

North Poe Valley irrigated pasture\alfalfa ground for hay or grazing.

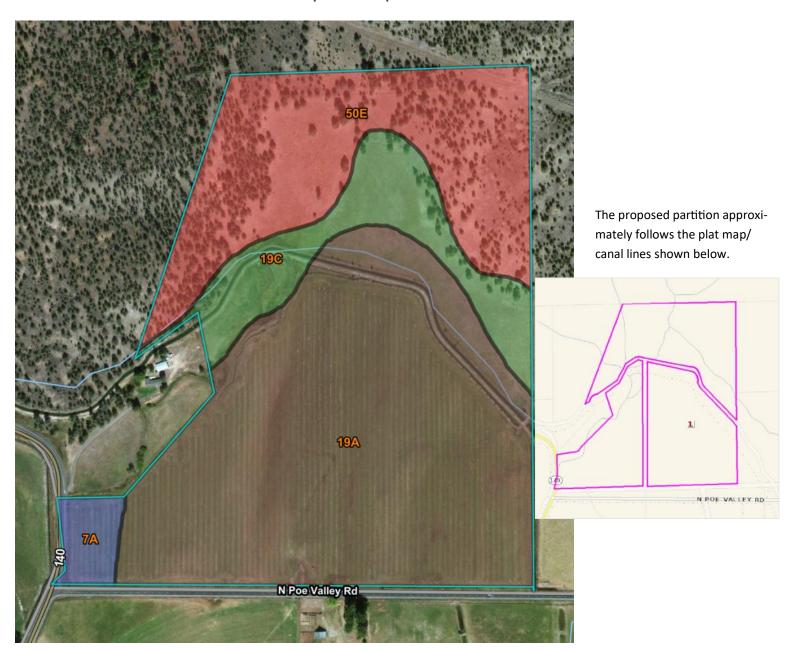
split into 3 buildable parcels. High quality soils and new 7 strand fence with welded steel braces. New gated irrigation pipe for 71.5 acres KID water. Additional 18.5 acres KBID water, balance in Juniper, Pine and native grasses. Views of the valley and mountains, ideal for building your dream home. Newer domestic well tested at 25gpm, power, pond, and borders BLM lands out the back gate! \$586,000



North Poe Valley irrigated pasture\alfalfa ground, domestic well.

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STATE OF OREGON	KLAM	59009	WELL I.D. LABEL# 1		
WATER SUPPLY WELL REPORT	2/10/	•••	START CARD#	1025479	
(as required by ORS 537.765 & OAR 690-205-0210)	2/10/	2015	ORIGINAL LOG #		
(1) LAND OWNER Owner Well I.D.					
First Name JOHN & SUSAN Last Name HOUSE		(9) LOCAT	TON OF WELL (legal of	lescription)	
Company Address 15555 HWY 140 E.			ATH Twp 39.00 S N		
City KLAMATH FALLS State OR Zip 97603			SW 1/4 of the NE		
	version	Tax Map Numb	oer or	Lot	
Alteration (complete 2a & 10) Abandonment(c		Lat°_	' or		_ DMS or DD
(2a) PRE-ALTERATION	ompiete suj	Long	" or		_ DMS or DD
Dia + From To Gauge Stl Plstc Wld Thrd				earest address	
Casing:		HIGHWAY 14	40E & N. POE VALLEY RD.		
Material From To Amt sacks/lbs					
(3) DRILL METHOD		(10) STATI	C WATER LEVEL		
Rotary Air Rotary Mud Cable Auger Cable Mud			Date	SWL(psi) +	SWL(ft)
Reverse Rotary Other		and the same of th	/ell / Pre-Alteration		
		Completed			33
(4) PROPOSED USE Domestic Irrigation Community	у		Flowing Artesian?		
Industrial/Commercial X Livestock Dewatering		WATER BEAR	ING ZONES Depth wa	ater was first found	94.00
ThermalOther		SWL Date	From To Est	t Flow SWL(psi)	+ SWL(ft)
(5) BORE HOLE CONSTRUCTION Special Standard	(Attach copy)	1/27/2015	94 143	200	33
Depth of Completed Well 143.00 ft.					
BORE HOLE SEAL	sacks/				
Dia From To Material From To					
12 0 38 Bentonite Chips 0 38 8 38 143	37 S				
8 38 143 Calculated		100	W= ==== 00	20:= 22	10
Calculated		(11) WELL	LOG Ground Elevation	on	
How was seal placed: Method A B C D	E		Material	From	To
XOther POURED DRY		TOP SOIL	William Control	0	1
Backfill placed from ft. to ft. Material		BROWN SAN	Section and the second section and the section and the second section and the section and	1	4
Filter pack from ft. to ft. Material Size			N SANDY CLAY	4	13
Explosives used: Yes Type Amount		GREY SANDY GREY BASAL		13	94
(5a) ABANDONMENT USING UNHYDRATED BENTON		GREY & BRO	AND THE RESERVE OF THE PARTY OF	94	143
Proposed Amount Actual Amount		GILL'I CO DICO	WIT DELOTED I		110
		13			
(6) CASING/LINER Casing Liner Dia + From To Gauge Stl Plstc	Wld Thrd				
● ○ 8 × 2 38 .250 ● ○	×	<u></u>		_	+
○ 6 □ 23 143 .250 ○				_	+
	HHI				
	$\sqcup \sqcup $				
Shoe Inside Outside Other Location of shoe(s)					
Temp casing Yes Dia From To					
(7) PERFORATIONS/SCREENS		-			
Perforations Method Factory	_	D . C 1			
Screens Type Material Perf/ Casing/ Screen Scrn/slot Slot # of	Tele/	Date Started	1/26/2015 Com	pleted 1/27/2015	
Screen Liner Dia From To width length slots		(unbonded) W	ater Well Constructor Certif	ication	
Perf Liner 6 118 138 .032 3 188	3		he work I performed on the co		
			of this well is in compliance		
			andards. Materials used and in knowledge and belief.	normation reported	above are true to
		License Numb		ate	
(O) WELL TECTE M:		License Ivanio			
(8) WELL TESTS: Minimum testing time is 1 hour		Signed			
Pump Bailer Air Flowing		a - 1 D W-4	W.II.C C	0	
Yield gal/min Drawdown Drill stem/Pump depth Duration of the pump depth 25 36 1	(hr)		er Well Constructor Certificat		11
23 30 1			sibility for the construction, d d on this well during the constru		
			ing this time is in compliance		
Temperature 61 °F Lab analysis Yes By			andards. This report is true to the		
		License Numbe	er 1844 D	ate 2/10/2015	
Water quality concerns? Yes (describe below) TDS amount To Description Amount	Units		1044	2/10/2013	
			TER CHANCELLOR (E-filed)		
	+	Contact Info (o	ptional) CHANCELLOR DRII	LLING & PUMP	

