

WOLF BUTTE RANCH



This great summer feed ranch totals 1,194 acres including approximately 830 irrigated acres of improved clover pasture. Pasture is irrigated with 3 Valley pivots, 250 ac and 220 ac and 60 acres respectively with 250-300 acres being flood irrigated. Irrigation water comes from two wells producing 2,500 and 2,700 gpm. Each have 125 hp electric pumps and draw water from about 1,400 ft. This ranch customarily runs 500 pair for the season from May 15 to November 15. These cows have been big and have weaned big

yearling calves (850+ lbs). Improvements include a nice 3,000-sf two-level home with 4-bed, 2-bath, plus a small 1-bed, 1-bath home. Ranch is priced to sell at \$2.9 Million. Klamath County MLS # 3006870



CO-LISTED!

David Van Cleve of Van Cleve Associates

www.VanCleveRanches.com

dlvancleve@sbcglobal.net 530-906-3978

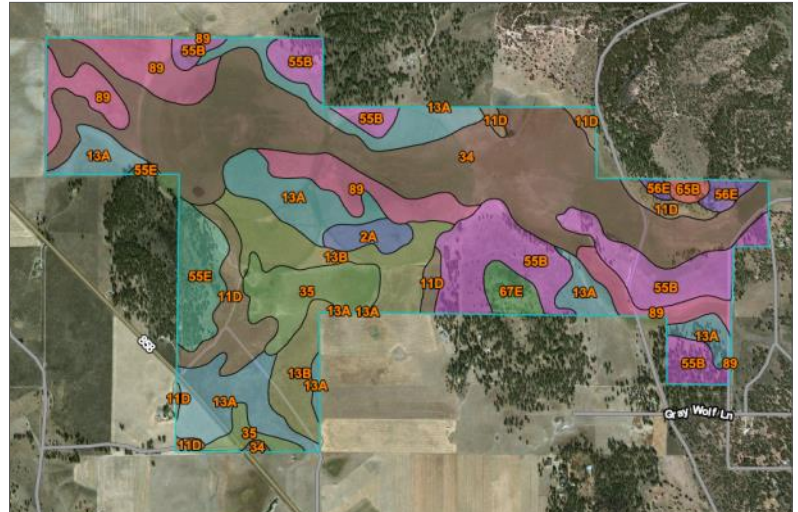


33550 Hwy 97 N/PO Bx 489
Chiloquin, Oregon 97624
541-783-2759/Fax 541-783-2724
CALL: 541-891-5562
Linda@CraterLakeRealtyInc.com
www.CraterLakeRealtyInc.com

| Symbol | Map unit name | Acres in AOI | Percent of AOI |
|-----------------------------|--------------------------------------------------------|--------------|----------------|
| 2A | Barkley loam, 0 to 2 percent slopes | 18.7 | 1.4% |
| 11D | Choptie loam, 2 to 25 percent slopes | 81.2 | 6.0% |
| 13A | Crume loam, 0 to 2 percent slopes | 215.7 | 16.0% |
| 13B | Crume loam, 2 to 8 percent slopes | 116.0 | 8.6% |
| 34 | Klamath-Ontko-Dilman association | 405.8 | 30.1% |
| 35 | Klamath variant clay loam | 73.5 | 5.5% |
| 55B | Maset coarse sandy loam, 1 to 12 percent slopes | 199.1 | 14.8% |
| 55E | Maset coarse sandy loam, 12 to 45 percent north slopes | 50.8 | 3.8% |
| 56E | Maset coarse sandy loam, 12 to 35 percent south slopes | 13.0 | 1.0% |
| 65B | Ponina-Rock outcrop complex, 1 to 8 percent slopes | 7.3 | 0.5% |
| 67E | Rock outcrop-Nuss complex, 5 to 40 percent slopes | 19.3 | 1.4% |
| 89 | Yonna loam | 146.1 | 10.8% |
| Totals for Area of Interest | | 1,346.6 | 100.0% |

