

Wood River Ranch



Classic spring creek fishery meanders nearly a mile through 212 acres. Crystal clear waters, cut banks, mossy logs and spawning gravels provide cover for the Brown and Redband trout from resident Bald Eagles. Riparian enhancement and protection is in place. Ideal retreat for avid anglers waterfowl hunting and horseback riding enthusiasts. Adjacent State Forestry Lands provide endless trails through forested ridges, home to elk, mule deer, bear and other wildlife.



This section of the Wood River contains the famous Caddis Hole, as well as 95% of Wood River trout spawn in this river.



Lush irrigated meadows find cattle grazing among numerous sculpted duck ponds crafted for training retrievers for owners and friends. The classic 2 story home with oversized garage and out-buildings set perched above the river and meadows. This picture post card ranch profits from incredible Cascade Mountain views including peaks of the rim of Crater Lake surrounded by its own National Park, all just a few miles from the ranch. Klamath County, OR MLS# 2985915



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Reduced to \$1,600,000!

Listings as of 02/12/18 at 2:30pm

Active 02/12/18 Listing # 2985915 8300 Dixon Rd, Fort Klamath, OR 97626-3410 Listing Price: \$1,600,000
County: Klamath Cross St: Hwy 62



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|----------------------|---------------------|---------------------------|----------|
| Property Type | Farm and Ranch | Property Subtype | Grazing |
| Area | West Klamath County | | |
| Beds | 3 | Approx Square Feet | 2056 |
| Baths(FH) | 2 (2 0) | Price/Sq Ft | \$778.21 |
| Year Built | 1963 | Lot Sq Ft (approx) | 9265648 |
| Tax Acct N | R74644 | Lot Acres (approx) | 212.7100 |
| DOM/CDOM | 3/3 | | |

Directions Hwy 62 north, pass through Fort Klamath and continue north to Dixon Rd. Turn right, cross river, home on right.

Marketing Remark This classic spring creek fishery meanders nearly a mile through 212 acres. Crystal clear waters, cut banks, mossy logs and spawning gravels provide cover for the Brown and Redband trout from resident bald eagles. Riparian enhancement and protection is in place. Serene retreat for the discerning fly fisherman, waterfowl hunter and horseback riding enthusiast. This section of the Wood River contains the famous Caddis Hole as well as an estimated 95% of the spawning grounds for Agency Lake trout. Adjacent state forestry lands provide endless trails through forested ridges, home to elk, mule deer, bear and other wildlife. Lush, irrigated meadows find cattle grazing among numerous sculpted duck ponds. The classic two-story home with oversized garage and outbuildings is perched above the river and meadows. This picture postcard ranch profits from incredible Cascade Mountain views, including peaks of the Crater Lake Rim surrounded by Crater Lake National Park just 15 miles from the ranch.

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|--------------------------------------|---------------------------------------|-----------------------------|---|
| Agency Representation | Yes | Main Home Type | Site Built |
| Tax Years | 2017 | Taxes | 1772.00 |
| Zoning | EFU-G | # of Living Units | 1 |
| Sale Approval | Normal | Land Occupancy | Tenant |
| Phone Ownership | Listing Licensee | Approx. Carrying Cap | 160 yearlings |
| Season/Year Round | summer | Irrigated Acres | Flood |
| Approx Miles to Town | 4.00 | Farm Equipment | No |
| Water Rights Acreage | 163.10 | Pre - 1978 | Yes |
| Special Financing | none | Secluded | No |
| Government Sides | Yes | Elementary School | KL Chiloquin |
| Middle School | KL Chiloquin | High School | KL Chiloquin |
| Terrain | Level, Partially Wooded, See Remarks | Irrigation Source | River |
| Water Rights | Yes | Water Rights Type | Adjudicated, Permitted |
| Water | Stream(s) | Minerals | Gas/Oil Rights/Incl |
| Fencing | Barbed Wire, Cross Fencing, Perimeter | Outbuildings | Equipment Barn, Garage(s) |
| Restrictions | Access Recorded, Subject to Zoning | Road Frontage | County Road |
| Road Surface | Asphalt | Heat Source | Oil, Wood/Pellet |
| Power Source | Public Utility | Documents on File | Aerial Photos, Brochures, Easements, Legal Description, Photos, Plat Maps, Topography Map |
| Existing Financing Possession | None Negotiable, See Remarks | Water/Sewer | Septic tank, Well |

Presented By:



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