

Private Irrigation Wells

Farm with wells in Swan Lake-- 420 acres near Dairy, Oregon with private well and shared well. +/- 250 acres of farmable ground with water rights and 170 acres of timbered land with mule deer and antelope hunting and habitat. 2100 SF 3 bed/2 bath home, new domestic well, 45 x 120 x 22 pole hay barn, 9 tower pivot, buried mainline, 4 wheel lines, flood irrigation and new stock water well. Currently growing organic Alfalfa and orchard grass and under lease until 12/31/2020. \$1,660,000 #220102072



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



CALL: 541-281-2180
AndraLeighCampbell@gmail.com





Soils

Info as per:

<https://websoilsurvey.nrcs.usda.gov/app/>

Lines are approximate, and only the farmable acres of this property are viewed.

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

	Map unit name	Acres in AOI	% of AOI
5	Calder silt loam	6.8	2.3%
7B	Calimus loam, 2 to 5 percent slopes	34.4	11.8%
19A	Fordney loamy fine sand, 0 to 2 percent slopes, north, MLRA 21	12.1	4.2%
19C	Fordney loamy fine sand, 2 to 20 percent slopes	15.5	5.4%
40	Laki-Henley loams	170.2	58.7%
48A	Lobert loam, 0 to 2 percent slopes	40.4	13.9%
50E	Lorella very stony loam, 2 to 35 percent south slopes	4.5	1.5%
58A	Modoc fine sandy loam, 0 to 2 percent slopes	6.2	2.1%
Totals for Area of Interest		290.0	100.0%

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	—
7B—Calimus loam, 2 to 5 percent slopes									
Calimus	2e	6.00	4.00	—	10.0	105	370	185	100
19A—Fordney loamy fine sand, 0 to 2 percent slopes, north, MLRA 21									
Fordney	3s	6.00	—	—	9.0	95	330	185	80
19C—Fordney loamy fine sand, 2 to 20 percent slopes									
Fordney	4e	6.00	3.50	—	9.0	95	330	185	80
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
48A—Lobert loam, 0 to 2 percent slopes									
Lobert	4c	3.00	2.50	—	7.5	—	—	—	—
50E—Lorella very stony loam, 2 to 35 percent south slopes									
Lorella, south	—	—	—	—	—	—	—	—	—
58A—Modoc fine sandy loam, 0 to 2 percent slopes									
Modoc	3s	5.00	—	4.50	10.0	95	—	185	90

Private Irrigation Wells

Farm MLS#220102072
000 Mitchell Road
Dairy, OR 97625
County: Klamath
Section: Not Applicable
Cross Street: Hwy 140 Easet

Main House SqFt:
2,120
SqFt Source: Assessor

2
Full Bathrooms

\$1,660,000

3
Bedrooms

0
Half Bathrooms

Active
DOM: 2 CDOM: 2




Parcel Number: 454396
Property Sub Type: Agricultural
Subdivision Name: N/A
Lot Size Square Feet: 18,295,200
Year Built: 1972
Zoning: EFU-CG
Additional Parcels: Yes
Additional Parcels Description: 454396, 813472

Public Remarks: Farm with wells in Swan Lake-- 420 acres near Dairy, Oregon with one private well and one shared well. +/- 250 acres of farmable ground with water rights and 170 acres of timbered land with mule deer and antelope hunting and habitat. 2100 SF 3 bed/2 bath home, new domestic well, 45 x 120 x 22 pole hay barn, newer 9 tower pivot, buried mainline, 4 wheel lines, flood irrigation and new stock water. Currently growing organic Alfalfa and orchard grass and under lease until December 31, 2020.
Directions: Hwy 140 East towards Dairy. Property off of Mitchell Road.

Showing Information and Requirements

Sign On Property YN: No

General Property Information	Interior Information	Land Information
Rented: Yes Current Rent: 260 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: \$2,066.00 Tax Year: 2019 Potential Tax Liability: Yes Flood: Unknown	Cooling: None Fireplace Features: Insert; Wood Burning Flooring: Carpet; Vinyl Heating: Electric; Wood Rooms: Dining Room; Family Room; Kitchen; Laundry; Master Bedroom Architectural Style: Ranch Lot Size Acres: 420 Garage: Yes - 2 Spaces Parking Features: Attached; Detached Carport; Shared Driveway Fencing: Barbed Wire; Cross Fenced Road Frontage Type: Easement; Shared Access Road Surface Type: Gravel View: Mountain(s)	Current Use: Agricultural Acres: 160 Agricultural Class: Unknown Horse Property YN: Yes Crops Included YN: No Restrictions: Easement/Right-of-Way; Subject to Zoning Water Rights Type: Permitted Irrigation Distribution: Center Pivot; Gravity-Flood; Mainline; Pump(s); Wheel Line(s) Irrigation Source: On Site Well; Irrigation Comments: shared well Soil Type: Mixed
Construction	Listing/Contract Information	  https://view.paradym.com/4514717
New Construction: No Accessory Dwelling Unit YN: No Levels: One Construction Materials: Frame Foundation Details: Other Irrigation Source: On Site Well; Irrigation Comments: shared well Power Production: Public Utilities Roof: Composition Sewer: Septic Tank Water Source: Well Irrigation Water Rights: Yes	Original List Price: \$1,660,000 List Price per SqFt: \$783.02 Listing Contract Date: 06/01/2020 Special Listing Conditions: Standard Listing Terms: Cash Preferred Escrow Company & Officer: AmeriTitle, Klamath Falls Oregon	

Listing courtesy of:

Crater Lake Realty, Inc. License: 200270235
Licensed in the State of 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.

Crater Lake Realty, Inc. Chiloquin, Oregon Linda Long, Principal Broker/Owner 541-891-5562 Linda@CraterLakeRealtyInc.com