

Certified Organic Farm



...on 500 of this 1069 acre farm with 765 irrigated from private well and good district water. Productive soils for alfalfa, grains, potatoes, garlic and Hemp in a private valley protected by timbered ridge, home for wildlife and 150 cows in the summer. Feedlot with 2 of the 5 hay barns and 4 grain silos also offer great wintering area. Historic Bedfield Home plus 3 ad-

ditional houses, shops and equipment storage complete this balanced farm and ranch offering for \$4.3 million.
Klamath County, Oregon MLS #3005782



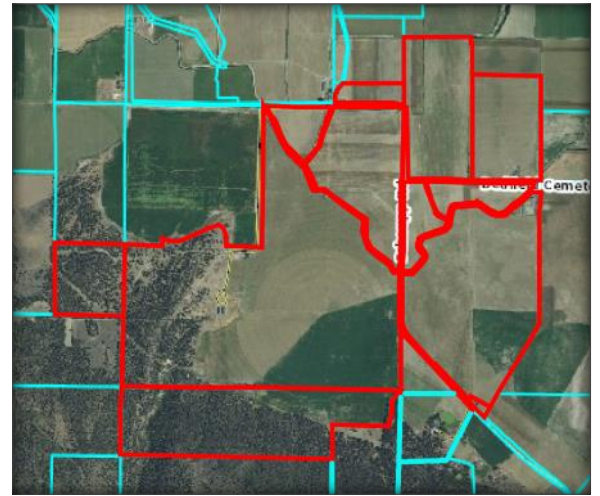
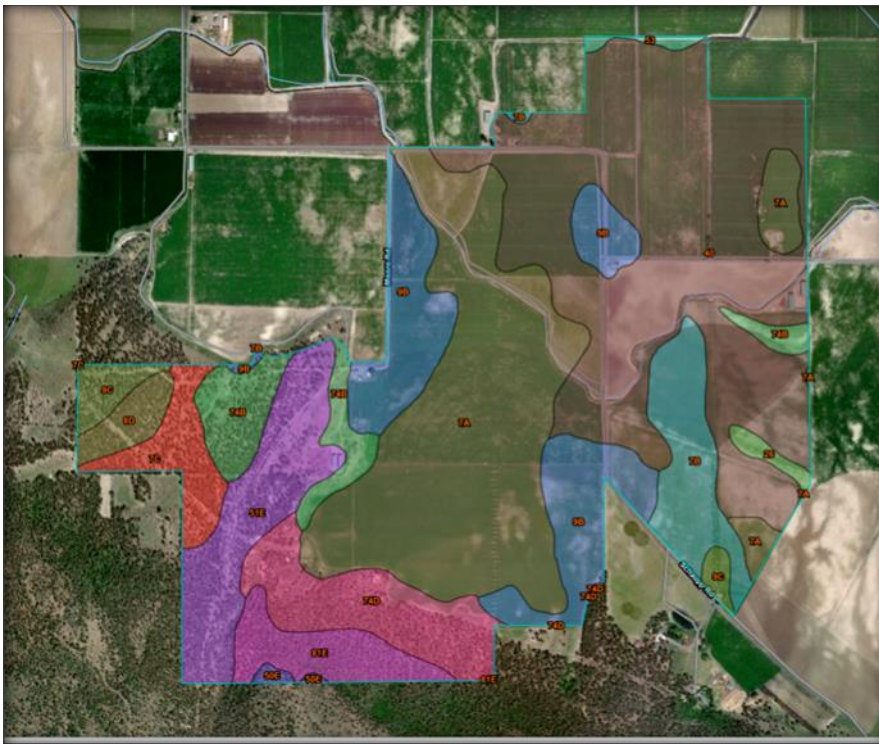
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Farm Soils Report

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.



unit	name	Acres	%
7A	Calimus loam, 0 to 2 percent slopes, low precip, MLRA 21	254.0	24.1%
7B	Calimus loam, 2 to 5 percent slopes	52.6	5.0%
7C	Calimus loam, 5 to 15 percent slopes	31.4	3.0%
8D	Calimus-Capona loams, 15 to 35 percent slopes	15.8	1.5%
9B	Capona loam, 2 to 5 percent slopes	115.3	10.9%
9C	Capona loam, 5 to 15 percent slopes	17.3	1.6%
26	Henley loam	5.8	0.5%
40	Laki-Henley loams	332.1	31.5%
50E	Lorella very stony loam, 2 to 35 percent south slopes	2.7	0.3%
51E	Lorella-Calimus association, steep north slopes	75.8	7.2%
53	Malin clay loam	3.7	0.4%
74B	Stukel-Capona loams, 2 to 15 percent slopes	48.3	4.6%
74D	Stukel-Capona loams, 15 to 25 percent slopes	64.2	6.1%
81E	Woodcock association, north, mlra 21	35.2	3.3%
Totals for Area of Interest		1,054.1	100.0%



