



PUBLISHED RESERVE: \$1,385,000

LAST ASKING: \$1,585,000

SIZE: 4,760± Square Foot Four Bedroom, Four Bath Home on 464± Acres

ELEVATION: 4,100+/- Feet to 5,200+/- Feet

ZONING: EFU (Exclusive Farm Use), CG (Crops Grazing), and FR (Forest Rangeland)

PROPERTY INSPECTION: Contact Auction Information Office 1-800-845-3524 or info@rmnw-auctions.com

FINANCING: None – All Cash

DESCRIPTION: This secluded 464± acre estate, with four bedroom four bathroom custom log home, is located at the south end of Poe Valley, one of Upper Klamath Basin's most productive farmland areas, known for high quality alfalfa hay and potatoes.

The home is on a ridge with gated private drive from Schaupp Road, and has a spectacular view north to the entire Poe Valley. The property is a 30-minute drive west to the City of Klamath Falls, which has a commercial airport that can accommodate private aircraft.

The two-level home was constructed in 1998 by Alpine Log Homes of Victor, Montana. Alpine Log Homes earned a reputation for having a high-quality product, and built homes for members of Forbes Four Hundred. Each Alpine Log Home was custom designed, built on site in Victor, then shipped to and assembled at the customer's property.

The north side of this Poe Valley home overlooks landscaped and irrigated grounds, and a stocked fish pond. Grounds are planted with perennial shrubs and flowers, aspen and ornamental trees. Landscaping has sprinkler system, and water for the pond is supplied by a well.

Main level of the home has covered entry to great room, which shares a double-sided stone fireplace with dining room. The large kitchen has granite counters, custom cabinets, and breakfast nook. There is a study and master suite at the other side of the main level.

A large covered deck with views of Poe Valley is along the entire north side of the home, with access from the master suite, great room, and kitchen. There is a full bathroom, mud and laundry room, and two car garage.

The lower level has access from the great room, and includes a guest suite, family room with fireplace, and two additional bedrooms with full bathroom. There is a covered patio and barbeque area with access from guest suite and family room. There is a stone walkway to the gazebo and pond.

Interior walls of the home are either hand hewn logs or drywall. There is electric heat, and propane for the cook top. The home has a metal roof and is served by on-site well and septic system.



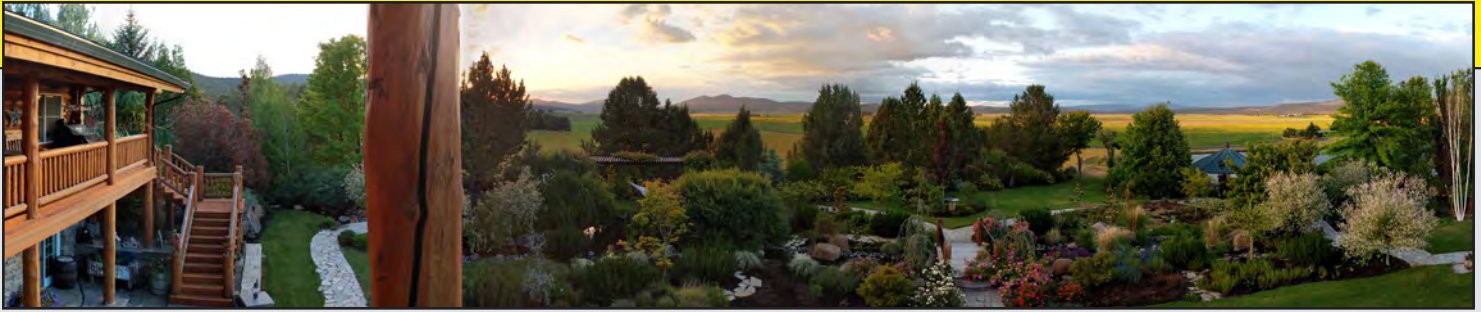
A 2,245± square foot garage with shop can accommodate an RV. It is located near the home, and has a logged and rocked front. It is built on a concrete slab floor with concrete sides, wood-framed eaves, and metal roof. There is a large roll-up door of 10' by 12' and two smaller roll-up doors. Ceiling height is up to 15', with clerestory windows. There is 100 amp power to the shop, and water service.

A five-stall horse barn is located by the fenced irrigated pasture, below the home and garage / shop. The 2,760± square foot barn is wood-frame and metal clad. The barn interior has four stalls, and a fifth stall and small runs are on the barn exterior. There is a tack room, and two large roll-up doors are on each side of the barn. There is an above ground 100 gallon fuel tank next to the barn.

There are 40± acres of fenced irrigated pasture. The property has a certified Water Rights Permit G-13005 for 47.6± acres. Please see Supplemental Information Package for detail. Log home, shop, pond, and landscaped grounds total 17 acres. The balance of the 464± acres is primarily north-facing moderate slopes with timber and rangeland, extending over one mile south of the log home and shop.

The Auction Property is within the ODFW Wildlife Management Klamath Falls Unit 32 and qualifies for two Landowner Preference Tags. It has excellent habitat for black-tailed deer and mule deer, antelope, Rocky Mountain elk, and bear.





Poe Valley Estate has proximity to world-class fishing on the Williamson River, and upland game and bird hunting near wildlife refuges around Upper Klamath and Lower Klamath Lakes – all within a 90-minute drive.

Acquisition of Poe Valley Estate with custom log home, shop, and horse barn, at a reduced price of \$1,385,000, is rare opportunity to own a secluded property with spectacular views within Upper Klamath Basin and less than a 30-minute drive to Klamath Falls.

LOCATION: 24624 Schaupp Road, Klamath County, Oregon

Township 40 South, Range 11 East, Sections 2, 10, 4, 14, 15, Map Tax lot 4011-0000-01600, 4011-01100-00200, 4011-00200-01200, 4011-01500-00100

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 18, 2020

