

# Client Detail Report

Listings as of 05/23/18 at 5:04pm

<b>Active 05/23/18</b>	<b>Listing # 2989895</b>	<b>17465 Harpold Rd, Malin, OR 97632</b> <a href="#">Map</a>	<b>Listing Price: \$699,000</b>
	<b>County: Klamath</b>	<b>Cross St: Pickett</b>	



[See Additional Pictures](#)

<b>Property Type</b>	Farm and Ranch	<b>Property Subtype</b>	Farm
<b>Area</b>	SE Klamath County		
<b>Beds</b>	3	<b>Approx Square Feet</b>	2706 Assessor
<b>Baths(FH)</b>	2 (2.0)	<b>Price/Sq Ft</b>	\$258.31
<b>Year Built</b>	1997	<b>Lot Sq Ft (approx)</b>	7021872 ((Assessor))
<b>Tax Acct N</b>	R600451	<b>Lot Acres (approx)</b>	161.2000
<b>DOM/CDOM</b>	0/1059		

**Directions** <http://goo.gl/maps/KIKIj> From Malin, West On Hwy 50 For 2 Mi, North On Harpold For 4 Miles, Then Right Down Dirt Road For 1 Mi.

**Marketing Remark** MT SHASTA VIEWS with irrigation well! Private 167 acres, 2 pivots, 5 wheel lines, newer variable speed pump and boles. 108 irrigated acres; excellent soils for alfalfa, grain & pasture, has been in spuds. Balanced for cattle & hay rotations w/pole & livestock barns, corrals, fenced/cross-fenced. Gorgeous 3 bedroom, 2 bath 2706 square foot manufactured home w/high ceilings, acacia hardwood floors, huge kitchen w/island & new granite counters, grand master suite, all new bathrooms from the tile floors to the top-notch fixtures. Heating is heat pump with air conditioning. Views every direction, decking on 3 sides, garage/shop, beautiful landscaping and garden.

<b>Agncy Representation</b>	Yes	<b>Main Home Type</b>	Manufactured
<b>Tax Years</b>	2017	<b>Taxes</b>	2255.00
<b>Section</b>	0	<b>Zoning</b>	Kc-forestry / Range
<b># of Living Units</b>	1	<b>Sale Approval</b>	Normal
<b>Land Occupancy</b>	Owner	<b>Phone Ownership</b>	Listing Licensee
<b>Phone Ownership 2</b>	Other	<b>Approx. Carrying Cap</b>	50 +/- pair
<b>Season/Year Round</b>	Summer	<b>Crops Included</b>	Yes
<b>Crops</b>	Alf/Gr/Pas	<b>Production</b>	Hay/Cattle
<b>Pumping Costs</b>	5000.00	<b>Irrigated Acres</b>	Sprinkler
<b>Approx Acres Range</b>	20.000000	<b>Approx Miles to Town</b>	7.00
<b>Farm Equipment</b>	No	<b>Water Rights Acreage</b>	108.00
<b>Irrigation Well GPM</b>	638.00	<b>Pre - 1978</b>	No
<b>Special Financing</b>	None	<b>Secluded</b>	No
<b>Government Sides</b>	No	<b>Inclusions</b>	pumps, mainline, 5 wheel lines, 2 pivots
<b>Elementary School</b>	KL Lost River	<b>Middle School</b>	KL Lost River
<b>High School</b>	KL Lost River	<b>Agricultural Class</b>	Class 3, Class 4
<b>Terrain</b>	Level, Partially Wooded, Rolling	<b>Irrigation Source</b>	Sprinkled, On Site Well
<b>Irrigation Equipment</b>	Mainline, Pumps, Wheel Line	<b>Water Rights</b>	Yes
<b>Water Rights Type</b>	Permitted	<b>Water</b>	Pond(s)
<b>Fencing</b>	Barbed Wire, Cross Fencing, Wire	<b>Outbuildings</b>	Corrals, Fuel Tank Above Grnd, Garage(s), Hay Barn, Livestock Barn, Workshop
<b>Restrictions</b>	Access Recorded, Easement/Rght-of-Way, Recorded Plat, Subject to Zoning	<b>Road Frontage</b>	County Road
<b>Road Surface</b>	Asphalt	<b>Heat Source</b>	Oil, Wood/Pellet, See Remarks
<b>Power Source</b>	Public Utility	<b>Documents on File</b>	Aerial Photos, Brochures, Legal Description, Photos, Plat Maps, Topography Map, Well Data
<b>Existing Financing</b>	Conventional	<b>Water/Sewer</b>	Septic tank, Well
<b>Possession</b>	Negotiable		

**Presented By:**



May 2018

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U.S. Patent 6,910,045

