

private high-volume irrigation wells



Three private high-volume irrigation wells that produce abundant water on this productive farm in Swan Lake Basin, near Klamath Falls, Oregon. Over 1660 acres total with two homes, shop and office, new corrals, new fence, 3 water troughs tied to domestic well, 2 domestic wells, 14 grain bins and 5 hay barns along with 7 Valley Pivots. Over 1000 acres under pivots and corners, 440 acres flood irrigated and 163 acres of dry ground. There is potential to develop 100 acres more in to productive land. Main home is 3 bed/2 bath stick built with new master bath. Second home is 1999 4 bed 4 bath MF with 2094 SF. Farm is currently organic and conventional production- hay, grain and cattle. Organic alfalfa and organic grain and conventional alfalfa & timothy and pasture cattle. Past history has run over 1600 head of dairy heifers. Great opportunity for a nice ranch with well water in Swan Lake. **MLS# 220102143 \$6.7M**



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more pictures





more
pictures



soils

Lines are approximate, as per <https://websoilsurvey.nrcs.usda.gov/app/>



Summary by Map Unit — Klamath County, Oregon, Southern Part

	Rating	Acres in AOI	Percent of AOI
5	Calder silt loam	818.3	48.7%
19A	Fordney loamy fine sand, 0 to 2 percent slopes, north, MLRA 21	49.9	3.0%
39	Laki-Bedner complex	373.2	22.2%
48A	Lobert loam, 0 to 2 percent slopes	199.8	11.9%
48B	Lobert loam, 2 to 5 percent slopes	42.9	2.6%
58A	Modoc fine sandy loam, 0 to 2 percent slopes	148.2	8.8%
70	Scherrard clay loam	46.4	2.8%
Totals for Area of Interest		1,678.8	100.0%

Klamath County, Oregon, Southern Part

Map symbol and soil name	Land capability	Alfalfa hay	Annual hay crop	Grass-legume hay	Pasture	Barley	Irish potatoes	Oats	Wheat
		<i>Tons</i>	<i>Tons</i>	<i>Tons</i>	<i>AUM</i>	<i>Bu</i>	<i>Cwt</i>	<i>Bu</i>	<i>Bu</i>
5—Calder silt loam									
Calder	4s	—	2.00	—	6.5	50	—	95	—
19A—Fordney loamy fine sand, 0 to 2 percent slopes, north, MLRA 21									
Fordney	3s	6.00	—	—	9.0	95	330	185	80
39—Laki-Bedner complex									
Laki	4s	5.50	3.50	—	10.0	95	300	150	90
Bedner	3w	2.00	—	—	7.5	60	—	—	60
48A—Lobert loam, 0 to 2 percent slopes									
Lobert	4c	3.00	2.50	—	7.5	—	—	—	—
48B—Lobert loam, 2 to 5 percent slopes									
Lobert	4e	3.00	2.50	—	7.5	—	—	—	—
58A—Modoc fine sandy loam, 0 to 2 percent slopes									
Modoc	3s	5.00	—	4.50	10.0	95	—	185	90
70—Scherrard clay loam									
Scherrard	4w	—	—	—	6.0	—	—	—	—

MLS info... private high-volume irrigation wells

Farm MLS#220102143
2509 Swan Lake Road
Dairy, OR 97625
County: Klamath
Section: Not Applicable
Cross Street: Hwy 140 East

Main House SqFt:
2,268
SqFt Source:
Assessor

2
Full Bathrooms

\$6,700,000

2
Bedrooms

0
Half Bathrooms

Active
DOM: 0 CDOM: 0



Parcel Number: 454751
Property Sub Type: Agricultural
Subdivision Name: N/A
Lot Size Square Feet: 72,658,080
Year Built: 1952
Zoning: EFU-CG
Additional Parcels: Yes
Additional Parcels Description: 454378

Public Remarks: Three private high volume irrigation wells that produce abundant water on this productive farm in Swan Lake Basin, near Klamath Falls, Oregon. Over 1660 acres total with two homes, shop and office, new corrals, new fence, 3 water troughs tied to domestic well, 2 domestic wells, 14 grain bins and 5 hay barns along with 7 Valley Pivots. Over 1000 acres under pivots and corners, 440 acres flood irrigated and 163 acres of dry ground. There is potential to develop 100 acres more in to productive land. Main home is 3 bed/2 bath stick built with new master bath. Second home is 1999 4 bed 4 bath MF with 2094 SF. Farm is currently organic and conventional production- hay, grain and cattle. Organic alfalfa and organic grain and conventional alfalfa & timothy and pasture cattle. Past history has run over 1600 head of dairy heifers. Great opportunity for a nice ranch with well water in Swan Lake.

Directions: Please call listing broker.

Showing Information and Requirements

Sign On Property YN: Yes

General Property Information	Interior Information	Land Information
Rented: Yes Current Rent: 0 Lease End Date: 12/31/2020 CC&R's: No FIRPTA: No Elementary School: Bonanza Elem Middle Or Junior School: Check with District High School: Bonanza Jr/Sr High Tax Annual Amount: \$6,622.83 Tax Year: 2019 Potential Tax Liability: Yes	Cooling: None Flooring: Carpet; Laminate Heating: Electric; Oil; Wood Rooms: Great Room; Kitchen; Laundry; Master Bedroom Architectural Style: Ranch Lot Size Acres: 1.668 Other Structures: Barn(s); Chutes; Corral(s); Grain Bin; Mobile Home; Workshop Garage: No Parking Features: Other Fencing: Barbed Wire; Cross Fenced; Wood Road Surface Type: Dirt; Gravel	Current Use: Agricultural; Pasture Agricultural Class: Unknown Horse Property YN: Yes Crops Included YN: No Water Rights Type: Permitted Irrigation Distribution: Center Pivot; Gravity-Flood; Mainline; Pump(s) Irrigation Source: On Site Well
Construction	Listing/Contract Information	  https://view.paradym.com/4514718
New Construction: No Accessory Dwelling Unit YN: Yes Levels: One Construction Materials: Frame Foundation Details: Concrete Perimeter Irrigation Source: On Site Well Power Production: Public Utilities Roof: Composition Sewer: Septic Tank Water Source: Private Irrigation Water Rights: Yes	Original List Price: \$6,700,000 List Price per SqFt: \$2,954.14 Listing Contract Date: 06/03/2020 Special Listing Conditions: Standard Listing Terms: Cash Preferred Escrow Company & Officer: AmeriTitle Klamath Falls, Oregon	



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.

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