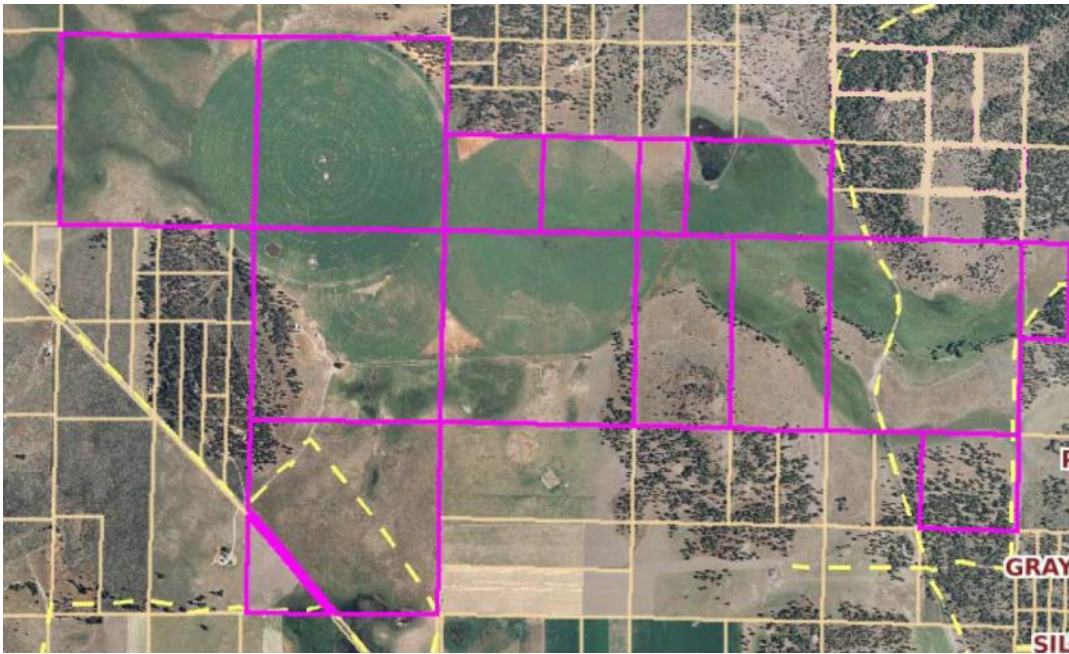
WOLF BUTTE RANCH soils

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.