North Poe Valley irrigated pasture\alfalfa ground for hay or grazing. Soil map and capabilities.



Summary by Map Unit — Klamath County, Oregon, Southern Part (OR640)						
Map unit symbol	Map unit name	Acres in	Percent of AOI			
7A	Calimus loam, 0 to 2 percent slopes, low precip, MLRA 21	3.4	2.7%			
19A	Fordney loamy fine sand, 0 to 2 percent slopes, north, MLRA 21	72.5	57.0%			
19C	Fordney loamy fine sand, 2 to 20 percent slopes	16.2	12.7%			
50E	Lorella very stony loam, 2 to 35 percent south slopes	35.0	27.5%			
Totals for Area of Interest		127.1	100.0%			

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.

North Poe Valley irrigated pasture\alfalfa ground								
Map symbol and soil name	Land capabil- ity	Barley	Irish potatoes	Oats	Wheat		Annu- al hay crop	Pasture
		Ви	Cwt	Ви	Ви	Tons	Tons	AUM
7A—Calimus loam, 0 to 2 percent slopes, low precip, MLRA 21								
Calimus	2c	105	370	185	100	6.00	4.00	10.0
19A—Fordney loamy fine sand, 0 to 2 percent slopes, north, MLRA 21								
Fordney	3s	95	330	185	80	6.00	_	9.0
19C—Fordney loamy fine sand, 2 to 20 percent slopes								
Fordney	4e	95	330	185	80	6.00	3.50	9.0
50E—Lorella very stony loam, 2 to 35 percent south slopes								
Lorella, south	_	_	_	_	_	_	_	_

Active 12/04/17 Listing # 2984058 200-Tax Lot N Poe Valley Rd, Klamath Falls, OR 97603 Listing Price: \$586,000 County: Klamath Cross St: Hwy 140 E



Property Type Land Property Subtype Rural Land

Area SE Klamath County

Price/Acre \$4,856.62

Tax Acct N R580598 Lot Sq Ft (approx) 5255950 ((Assessor))

Lot Acres (approx) 120.6600



http://view.paradym.com/4119077

Klamath, Klamath Basin



Directions From the Y travel 6.4 miles east on Hwy 140E to North Poe Valley Rd. Turn right, first property on left. https://goo.gl/maps/nyXZczNixF32

Marketing Remark North Poe Valley irrigated pasture\alfalfa ground for hay or grazing. 120.66 total acres can be legally split into 3 buildable parcels. High quality soils and new 7 strand fence with welded steel braces. New gated irrigation pipe for 71.5 acres KID water. Additional 18.5 acres KBID water, balance in Juniper, Pine and native grasses. Views of the valley and mountains, ideal for building your dream home. Newer domestic well tested at 25gpm, power, pond, and borders BLM lands out the back gate!

Home & Lot Pkg Only Agency Represent No Yes Sale Approval Zoning FR Normal Phone Ownership Listing Licensee Listing Licensee **Text Ownership** Irrgated Yes Irrigated Acres 90.00

 Government Sides
 Yes
 Secluded
 No

 Elementary School
 KL Henley
 Middle School
 KL Henley

 High School
 KL Henley
 Property Nature
 Homesite, Multiple Dwelling, Agriculture, See

Home/Build Site Applied For, See Remarks Utilities Available Remarks Electricity Avail., Telephone

Utility Location To Property Line Street Paved

District Type

Lot Description

Slope - Steep, Wooded - Partially, Level, Pasture, Rolling

Rolling

 Soil Type
 Rocky, Sand, Loam
 Water
 Creek

 Creek Type
 Seasonal
 Fence
 Partial, See Remarks

 Improvements
 See Remarks
 View
 Valley, Mountains

Presented By:

ecember 2017

Irrigation Source

Linda L Long Lic: 780302024 Primary: 541-891-5562 Secondary: Other:

District

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:

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