

Riverfront Pasture Ranch!

240 acres lying alongside ¾ mi of Lost River in Henley area. Approximately 195 acres are irrigated with estimated stocking rate of 300 yearlings. Perfect for horses or purebred operation. Fenced, cross fenced, corrals, scale, livestock/hay barn & shop, pumps, mainline, 5 guns, much equipment included. 3 bedroom home overlooking the river valley. Abundance of waterfowl, cranes and birds of prey along peaceful & private Lost River frontage. Geothermal lease and wooded butte with beautiful buildings sites. MLS# K86024 \$780,000

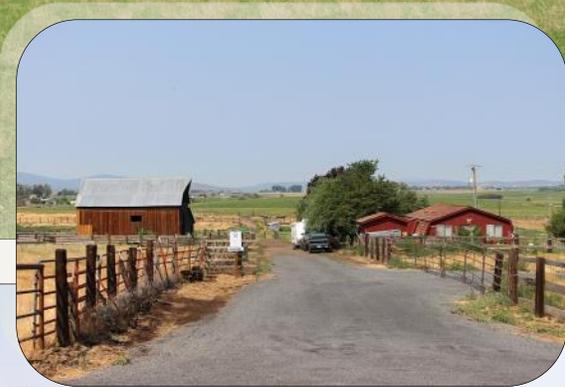


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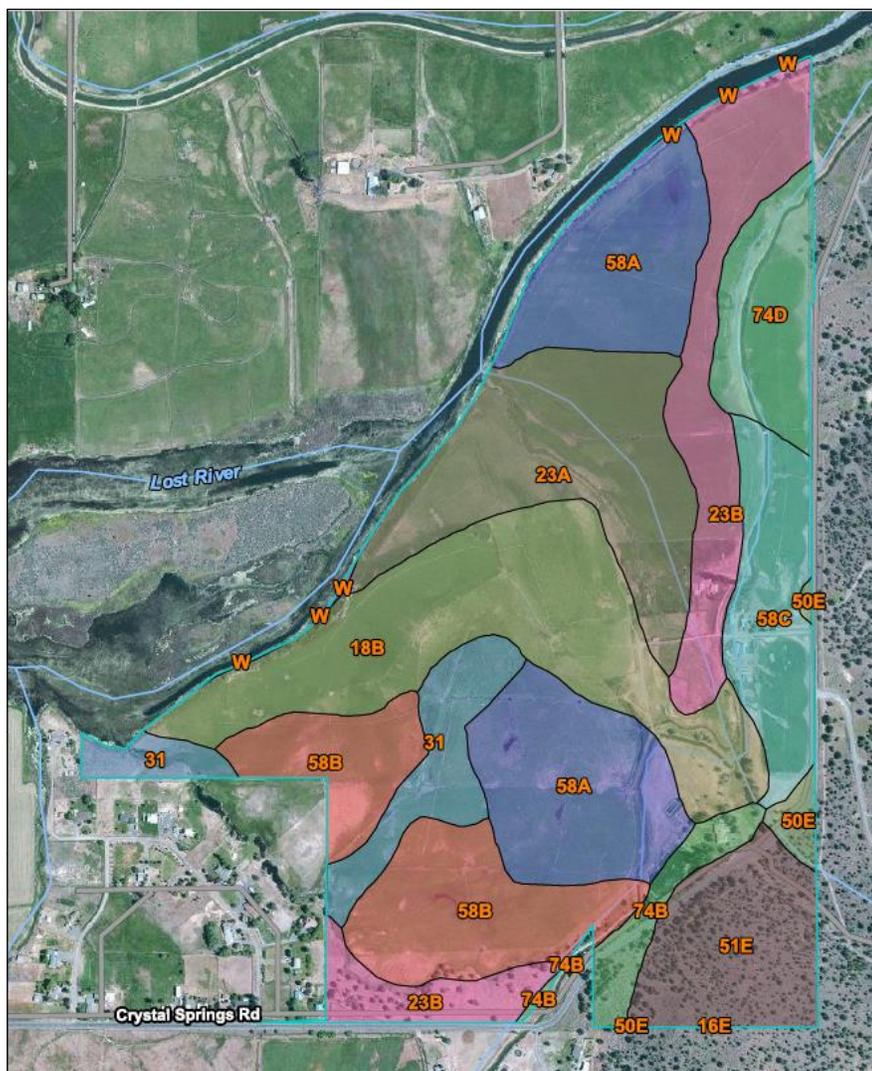
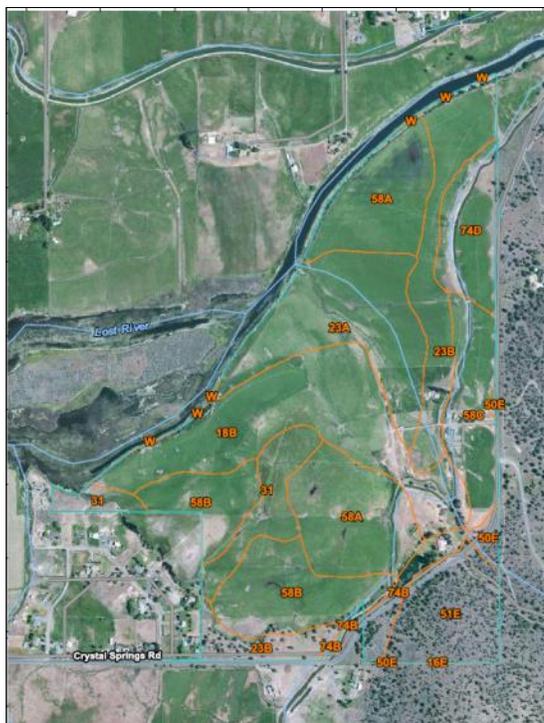