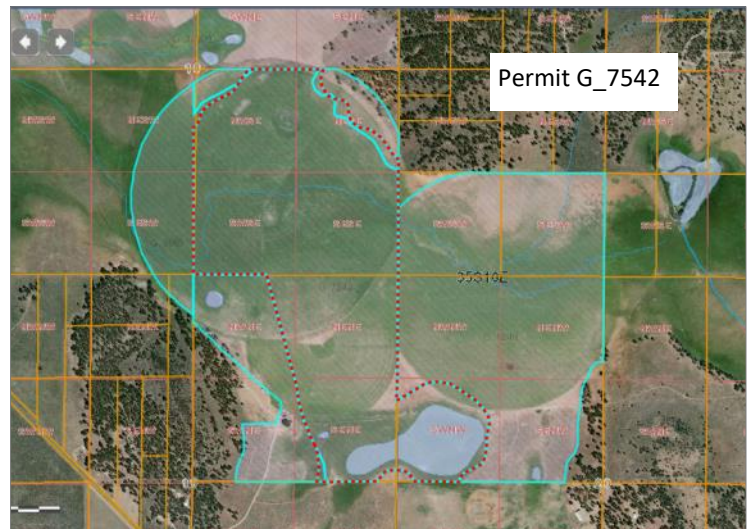
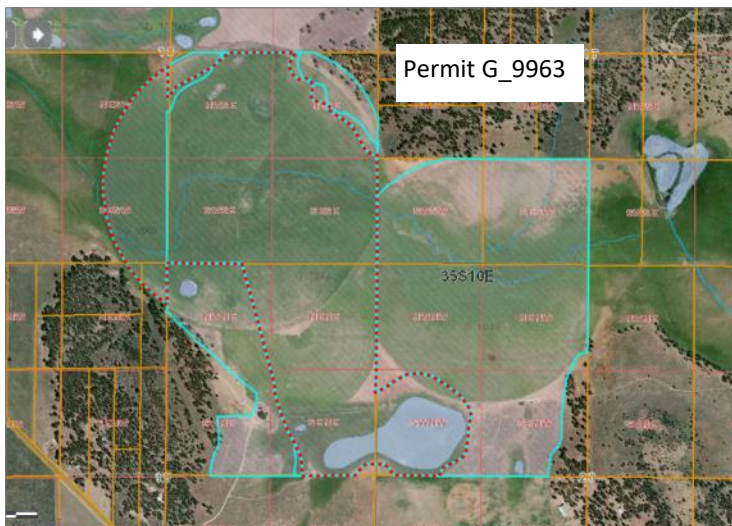
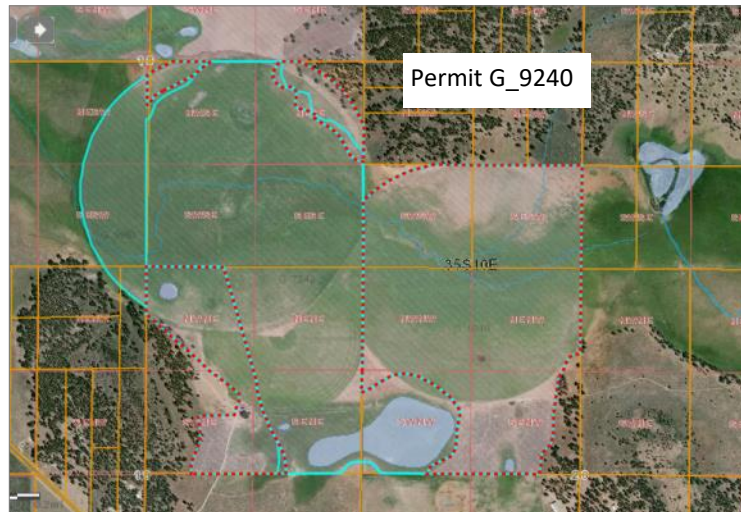


| Map symbol and soil name | Land capability | Alfalfa hay | hay crop | Pasture AUM |
|------------------------------------------|-----------------|-------------|----------|-------------|
| Barkley | 4c | 3.50 | — | 7.5 |
| 11D—Choptie loam, 2 to 25 percent slopes | | | | |
| Choptie | — | — | — | — |
| 13A—Crume loam, 0 to 2 percent slopes | | | | |
| Crume | 4c | 3.00 | 2.50 | 7.5 |
| 13B—Crume loam, 2 to 8 percent slopes | | | | |
| Crume | 4e | 3.00 | 2.50 | 7.5 |
| 34—Klamath-Ontko-Dilman association | | | | |
| Klamath | 4w | — | 2.00 | 5.0 |
| Ontko | 4w | — | 2.00 | 5.0 |
| Dilman | 4w | — | 2.00 | 5.0 |
| 35—Klamath variant clay loam | | | | |
| Klamath, variant | 4w | — | — | 4.0 |
| 89—Yonna loam | | | | |
| Yonna | 4w | — | — | 5.0 |

Wolf Butte water rights maps



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Proof survey maps available upon request.

