

PLUM VALLEY EQUESTRIAN FACILITY!

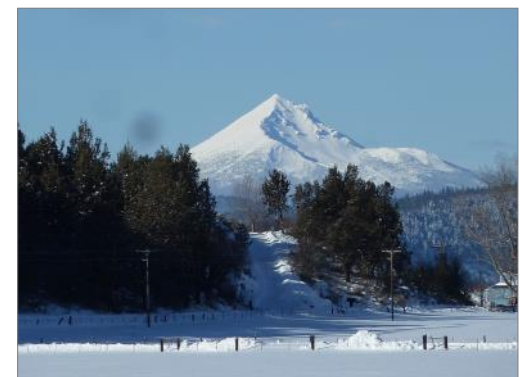


Cascade
Mountain
views

backdrop 44.89 irrigated and fenced acres surrounding the gorgeous 2900 SF, 3 bedroom 2.5 bath cedar sided home. Amenities include huge beams, wood ceilings, granite countertops, oak flooring with walnut inlay, wood clad windows, 3 lovely wood decks, professional landscaping and attached 2 car garage. Indoor riding arena with 9 stalls, heated stands, restroom plus a huge tack room. Nice second MH near the barn area, outdoor arena, additional row of stalls, paddocks, hay barn and metal shop complete this offering. All just 15 minutes to Sky Lakes Medical, OIT University campus and Klamath Falls, Oregon. Located in the heart of Klamath County, home to two wilderness areas, thousands of acres of forest service ground, and Crater Lake National Park. Year round outdoor recreation is within minutes of this exceptional facility. \$765,000 #2993396



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VisualTour®

<http://view.paradym.com/4299023>







Map unit symbol	Map unit name	Acres in AOI	Percent of AOI
1	Algoma silt loam, MLRA 21	30.9	72.0%
34	Klamath-Ontko-Dilman association	11.6	26.9%
50E	Lorella very stony loam, 2 to 35 percent south slopes	0.4	1.0%
68E	Royst stony loam, 5 to 40 percent north slopes	0.0	0.0%
Totals for Area of Interest		42.9	100.0%

Map symbol and soil name	Land capability	Alfalfa hay	Annual hay crop	Pasture
		<i>Tons</i>	<i>Tons</i>	<i>AUM</i>
1—Algoma silt loam, MLRA 21				
Algoma, drained	3w	3.00	—	6.5
34—Klamath-Ontko-Dilman association				
Klamath	4w	—	2.00	5.0
Ontko	4w	—	2.00	5.0
Dilman	4w	—	2.00	5.0
50E—Lorella very stony loam, 2 to 35 percent south slopes				
Lorella, south	—	—	—	—
68E—Royst stony loam, 5 to 40 percent north slopes				
Royst, north	—	—	—	—

PLUM VALLEY EQUESTRIAN FACILITY!

Listings as of 10/10/18 at 11:09am

Active 09/04/18 Listing # 2993396 13219 Old Fort Rd, Klamath Falls, OR 97601 [Map](#) Listing Price: \$765,000
County: Klamath Cross St: Algoma Rd



[See Additional Pictures](#)

Property Type	Farm and Ranch	Property Subtype	Grazing
Area	West Klamath Falls		
Beds	3	Approx Square Feet	2900 Assessor
Baths(FH)	3 (2 1)	Price/Sq Ft	\$263.79
Year Built	1996	Lot Sq Ft (approx)	1955408 ((Assessor))
Tax Acct N	R872655	Lot Acres (approx)	44.8900
DOM/CDOM	70/70		

Directions <https://goo.gl/maps/VFkHhPYE2N2> From (S) intersection of HWY 97 and Algoma Rd, go 1.1 mile to Old Fort Rd, turn right for 2/10 mile to address on left.
Marketing Remark STUNNING Plum Valley Horse facility with Cascade Mountains view. 44.89 irrigated fenced acres surround the gorgeous 2900 SF cedar sided home with huge beams, wood ceilings, granite countertops, oak flooring with walnut inlay, wood clad windows, 3 bedrooms, 2.5 bath, 3 lovely wood decks, professional landscaping and attached 2 car garage. Indoor & outdoor riding arenas with heated stands, restroom with 9 stalls attached + huge tack room. Nice second MH near the barn area, additional row of stalls, hay barn & metal shop. All just 15 minutes to Sky Lakes Medical, OIT University campus and Klamath Falls. REMARKABLY PRICED!