Map symbol and soil name	Land capability	Alfalfa hay	Annual hay crop	Pasture	Barley	Irish potatoes	Oats	Spring wheat	Wheat
		<i>Tons</i>	<i>Tons</i>	<i>AUM</i>	<i>Bu</i>	<i>Cwt</i>	<i>Bu</i>	<i>Bu</i>	<i>Bu</i>
7A—Calimus loam, 0 to 2 percent slopes, low precip, MLRA 21									
Calimus	2c	6.00	4.00	10.0	105	370	185	—	100
Calimus, fsl	2c	6.00	4.00	10.0	105	370	—	100	—
7B—Calimus loam, 2 to 5 percent slopes									
Calimus	2e	6.00	4.00	10.0	105	370	185	—	100
7C—Calimus loam, 5 to 15 percent slopes									
Calimus	3e	6.00	4.00	10.0	105	—	185	—	100
8D—Calimus-Capona loams, 15 to 35 percent slopes									
Calimus	—	—	—	7.0	—	—	—	—	—
Capona	—	—	—	—	—	—	—	—	—
9B—Capona loam, 2 to 5 percent slopes									
Capona	3e	5.00	—	10.0	95	370	185	—	90
9C—Capona loam, 5 to 15 percent slopes									
Capona	4e	5.00	—	10.0	95	—	185	—	90
26—Henley loam									
Henley	4w	3.50	3.00	7.0	85	—	125	—	70
40—Laki-Henley loams									
Laki	4s	5.50	3.50	10.0	95	300	150	—	90
Henley	4w	3.50	3.00	7.0	85	—	125	—	70
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	—	—	—	—	—
53—Malin clay loam									
Malin	3w	—	—	6.5	85	—	—	—	—
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 , 81E—Woodcock association, north, mlra 21, have no values.									

Listings as of 10/21/19 at 12:48pm

Active 08/21/19	Listing # 3005782	24343 Bedfield Cemetery Rd, Klamath Falls, OR 97603
	County: Klamath	Cross St: Schaupp



Property Type	Farm	Property Subtype	Grazing
Area	SE Klamath County		
Beds	5		
Baths(FH)	1 (1 0)	Price/Sq Ft	\$
		Lot Sq Ft (approx)	44402450 ((Assessor))
Tax Acct N	R103505	Lot Acres (approx)	1019.3400
DOM/CDOM	66/66		

Directions <https://goo.gl/maps/4ZdBHHPsJfTDnGWk6> From the Y take Hwy 140 E for 4.6 miles to S Poe Valley Rd, turn right then left to continue on S Poe Valley Rd for 6.7 miles to Schaupp Rd. Turn right and continue on Schaupp Rd to Bedfield Cemetery Rd. Turn left, pr

Marketing Remark CERTIFIED ORGANIC FARM on 500 of this 1069 acre farm with 765 irrigated from private well and good district water. Productive soils for alfalfa, grains, potatoes, garlic and Hemp in a private valley protected by timbered ridge, home for wildlife and 150 cows in the summer. Feedlot with 2 of the 5 hay barns and 4 grain silos also offer great wintering area. Historic Bedfield Home plus 3 additional houses, shops and equipment storage complete this balanced farm and ranch offering

Agency Representation	Yes	Main Home Type	Site Built
Tax Years	2018	Taxes	5117.61
Township	40S	Range	11E
Section	2	Zoning	EFU-CG
# of Living Units	5	Sale Approval	Standard
Land Occupancy	Owner	Phone Ownership	Listing Licensee
Flood	N/A	Approx. Carrying Cap	150 pair
Season/Year Round	summer	Crops Included	No
Crops	potatoes, alfalfa, grain	Irrigated Acres	Sprinkler
Approx Acres Range	150	Approx Acres Timber	154.00
Approx Miles to Town	14.50	Farm Equipment	No
Water Rights Acreage	765.00	Irrigation Well GPM	4000.00
Special Financing	none	Secluded	Yes
Government Sides	No	Elementary School	KL Henley
Middle School	KL Henley	High School	KL Henley
Agricultural Class	Class 2, Class 3, Class 4	Terrain	Hillside, Heavily Wooded, Level, Partially Wooded, Rolling
Irrigation Source	District, On Site Well	District Type	Klamath, Klamath Basin
Irrigation Equipment	Center Pivot, Mainline, Pumps, Wheel Line	Water Rights	Yes
Water Rights Type	Class A, Class B, Permitted	Fencing	Barbed Wire, Cross Fencing, Perimeter
Outbuildings	Chutes, Corrals, Equipment Barn, Fuel Tank Above Grnd, Garage(s), Grain Bin, Hay Barn, Livestock Barn, Workshop	Restrictions	Subject to Zoning
Road Frontage	County Road	Road Surface	Asphalt
Heat Source	Electric, Oil, Propane	Power Source	Public Utility
Documents on File	Aerial Photos, ASCS Information, Brochures, Legal Description, Photos, Plat Maps, Survey, Topography Map, Well Data	Existing Financing	None
Water/Sewer	Septic tank, Well	Possession	Negotiable

Presented By:



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