



206+/- acres

Partially irrigated ground suitable for dryland farming. Fall plantings of dryland B-102 triticale, alfalfa and pasture mix on 128 acres, the rest in volunteer pasture. Includes solar stock well with 1000 gallon trough, 200 pair stock pond, ½ interest in variable geared 100HP pump station, 12"-10" underground

mainline with risers every 40', ¼ mile 5" diameter wheel line, 85 acres of water rights. Located on paved country road, many possible homesites with excellent views of the valley, Mt Bly and Saddle Mountain. Sale and actual number of acres subject to partition paid by seller, seller carry options OAC.

Klamath County, Oregon MLS #2983166 \$391,400

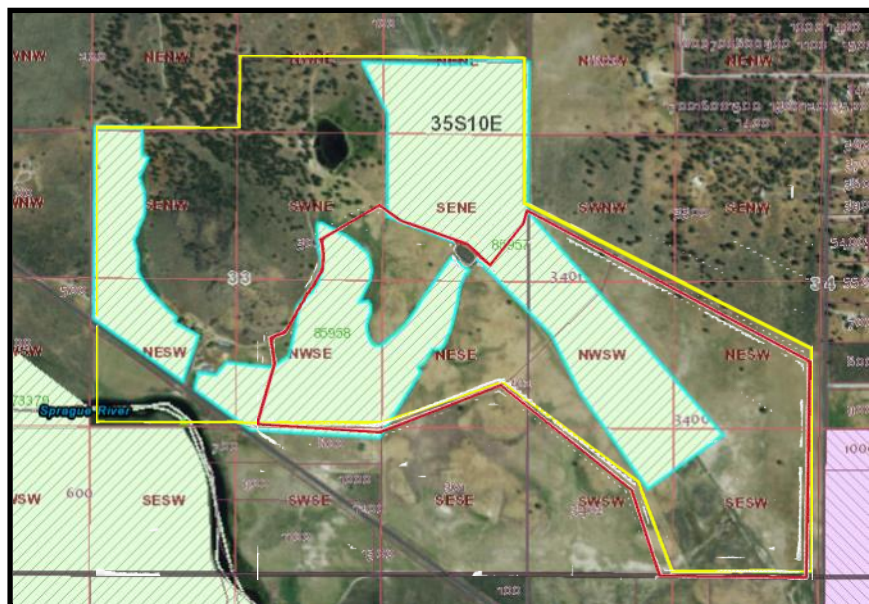


VisualTour®

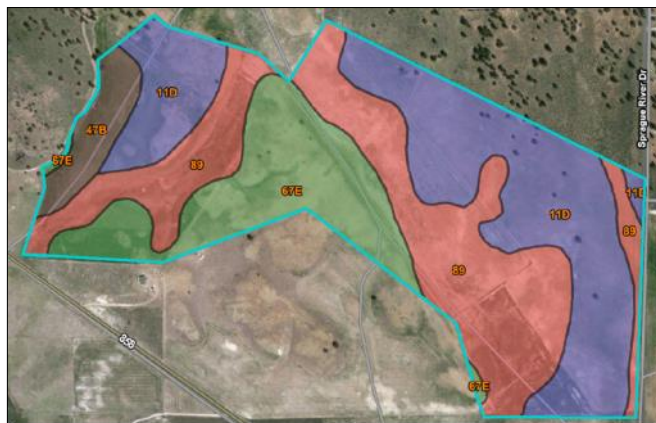
<http://view.paradym.com/4110846>



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Soils and water rights maps and info. All lines are approximates, subject to partition.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11D (purple)	Choptie loam, 2 to 25 percent slopes	80.4	37.8%
47B (brown)	Lobert sandy loam, 2 to 12 percent slopes	10.7	5.0%
67E (green)	Rock outcrop-Nuss complex, 5 to 40 percent slopes	43.7	20.6%
89 (pink)	Yonna loam	77.8	36.6%
Totals for Area of Interest		212.5	100.0%

Map symbol and soil name	Land capability		Alfalfa hay		Annual hay crop		Pasture	
	Irrigated	Non irrigated	Irrigated	Non irrigated	Irrigated	Non irrigated	Irrigated	Non irrigated
			Tons		Tons		AUM	
11D—Choptie loam, 2 to 25 percent slopes								
Choptie	—	6e	—	—	—	—	—	—
47B—Lobert sandy loam, 2 to 12 percent slopes								
Lobert	4e	4e	3.00	—	2.50	—	7.5	—
67E—Rock outcrop-Nuss complex, 5 to 40 percent slopes								
Rock outcrop	—	8	—	—	—	—	—	—
Nuss	—	6e	—	—	—	—	—	—
89—Yonna loam								
Yonna	4w	4w	—	—	—	—	5.0	—

Listings as of 12/02/17 at 1:56pm

Active 10/27/17	Listing # 2983166	3400-TaxLot Sprague River Dr, Chiloquin, OR 97624-8611	Listing Price: \$391,400
	County: Klamath	Cross St: Sprague River Rd	



Property Type	Farm and Ranch	Property Subtype	Farm
Area	NE Klamath County		
Beds	0		
Baths(FH)	0 (0 0)	Price/Sq Ft	\$
		Lot Sq Ft (approx)	8973360 ((Seller))
Tax Acct N	R738606	Lot Acres (approx)	206.0000
DOM/CDOM	53/53		

Directions From Chiloquin, travel +/-22 miles on Sprague River Rd to Sprague River Drive. Turn north to property on left. Get map.

Marketing Remark 206 acres of partially irrigated ground suitable for dryland farming. Fall plantings of dryland B-102 triticale, alfalfa and pasture mix on 128 acres, the rest in volunteer pasture. Includes solar stock well with 1000 gallon trough, 200 pair stock pond, interest in variable geared 100HP pump station, 12"-10" underground mainline with risers every 40', mile 5" diameter wheel line, 85 acres of water rights. Located on paved country road, many possible homesites with excellent views of the valley, Mt Bly and Saddle Mountain. Subject to partition paid by seller, seller carry options OAC.

Agncy Representation	Yes	Main Home Type	None
Tax Years	2017	Taxes	200.00
Zoning	EFU-CG	Sale Approval	Normal
Land Occupancy	Owner	Phone Ownership	Listing Licensee
Phone Ownership 2	Owner	Text Ownership	Listing Licensee
Crops Included	Yes	Crops	tricale, pasture, alfalfa
Irrigated Acres	Sprinkler	Farm Equipment	No
Water Rights Acreage	85.00	Special Financing	Seller carry OAC, sufficient down.
Secluded	No	Government Sides	No
Inclusions	See remarks.	Elementary School	KL Chiloquin
Middle School	KL Chiloquin	High School	KL Chiloquin
Terrain	Above Grade, Level, Rolling	Irrigation Source	River, Sprinkled
Irrigation Equipment	Mainline, Wheel Line	Water Rights	Yes
Water Rights Type	Permitted	Water	Pond(s)
Fencing	Barbed Wire	Restrictions	Easement/Rght-of-Way, Subject to Zoning
Road Frontage	County Road	Road Surface	Blacktop/Asphalt
Power Source	Public Utility	Documents on File	Aerial Photos, Photos, Plat Maps
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.