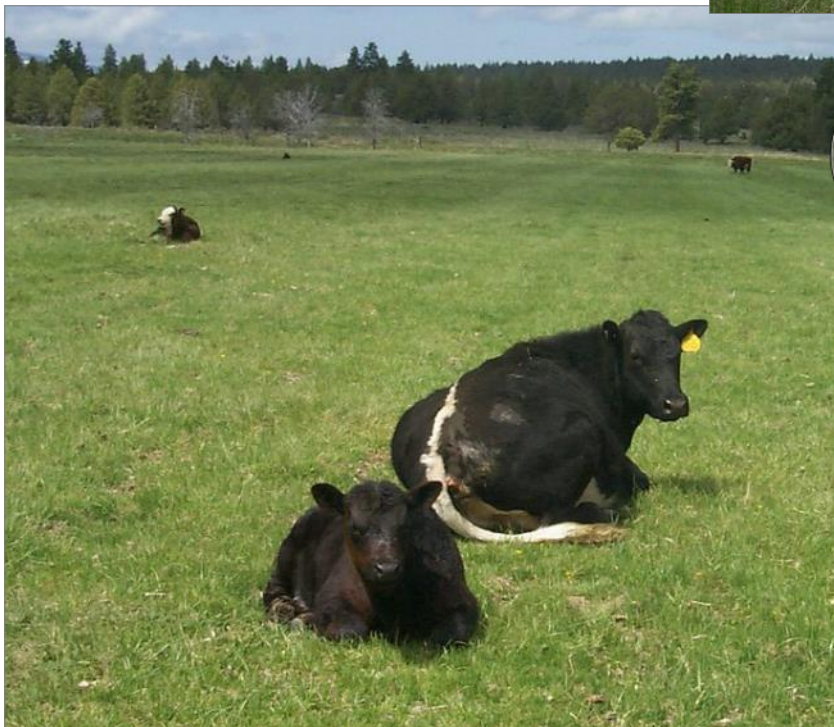




North Poe Valley irrigated pasture\alfalfa ground for hay or grazing.

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! \$586,000



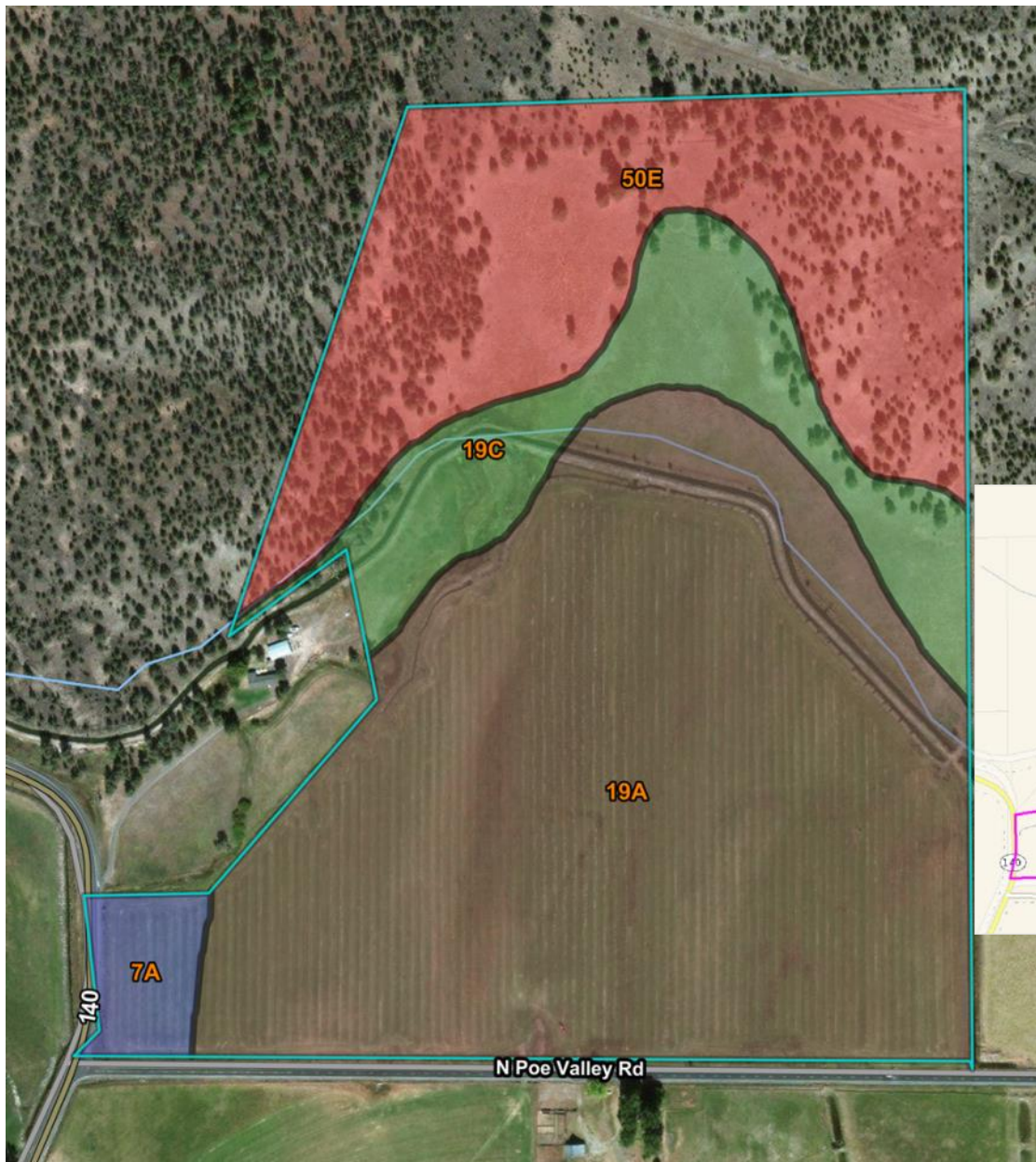
33550 Hwy 97 N/PO Bx 489
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Page 1 of 1

ORIGINAL LOG #

Crater Lake Realty, Inc. Chiloquin, Oregon Linda Long, Principal Broker/Owner 541-891-5562 Linda@CraterLakeRealtyInc.com

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



The proposed partition approximately follows the plat map/
canal lines shown below.



Summary by Map Unit — Klamath County, Oregon, Southern Part (OR640)			
Map unit symbol	Map unit name	Acres in AOI	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 capability	Barley	Irish potatoes	Oats	Wheat	Alfalfa hay	Annual hay crop	Pasture
		<i>Bu</i>	<i>Cwt</i>	<i>Bu</i>	<i>Bu</i>	<i>Tons</i>	<i>Tons</i>	<i>AUM</i>
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>



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	No	Agency Represent	Yes
Zoning	FR	Sale Approval	Normal
Phone Ownership	Listing Licensee	Text Ownership	Listing Licensee
Irrigated	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 Remarks
Home/Build Site	Applied For, See Remarks	Utilities Available	Electricity Avail., Telephone
Utility Location	To Property Line	Street	Paved
Lot Description	Slope - Steep, Wooded - Partially, Level, Pasture, Rolling District	Easements	Utilities
Irrigation Source	Rocky, Sand, Loam	District Type	Klamath, Klamath Basin
Soil Type	Seasonal	Water	Creek
Creek Type	See Remarks	Fence	Partial, See Remarks
Improvements		View	Valley, Mountains

Presented By:



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December 2017