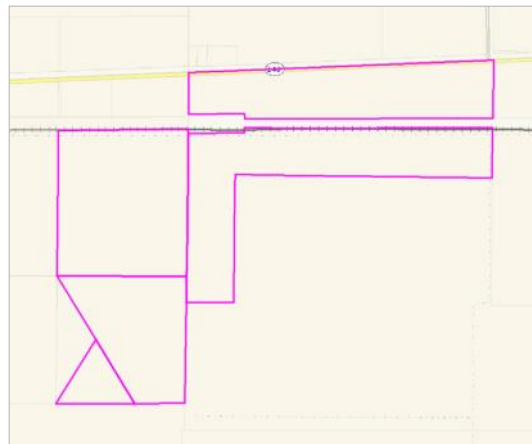


VisualTour®

<http://view.paradym.com/4108571>

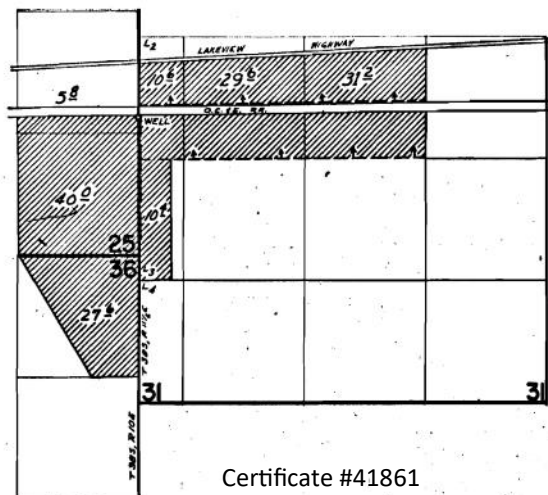


33550 Hwy 97 N/PO Bx 489
Chiloquin, Oregon 97624
541-783-2759/Fax 541-783-2724
CALL: 541-891-5562
Linda@CraterLakeRealtyInc.com
www.CraterLakeRealtyInc.com



Map Unit Name— Summary by Map Unit — Klamath County, Oregon, Southern Part (OR640)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
5	Calder silt loam	Calder silt loam	150.5	90.5%
23A	Harriman loam, 0 to 2 percent slopes	Harriman loam, 0 to 2 percent slopes	0.9	0.6%
40	Laki-Henley loams	Laki-Henley loams	14.8	8.9%
Totals for Area of Interest			166.3	100.0%

Irrigated Yields by Map Unit Component—Klamath County, Oregon, Southern Part								
Map symbol and soil name	Land capability	Alfalfa hay	Annual hay crop	Pasture	Barley	Irish potatoes	Oats	Wheat
		<i>Tons</i>	<i>Tons</i>	<i>AUM</i>	<i>Bu</i>	<i>Cwt</i>	<i>Bu</i>	<i>Bu</i>
5—Calder silt loam								
Calder	4s	—	2.00	6.5	50	—	95	—
23A—Harriman loam, 0 to 2 percent slopes								
Harriman	3c	6.00	4.00	10.0	105	370	185	100
40—Laki-Henley loams								
Laki	4s	5.50	3.50	10.0	95	300	150	90
Henley	4w	3.50	3.00	7.0	85	—	125	70



Certificate #41861

EX-106

KLAMATH
12226

NOTICE TO WATER WELL CONTRACTOR:
The original and first copy of this report are to be filed with the State Engineer, Salem 10, Oregon within 30 days from the date of well completion.

RECEIVED SEP 7 1965 WATER WELL REPORT

STATE OF OREGON
(Name type or print) **G 3262**

State Well No. **38/10-25 J**
State Permit No. _____

(1) OWNER:
Name **Vern A DeYarmie**
Address **STAR RT DAILY OREGON**

(2) LOCATION OF WELL:
County **KLAMATH** Driller's well number
NW 1/4 SE 1/4 Section 25 T.38S R.10E W.W.
Bearing and distance from section or subdivision corner

(3) TYPE OF WORK (check):
New Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐
Abandonment, describe material and procedure in Item 12.