Equipment (if still available at time of inquiry):
Pumps, mainline, 5 guns with spare parts
Steel loading chute
Squeeze
Calf chute/table
3000# single cattle scale
John Deere brush hog
806 International Tractor
4010 John Deere Tractor
TD6 Crawler
Pasture ripper
Pasture harrow
Disk
Welder
Shop tools
Hay wagon
(2) 150 gallon above ground fuel tanks

NO WARRANTY on any of the equipment, included at no value in AS IS condition. Portable stock panels are NOT included.

Riverfront Pasture Ranch!

Soils



Map Unit Name— Summary by Map Unit — Klamath County, Oregon, Southern Part (OR640)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
16E	Dehlinger very stony loam, 15 to 65 percent south slopes	Dehlinger very stony loam, 15 to 65 percent south slopes	0.0	0.0%
18B	Dodes loam, 2 to 15 percent slopes	Dodes loam, 2 to 15 percent slopes	45.0	17.4%
23A	Harriman loam, 0 to 2 percent slopes	Harriman loam, 0 to 2 percent slopes	33.7	13.1%
23B	Harriman loam, 2 to 5 percent slopes	Harriman loam, 2 to 5 percent slopes	30.3	11.7%
31	Hosley loam	Hosley loam	14.8	5.7%
50E	Lorella very stony loam, 2 to 35 percent south slopes	Lorella very stony loam, 2 to 35 percent south slopes	2.4	0.9%
51E	Lorella-Calimus association, steep north slopes	Lorella-Calimus association, steep north slopes	19.1	7.4%
58A	Modoc fine sandy loam, 0 to 2 percent slopes	Modoc fine sandy loam, 0 to 2 percent slopes	43.3	16.8%
58B	Modoc fine sandy loam, 2 to 5 percent slopes	Modoc fine sandy loam, 2 to 5 percent slopes	31.4	12.2%
58C	Modoc fine sandy loam, 5 to 15 percent slopes	Modoc fine sandy loam, 5 to 15 percent slopes	17.0	6.6%
74B	Stukel-Capona loams, 2 to 15 percent slopes	Stukel-Capona loams, 2 to 15 percent slopes	6.5	2.5%
74D	Stukel-Capona loams, 15 to 25 percent slopes	Stukel-Capona loams, 15 to 25 percent slopes	14.2	5.5%
W	Water	Water	0.3	0.1%
Totals for Area of Interest			257.9	100.0%



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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.

