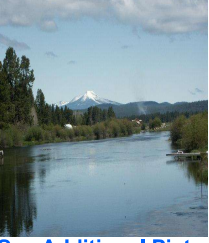


Client Detail Report

Listings as of 06/26/19 at 2:52pm

Active 06/26/19	Listing # 3003421	15-Lot# Cattle Dr, Chiloquin, OR 97624 Map	Listing Price: \$95,000	
County: Klamath		Cross St: Pine Cone		
	Property Type	Land	Property Subtype	Subdivision
	Area	West Klamath County		
	Tax Acct N	R883899	Price/Acre	\$19,000.00
			Lot Sq Ft (approx)	217800 ((Assessor))
	DOM/CDOM	6/6	Lot Acres (approx)	5.0000
See Additional Pictures				

Directions <https://binged.it/2FwUlwY> From Chiloquin turn left on Sprague River Rd (1st St) and go 4/10 of a mile to Pine Ridge Rd. Turn left and go 9/10 of a mile and veer left onto Pine Cone Dr. Cross tracks to first road on right before river, go through gate to

Marketing Remark WILLIAMSON RIVER GEM 5 acres bordering some of the best fly-fishing waters in the west! World famous Williamson River frontage, 306 feet of it! Pine trees adjacent and across the river, and pasture land and snow-capped mountain views to the north. 3.5 acres of irrigation water rights from the river! Fish for trophy Redband trout from your own land and/or hike or ride on thousands of acres of forest service land right out the gate. Gated community of beautiful homes but still room to roam within walking distance. Located in an area with unlimited outdoor recreation opportunities, winter or summer. Crater Lake Nat'l Park, Sky Lakes Wilderness, the Sprague & Wood Rivers, Klamath and Agency Lakes all within a short drive. CC&R's and HOA to protect and maintain your investment. Come take a look today! Seller terms for buyer with approved down payment and credit. Pictures of views around the subdivision. Well priced so come take a look!

Home & Lot Pkg Only	No	Agency Represent	Yes
Township	34S	Range	7EE
Section	22	Zoning	R5
Sale Approval	Normal	Phone Ownership	Listing Licensee
Text Ownership	Listing Licensee	Irrigated	No
Government Sides	No	Secluded	No
Subdivision/Developm	Pine Ridge Ranches	Elementary School	KL Chiloquin
Middle School	KL Chiloquin	High School	KL Chiloquin
Property Nature	Homesite	Septic	Approved
Utilities Available	Electricity Avail., Telephone	Utility Location	To Property Line
Street	Shared Access, Unpaved	Lot Description	Wooded - Partially, Level, Pasture
Site Description	Subdivision	Irrigation Source	River
Water	River	River Type	Front, Williamson Rvr, View
Fence	None	View	Territorial, Water, Mountains

Presented By:	Linda L Long	Crater Lake Realty, Inc.
	Lic: 780302024	Office Lic.: 200270235
	Primary: 541-891-5562	33550 N Highway 97
	Secondary:	Chiloquin, OR 97624
	Other:	541-783-2759
	E-mail: Linda@craterlakerealtyinc.com	Fax : 541-783-2724
June 2019	Web Page: CraterLakeRealtyInc.com	See our listings online:
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U.S. Patent 6,910,045

