

Client Detail Report

Listings as of 10/22/19 at 10:01am

Active 06/24/19	Listing # 3003529	18661 Tunnel Hill Rd, Lakeview, OR 97630 Map	Listing Price: \$895,000
County: Lake	Cross St: Hwy 140		
	Property Type	Farm	Property Subtype
	Area	Lake County	Grazing
	Beds	3	Approx Square Feet
	Baths(FH)	2 (2 0)	1600
	Year Built	1997	Price/Sq Ft
	Tax Acct N	11674	\$559.38
	DOM/CDOM	123/123	Lot Sq Ft (approx)
			14495461 ((Assessor))
			Lot Acres (approx)
			332.7700
See Additional Pictures			

Directions Ranch is West of Lakeview approx. 8 miles just off of Highway 140. Turn on Tunnel Hill Road - property is on left. No sign.

Marketing Remark The Double R Ranch is 330 acres that sits in the heart of cattle and hay country just outside of Lakeview, Oregon. The main house has fantastic mountain views through the Lindal Cedar's front windows. The kitchen has stainless steel appliances and a large granite island with a stunning copper hood over the stove. There are two mobile homes, on another part of the ranch, that can be rented for \$750 plus (for each unit). Great extra income!! Cottonwood Creek runs the full length of the property and provides stock water and 13 acres of flood irrigation. An additional 180 acres of water rights are permitted by G-13526. An irrigation well and pump are powered by a 150HP Duetz diesel generator. There are two hay barns, machine shed with five bays and attached shop. Two sets of corrals and horse barn. There is also a solar pump for livestock water. The ranch qualifies for two LOP hunting tags in S. Warner Unit. Mule Deer, quail, eagles, hawks, coyotes and great horned owl can be found!

Agency Representation	Yes	Main Home Type	Site Built
Tax Years	2018	Taxes	5286.65
Zoning	Lake County Farm Use	# of Living Units	3
Sale Approval	Standard	Land Occupancy	Tenant
Phone Ownership	Listing Licensee	Phone Ownership 2	Listing Licensee
Text Ownership	Listing Licensee	Flood	N/A
Water Rights Acreage	193.00	Irrigation Well GPM	350.00
Pre - 1978	No	Secluded	No
Government Sides	No	Elementary School	LA Lakeview
Middle School	LA Lakeview	High School	LA Lakeview
Agricultural Class	Class 3, Class 4, Class 6	Terrain	Cleared, Hillside, Level, Rolling
Irrigation Source	Creek, On Site Well, Sprinkled, Gravity - Flood, Sub-irrigated	Irrigation Equipment	Hand Line, Mainline, Pumps, Wheel Line, Sprinkler Guns
Water Rights	Yes	Water Rights Type	Permitted
Water	Pond(s)	Fencing	Barbed Wire, Cross Fencing, Perimeter, Split Rail, Wood
Outbuildings	Chutes, Corrals, Equipment Barn, Fuel Tank Above Grnd, Garage(s), Hay Barn, Livestock Barn, Workshop	Restrictions	Subject to Zoning
Road Frontage	County Road	Road Surface	Asphalt
Heat Source	Electric, Propane, Wood/Pellet	Power Source	Public Utility
Documents on File	Aerial Photos, Brochures, Legal Description, Photos, Plat Maps, Well Data	Existing Financing	None
Water/Sewer	Septic tank, Well	Possession	Negotiable

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U.S. Patent 6,910,045

