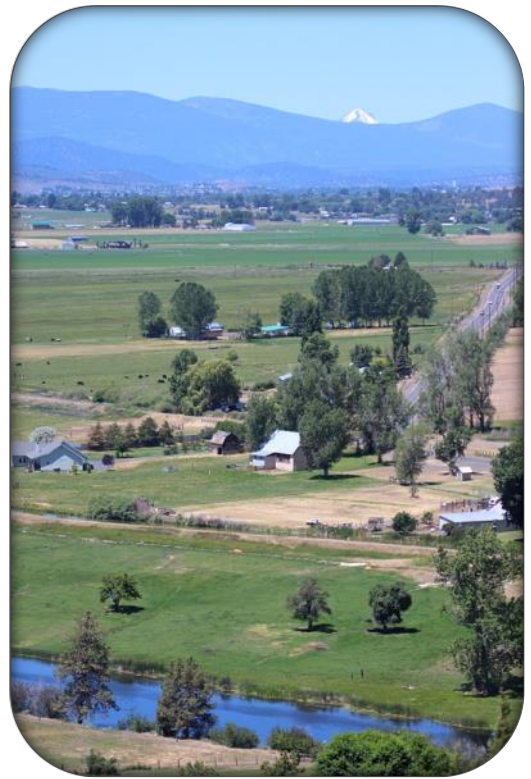


Panoramic Valley Views

... of Nuss Lake, Lost River, Cascade mountains, and city lights! Two 20 acre parcels of privacy are yours, bordered by BLM lands to the east, in the country yet just 5 miles from town. Lots of wildlife, Henley Schools. Located in an area of extensive outdoor recreation in national forests, Crater Lake National Park, and Sky Lakes and Mountain Lakes wilderness areas for hiking, riding, and hunting. Fish the world famous Williamson, Wood and Sprague Rivers, and pull some trophy trout also from Klamath and Agency Lakes, which have the largest surface area of any water in the state of Oregon. Bird watching? The Pacific Flyway for Migratory Birds is overhead, and Klamath County boasts one the largest numbers of nesting Bald Eagles in the lower 48. Klamath Falls also offers quality college level schools, arts, entertainment and dining opportunities. Buy one or both parcels, price is for EACH one. MLS #102994371 \$85,000 each.



VisualTour®



<https://view.paradym.com/4487949>



33550 Hwy 97 N/PO Bx 489
Chiloquin, Oregon 97624
541-783-2759/Fax 541-783-2724

CALL: 541-891-5562

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Panoramic Valley Views

Land MLS#102994371
301-302 Diego Lane
Klamath Falls, OR 97603
County: Klamath
Section: Not Applicable
Cross Street: S Poe Valley/Crystal Spgs

Lot Size Square Feet:
875,556

Annual Taxes:
\$856.8

\$85,000

Lot Size Acres
20.1

Zoning:
Kc-non-resource

Active
DOM: 892 CDOM: 892



Parcel Number: R892364
Property Sub Type: Residential Lots
Subdivision Name: N/A
Zoning: Kc-non-resource
Additional Parcels: Yes
Additional Parcels: 3910-02300-00302, 20
Description: acres

Public Remarks: PANORAMIC Valley View of Nuss Lake, Lost River, Cascade mountains, and city lights! Two 20 acre parcels of privacy are yours, bordered by BLM lands to the east, in the country yet just 5 miles from town. Lots of wildlife, Henley Schools. Located in an area of extensive outdoor recreation in national forests, Crater Lake National Park, and Sky Lakes and Mountain Lakes wilderness areas for hiking, riding, and hunting. Fish the world famous Williamson, Wood and Sprague Rivers, and pull some trophy trout also from Klamath and Agency Lakes, which have the largest surface area of any water in the state of Oregon. Bird watching? The Pacific Flyway for Migratory Birds is overhead, and Klamath County boasts one the largest numbers of nesting Bald Eagles in the lower 48. Klamath Falls also offers quality college level schools, arts, entertainment and dining opportunities. Buy one or both parcels, price is for EACH one. OWC short term with approved terms.

Directions: Hwy 140e To 1st Right Past Olene, Cross River And Turn R On Crystal Springs, Then Immediately Hairpin Left Onto Diego Ln. <https://bit.ly/28M9GLZ>

General Property Information	Exterior Information	Land Information
CC&R's: No FIRPTA: No Association: No Elementary School: Henley Elem Middle Or Junior School: Henley Middle High School: Henley High Tax Annual Amount: \$856.8 Tax Lot: 301 OR 302 Tax Map Number: 3910-02300-00301 Tax Year: 2020 Potential Tax Liability: No Assessment: No Flood: N/A Senior Community: No	Lot Features: Adjoins Public Lands; Rock Outcropping; Sloped Manufactured Structure Allowed YN: Yes Road Frontage Type: Easement; Private Access Road Surface Type: Dirt; Gravel View: Cascade Mountains; City; Creek/Stream; Mountain(s); Neighborhood; Panoramic; River; Territorial; Valley	Fencing: None Current Use: Vacant Horse Property: No Soil Type: Mixed Restrictions: Easement/Right-of-Way; Subject to Zoning Easements: Access Utilities: None
Listing Office Information	Listing/Contract Information	Construction
	Original List Price: \$160,000 List Price per Acre: \$4,228.86 Listing Contract Date: 09/13/2018 Special Listing Conditions: Trust Listing Terms: Cash; Contract; Owner Will Carry Preferred Escrow Company & Officer: Amerititle	Power Production: None Sewer: Other Water Source: None Irrigation Water Rights: No



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