Crater Lake Realty, Inc. Chiloquin, Oregon Linda Long, Principal Broker/Owner 541-891-5562 Linda@CraterLakeRealtyInc.com
Co-listed with Dave Van Cleve of Van Cleve Associates. 530-906-3978 dlvancleve@sbslobal.net

WOLF BUTTE RANCH

Listings as of 10/07/19 at 10:34am

Active 10/01/19 **Listing # 3006870** **17733 Sprague River Rd, Chiloquin, OR 97624-9607** **Listing Price: \$2,900,000**
County: Klamath **Cross St: Sprague River Drive**



| | | | |
|----------------------|-------------------|---------------------------|-----------------------|
| Property Type | Farm | Property Subtype | Grazing |
| Area | NE Klamath County | | |
| Beds | 3 | Approx Square Feet | 1680 Assessor |
| Baths(FH) | 2 (2 0) | Price/Sq Ft | \$1,726.19 |
| Year Built | 1900 | Lot Sq Ft (approx) | 52038518 ((Assessor)) |
| Tax Acct N | R261148 | Lot Acres (approx) | 1194.6400 |
| DOM/CDOM | 13/13 | | |

Directions <https://goo.gl/maps/VgHp368cpFH2> From Cardlock Gas Station on Hwy 97, go through Chiloquin, turn left on Sprague River Rd and follow for 16.3 miles to address on left.

Marketing Remark This great summer feed ranch totals 1,194 acres including approximately 830 irrigated acres of improved clover pasture. Pasture is irrigated with 3 Valley pivots, 250 ac and 220 ac and 60 acres respectively with 250-300 acres being flood irrigated. Irrigation water comes from two wells producing 2,500 and 2,700 gpm. Each have 125 hp electric pumps and draw water from about 1,400 ft. This ranch customarily runs 500 pair for the season from May 15 to November 15. These cows have been big and have weaned big yearling calves (850+ lbs). Improvements include a nice 3,000-sf two-level home with 4-bed, 2-bath, plus a small 1-bed, 1-bath home. Ranch is priced to sell!

| | | | |
|------------------------------|---------------------------------------------------|-----------------------------|-------------------------------------------------------------------------------------------|
| Agency Representation | Yes | Main Home Type | Site Built |
| Tax Years | 2017 | Taxes | 7458.63 |
| Township | 35S | Range | 10E |
| Section | 31 | Zoning | EFU-CG |
| # of Living Units | 2 | Sale Approval | Trust |
| Land Occupancy | Owner | Phone Ownership | Listing Licensee |
| Text Ownership | Listing Licensee | Flood | N/A |
| Approx. Carrying Cap | 500 pair | Season/Year Round | summer |
| Crops Included | Yes | Crops | pasture |
| Production | pasture | Irrigated Acres | Sprinkler |
| Approx Acres Range | 350 | Approx Miles to Town | 6.00 |
| Farm Equipment | No | Water Rights Acreage | 830.00 |
| Irrigation Well GPM | 2700.00 | Pre - 1978 | Yes |
| Special Financing | none | Secluded | No |
| Government Sides | No | Elementary School | KL Chiloquin |
| Middle School | KL Chiloquin | High School | KL Chiloquin |
| Terrain | Level, Partially Wooded, Rolling | Irrigation Source | On Site Well, Sprinkled, Gravity - Flood, Sub-irrigated |
| Irrigation Equipment | Center Pivot, Mainline, Pumps | Water Rights | Yes |
| Water Rights Type | Permitted | Minerals | Gas/Oil Rights/Incl |
| Fencing | Barbed Wire, Cross Fencing, Perimeter | Outbuildings | Corrals, Equipment Barn |
| Restrictions | Access Recorded, Recorded Plat, Subject to Zoning | Road Frontage | County Road |
| Road Surface | Asphalt | Heat Source | Electric, Oil, Wood/Pellet |
| Power Source | Public Utility | Documents on File | Aerial Photos, Brochures, Legal Description, Photos, Plat Maps, Topography Map, Well Data |
| Existing Financing | None | Water/Sewer | Septic tank, Well |
| Possession | Negotiable | | |



VisualTour

<https://view.paradym.com/4410885>



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