Agency Representation Yes
Tax Years 2017
Township 37S
Section 18
of Living Units 2
Land Occupancy Owner
Text Ownership Listing Licensee
Season/Year Round year round
Water Rights Acreage 30.00
Special Financing none
Government Sides Yes
Middle School KL Ponderosa
Agricultural Class Class 3, Class 4
Irrigation Source District
Water Rights Yes
Fencing Cross Fencing, Perimeter

Restrictions Subject to Zoning
Road Surface Asphalt, Gravel
Power Source Public Utility

Water/Sewer Septic tank, Well

Main Home Type Site Built
Taxes 4379.53
Range 09E
Zoning CR
Sale Approval Normal
Phone Ownership Listing Licensee
Flood N/A
Crops grazing, hay
Pre - 1978 No
Secluded No
Elementary School KL Pelican
High School KL Klamath Union
Terrain Level, Partially Wooded, Rolling
District Type See Remarks
Water Rights Type Permitted, See Remarks
Outbuildings Equipment Barn, Garage(s), Hay Barn, Livestock Barn, Workshop, Special Facilities, Stable(s)
Road Frontage County Road
Heat Source Propane
Documents on File Aerial Photos, Brochures, Legal Description, Photos, Plat Maps, Topography Map, Well Data
Possession Negotiable

Presented By:



October 2018

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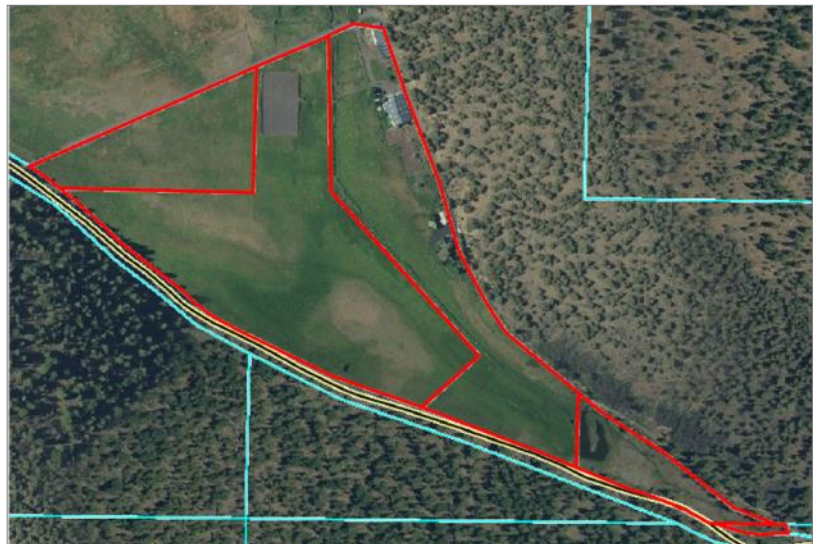
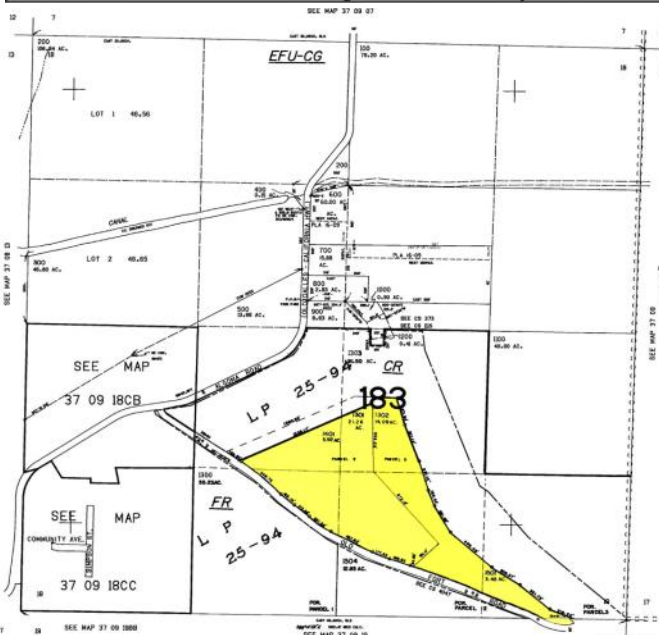
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See our listings online:

CraterLakeRealtyInc.com



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.