

CROWN NURSERY FARM!



479 acres of organic top producing soils, with an excellent high volume well, plus pressurized district water. Includes pumps and buried mainline. Located in a private setting against a lightly forested hillside. Grows seed potatoes, garlic, strawberry plants and other specialty crops as well as alfalfa and grain. 2 homes, garage, hay shed, older potato shed for storage.

MLS #3001529 \$2,900,000



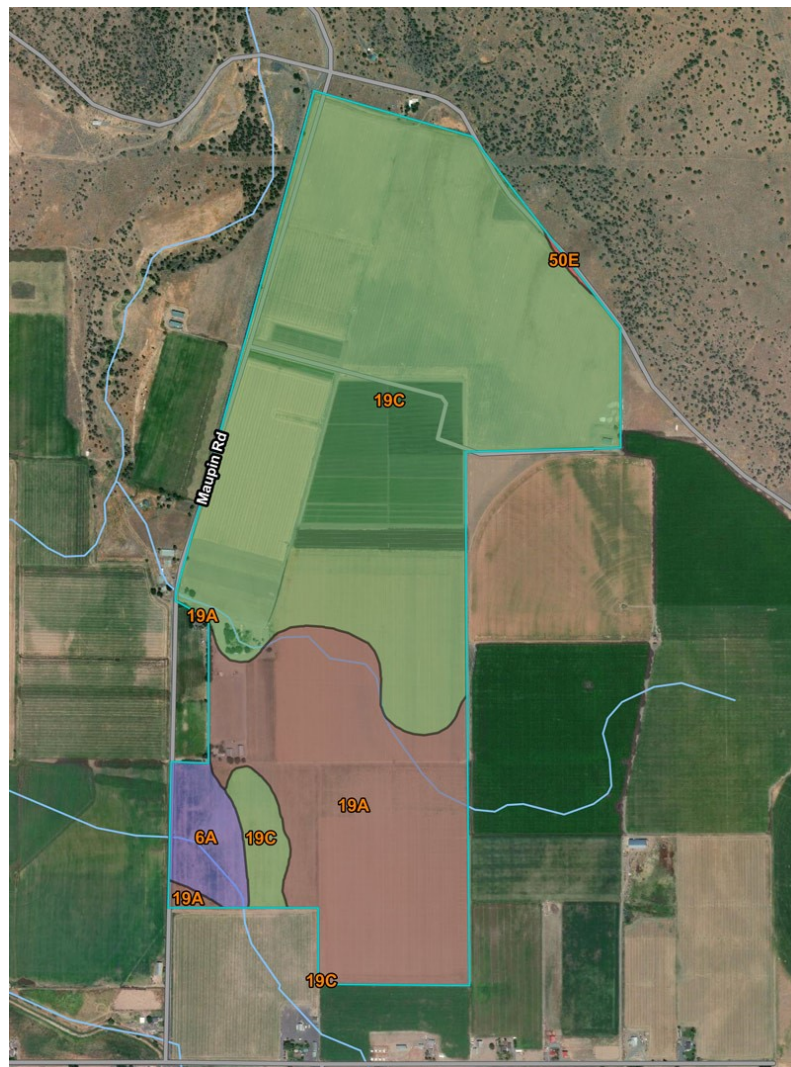
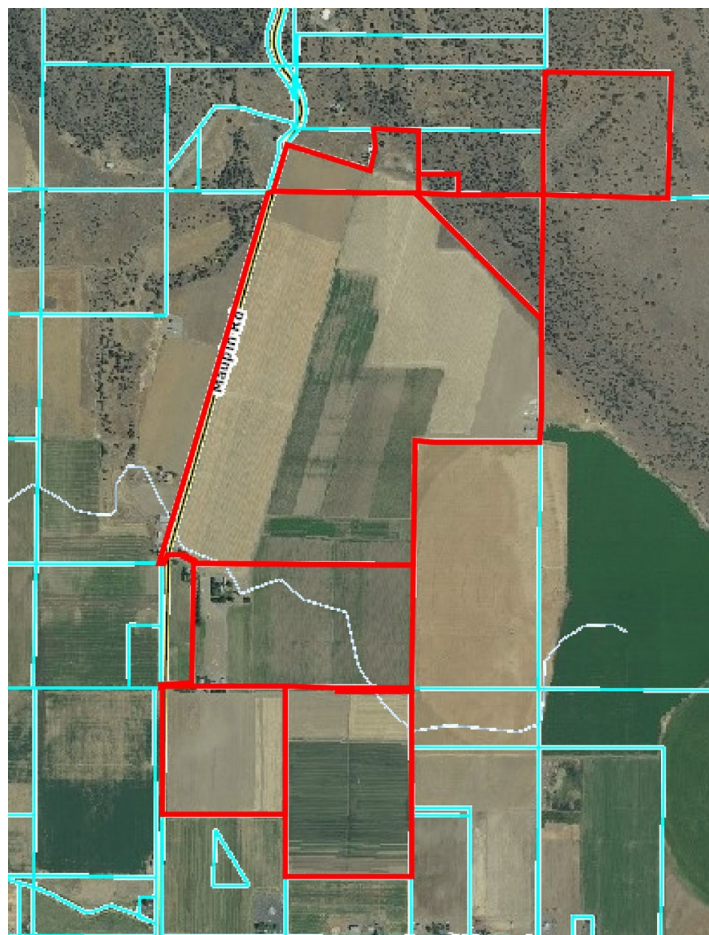
33550 Hwy 97 N/PO Bx 489
Chiloquin, Oregon 97624
541-783-2759/Fax 541-783-2724