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Soils, continued

Map symbol and soil name	Land capability	Alfalfa hay	Annual hay crop	Grass-legume hay	Pasture	Barley	Irish potatoes	Oats	Wheat
		Tons	Tons	Tons	AUM	Bu	Cwt	Bu	Bu
16E—Dehlinger very stony loam, 15 to 65 percent south slopes									
Dehlinger, south	—	—	—	—	—	—	—	—	—
18B—Dodes loam, 2 to 15 percent slopes									
Dodes	4e	4.50	4.00	—	10.0	95	—	185	90
23A—Harriman loam, 0 to 2 percent slopes									
Harriman	3c	6.00	4.00	—	10.0	105	370	185	100
23B—Harriman loam, 2 to 5 percent slopes									
Harriman	3e	6.00	4.00	—	10.0	105	370	185	100
31—Hosley loam									
Hosley	4w	—	—	—	6.0	—	—	—	—
50E—Lorella very stony loam, 2 to 35 percent south slopes									
Lorella, south	—	—	—	—	—	—	—	—	—
51E—Lorella-Calimus association, steep north slopes									
Lorella, north	—	—	—	—	—	—	—	—	—
Calimus, north	—	—	—	—	7.0	—	—	—	—
58A—Modoc fine sandy loam, 0 to 2 percent slopes									
Modoc	3s	5.00	—	4.50	10.0	95	—	185	90
58B—Modoc fine sandy loam, 2 to 5 percent slopes									
Modoc	3e	5.00	—	4.50	10.0	95	—	185	90
58C—Modoc fine sandy loam, 5 to 15 percent slopes									
Modoc	3e	5.00	—	4.50	10.0	95	—	185	90
74B—Stukel-Capona loams, 2 to 15 percent slopes									
Stukel	4e	—	—	—	6.5	35	—	65	40
Capona	4e	—	—	—	10.0	95	—	185	90
74D—Stukel-Capona loams, 15 to 25 percent slopes									
Stukel	—	—	—	—	—	—	—	—	—
Capona	—	—	—	—	—	—	—	—	—
W—Water									
Water	—	—	—	—	—	—	—	—	—



Riverfront Pasture Ranch!

Street Address k86024
Listings as of 07/29/16 at 4:24pm

Active 09/30/14	Listing # K86024	Map
County: Klamath		
	Property Type	Farm and Ranch
	Area	East Klamath Falls
	Beds	3
	Baths(FH)	1 (1 0)
	Year Built	1983
	Tax Acct N	R39100220000500000
	DOM/CDOM	693/693
	Property Subtype	Grazing
	Price/Sq Ft	\$
	Lot Sq Ft (approx)	10469210
	Lot Acres (approx)	240.3400

[See Additional Pictures](#) [See Virtual Tour](#)

Directions From The Y, Go East On Hwy 140e For 4.6 Miles, Then Turn Right And Veer Right Onto Crystal Springs Road For A Bit Over A Mile.

[Http://Goo.Gl/Maps/Mfptk](http://goo.gl/Maps/Mfptk)

Marketing Remark Pasture Ranch Along Mi Of Lost River In Henley Area. 240 Acres, Approximately 195 Acres Irrigated With Estimated Stocking Rate Of 300 Yearlings. Perfect For Horses Or Purebred Operation. Fenced, Cross Fenced, Corrals, Scale, Livestock/Hay Barn & Shop, Pumps, Mainline, 5 Guns, Much Equipment Included. 3 Bedroom Home Overlooking The River Valley. Abundance Of Waterfowl, Cranes And Birds Of Prey Along Peaceful & Private Lost River Frontage. Geothermal Lease And Wooded Butte With Beautiful Buildings Sites. Ask For Equipment List!

Main Home Type	Site Built	Tax Years	2013
Taxes	1162.59	Zoning	Kc-exclusive Farm Use
# of Living Units	1	Sale Approval	Normal
Approx. Carrying Cap	300	Season/Year Round	Summer
Crops Included	Yes	Crops	Pasture
Production	Grazing	Water Costs	4125.00
Pumping Costs	2500.00	Approx Acres Range	25.000000
Approx Miles to Town	8.00	Farm Equipment	Yes
Water Rights Acreage	195.00	Special Financing	None
Elementary School	KL Henley	Middle School	KL Henley
High School	KL Henley	Agricultural Class	Class 4, Class 3
Terrain	Rolling, Partially Wooded, Hillside, Level	Irrigation Source	Gravity - Flood, Sprinkled
District Type	Klamath Basin, See Remarks, Klamath	Irrigation Equipment	Mainline, Pumps
Water Rights Type	Class A, Class B, Permitted	Fencing	Cross Fencing, Perimeter, Barbed Wire
Outbuildings	Livestock Barn, Equipment Barn, Shop, Corrals, Chutes, Scales, Fuel Tank Above Grnd	Restrictions	Access Recorded, Easement/Rght-of-Way
Road Frontage	County Road	Road Surface	Blacktop/Asphalt
Power Source	Public Utility	Documents on File	Topography Map, Aerial Photos, ASCS Information, Photos, SCS Information, Plat Maps, Brochures, Legal Description
Water/Sewer	Septic tank, Well	Possession	Negotiable, Tenant Rights

Presented By:	Linda L Long	Crater Lake Realty, Inc.
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Featured properties may not be listed by the office/agent presenting this brochure.
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U.S. Patent 6,910,045



<http://goo.gl/VJx5iy>



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