(4) PROPOSED USE (check): Domestic ☐ Industrial ☐ Municipal ☐ Irrigation ☒ Test Well ☐ Other ☐	(5) TYPE OF WELL: Rotary ☐ Driven ☐ Cable ☐ Jetted ☐ Aug ☐ Bored ☐
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(6) CASING INSTALLED: Threaded ☐ Welded ☒

8 5/8" " Diam. from _____ ft. to _____ ft. Gauge _____
 " Diam. from **+ 1 1/4"** ft. to **138 1/2** ft. Gauge **250**
 " Diam. from _____ ft. to _____ ft. Gauge _____

(7) PERFORATIONS: Perforated? ☐ Yes ☒ No

Type of perforator used _____

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.

Listings as of 11/10/17 at 4:12pm

Active 07/03/17 Listing # 2979148 17330 E Hwy 140, Dairy, OR 97625-9703 Listing Price: \$1,500,000
County: Klamath Cross St: Mitchell Rd



Property Type	Farm and Ranch	Property Subtype	Farm
Area	SE Klamath County		
Beds	4	Approx Square Feet	2464
Baths(FH)	3 (2 1)	Price/Sq Ft	\$608.77
Year Built	1970	Lot Sq Ft (approx)	7494934 ((Assessor))
Tax Acct N	R455055	Lot Acres (approx)	172.0600
DOM/CDOM	150/150		

Directions <https://goo.gl/maps/VniALAQDgoG2> From the Y head east for 10.3 miles on Hwy 140. Driveway is on right (south), please call for appointment and further directions.

Marketing Remark PRIVATE Irrigation Well! Secure water for 172 acres with 149 acres irrigated permanent pasture. Graze 140 yearlings or quality hay production with gravity flow, 5 wheel lines, hand line and 3 guns for irrigation. 50 horse pump newly pulled and reworked pumps and new panel pumps 1350 gpm. Signed up for Energy Trust low cost power. Lovely two story 2464 sq ft, 5 bedroom 3.5 bath home with decks set in the 6 acres of stately pines overlooking the ranch and surrounding mountains. Includes metal enclosed shop, haybarn, woodshed and kennel.

Agncy Representation	Yes (Farming & Grazing are property subtypes)	Main Home Type	Site Built
Tax Years	2016	Taxes	1786.70
Zoning	EFU-CG	# of Living Units	1
Sale Approval	Normal	Land Occupancy	Owner
Phone Ownership	Listing Licensee	Text Ownership	Listing Licensee
Approx. Carrying Cap	140 yearlings after 1st hay cut	Season/Year Round	summer
Production	60-80 ton	Pumping Costs	800.00
Irrigated Acres	Flood	Approx Acres Timber	6.00
Approx Miles to Town	12.00	Farm Equipment	No
Water Rights Acreage	149.00	Pre - 1978	Yes
Special Financing	none	Secluded	No
Government Sides	No	Elementary School	KL Bonanza
Middle School	KL Bonanza	High School	KL Bonanza
Agricultural Class	Class 3, Class 4	Terrain	Level, Partially Wooded
Irrigation Source	On Site Well, Sprinkled, Gravity - Flood	Irrigation Equipment	Mainline, Pumps, Wheel Line, Sprinkler Guns
Water Rights	Yes	Water Rights Type	Permitted
Fencing	Barbed Wire, Cross Fencing, Perimeter	Outbuildings	Chutes, Corrals, Fuel Tank Above Grnd, Hay Barn, Shop
Restrictions	Access Recorded, Easement/Right-of-Way, Subject to Zoning	Road Frontage	Private, State Highway
Road Surface	Blacktop/Asphalt, Gravel	Heat Source	Electric, Oil, Wood/Pellet
Power Source	Public Utility	Documents on File	Aerial Photos, ASCS Information, Legal Description, Photos, Plat Maps, Rights of Way, SCS Information, Well Data
Existing Financing	Conventional	Water/Sewer	Septic tank, Well
Possession	Negotiable		

Presented By:



November 2017

Linda L Long

Lic: 780302024
Primary: 541-891-5562
Secondary:
Other:

E-mail: Linda@craterlakerealtyinc.com
Web Page: CraterLakeRealtyInc.com

Crater Lake Realty, Inc.

Office Lic.: 200270235
33550 N Highway 97
Chiloquin, OR 97624
541-783-2759
Fax : 541-783-2724
See our listings online:
CraterLakeRealtyInc.com