CALL: 541-891-5562

Linda@CraterLakeRealtyInc.com
www.CraterLakeRealtyInc.com



CROWN NURSERY FARM soils



Map symbol and soil name	Acres	% of Acres	Land capability	Alfalfa hay Tons	Hay crop Tons	Pasture AUM	Barley Bu	Irish Spuds Cwt	Oats Bu	Wheat Bu
6A—Calimus fine sandy loam, 0 to 2 per-cent slopes										
Calimus	15.9	3.70%	2c	6	4	10	105	370	185	100
19A—Fordney loamy fine sand, 0 to 2 per-cent slopes, north, MLRA 21										
Fordney	114.2	26.80%	3s	6	—	9	95	330	185	80
19C—Fordney loamy fine sand, 2 to 20 per-cent slopes										
Fordney	295.8	69.30%	4e	6	3.5	9	95	330	185	80
50E—Lorella very stony loam, 2 to 35 per-cent south slopes										
Lorella, south	0.6	0.10%	—	—	—	—	—	—	—	—



<https://view.paradym.com/4341572>



More info:
<https://bit.ly/2KGvJ8m>

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.

CROWN NURSERY FARM!



Listings as of 05/08/19 at 11:22am

Active 05/08/19 **Listing # 3001529** **19333-18981 Maupin Rd, Malin, OR 97632-9503** **Listing Price: \$2,900,000**
County: Klamath **Cross St: Transformer Rd**



Property Type	Farm	Property Subtype	Farm
Area	SE Klamath County		
Beds	3	Approx Square Feet	1800 Assessor
Baths(FH)	2 (2 0)	Price/Sq Ft	\$1,611.11
		Lot Sq Ft (approx)	20865240
Tax Acct N	R628468	Lot Acres (approx)	479.0000
DOM/CDOM	43/43		

Directions <https://goo.gl/maps/BvrJSYDJGkQ2> From Malin, head west on Hwy 50 to Drazil Rd. Turn right for 2 mi to Transformer Rd. Turn right for .8 mi to Maupin Rd, then turn left on Maupin Rd for .8 mi to address on left.

Marketing Remark Crown Nursery Farm! 479 acres. Organic top producing soils, excellent high volume well, pumps and buried mainline plus district water. Grows seed potatoes, garlic, strawberries and other specialty crops as well as alfalfa and grain. 2 homes, garage, hay shed, older potato shed for storage. Private setting against hillside. Available for planting this season.

Agency Representation	Yes	Main Home Type	Site Built
Tax Years	2017	Taxes	1718.62
Township	40S	Range	12E
Section	34	Zoning	EFU-C
# of Living Units	2	Sale Approval	Normal
Land Occupancy	Owner	Phone Ownership	Listing Licensee
Text Ownership	Listing Licensee	Flood	N/A
Crops	seed potatoes, garlic, alfalfa, grain, strawberry	Production	also some specialty crops
Water Costs	19418.00	Approx Acres Range	30
Approx Miles to Town	3.80	Water Rights Acreage	365.36
Irrigation Well GPM	1060.00	Pre - 1978	Yes
Special Financing	none	Secluded	No
Government Sides	No	Elementary School	KL Malin
Agricultural Class	Class 2, Class 3, Class 4	Terrain	Hillside, Level, Rolling
Irrigation Source	District, On Site Well	District Type	Shasta
Irrigation Equipment	Mainline, Pumps	Water Rights	Yes
Water Rights Type	Permitted	Fencing	Barbed Wire, Perimeter
Outbuildings	Garage(s), Hay Barn, Workshop	Restrictions	Easement/Rght-of-Way, Subject to Zoning
Road Frontage	County Road	Road Surface	Asphalt
Power Source	Public Utility	Documents on File	Aerial Photos, Brochures, Legal Description, Plat Maps, Well Data
Existing Financing Possession	None Negotiable	Water/Sewer	Septic tank, Well

Presented By:



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

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

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