

Mt Shasta View Farm

75.98 ac. 10+/-miles south of Klamath Falls, offering productive soils, irrigation equipment, KID A water. Lovely 3186 sf, 3 bedroom, 2.5 bath brick home with office, 2 garages, in ground swimming pool, patio and huge manicured yard with chain link fencing and paved drive. 2080sf red steel hay barn, 2880sf metal shop & 1776sf storage building. All located on a quiet paved road!

www.clrinc.info/220115378

\$895,000



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Soils



Summary by Map Unit — Klamath County, Oregon, Southern Part (OR640)

sym bol	name	Acres	%
25	Henley loamy fine sand	11.8	15.0%
28	Henley-Laki loams, MLRA 21	19.8	25.0%
31	Hosley loam	14.2	18.0%
58A	Modoc fine sandy loam, 0 to 2 percent slopes	33.2	42.0%

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>
25—Henley loamy fine sand									
Henley	4w	4.50	3.00	—	7.5	90	—	140	80
28—Henley-Laki loams, MLRA 21									
Henley	4w	3.50	3.00	—	7.0	85	—	125	70
Laki	4s	5.50	3.50	—	10.0	95	300	150	90
31—Hosley loam									
Hosley	4w	—	—	—	6.0	—	—	—	—
58A—Modoc fine sandy loam, 0 to 2 percent slopes									
Modoc	3s	5.00	—	4.50	10.0	95	—	185	90



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.

Mt Shasta View Farm

Farm MLS#220115378
707 Del Fatti Lane
Klamath Falls, OR 97603
County: Klamath
Section: Not Applicable
Cross Street: Tingley Lane

Main House SqFt: 3,186
SqFt Source: Appraiser

Lot Size Acres
75.98

\$849,000

3
Bedrooms

3
Total Bathrooms

Active
DOM: 57 CDOM: 57



Parcel Number: 585398 / 585307
Property Sub Type: Agricultural
Subdivision Name: Klamath Country
Lot Size Square Feet: 3,309,689
Year Built: 1970
Zoning: EFU-C
Additional Parcels: Yes

Public Remarks: MT SHASTA VIEW FARM 75.98 ac. 10+/-miles south of Klamath Falls, offering productive soils, irrigation equipment, KID A water. Lovely 3186 sf, 3 bedroom, 2.5 bath brick home with office, 2 garages, in ground swimming pool, patio and huge manicured yard with chain link fencing and paved drive. 2080sf red steel hay barn, 2880sf metal shop & 1776sf storage building. All located on a quiet paved road! Klamath Falls, Oregon lies beneath the Pacific Flyway for Migratory Birds; swans, pelicans, herons, egrets, geese, ducks to name a few, along the largest population in the lower 48 of bald eagles. Klamath County offers riding and hiking in the Sky Lakes & Mountain Lakes Wildernesses, as well as thousands of acres of FS & BLM ground. Fishing & hunting abound... the world famous trout streams of the Wood & the Williamson Rivers, plus Klamath and Agency Lakes, are a short distance away, as is Crater Lake National Park!
Directions: From Klamath Falls, get on HWY 97 ~6 miles Turn Left on Del Fatti Lane, 1.5 miles to 707 Del Fatti Ln

General Property Information	Interior Information	Land Information
Rented: No CC&R's: No FIRPTA: No Elementary School: Check with District Middle Or Junior School: Check with District High School: Check with District Tax Annual Amount: \$4,011.23 Tax Year: 2021	Accessibility Features: Accessible Doors; Accessible Entrance Appliances: Cooktop; Dishwasher; Oven; Refrigerator; Water Heater Cooling: Heat Pump Fireplace Features: Propane Flooring: Carpet Heating: Heat Pump Rooms: Dining Room; Eating Area; Family Room; Kitchen; Laundry; Living Room; Office; Primary Bedroom Architectural Style: Contemporary Lot Size Acres: 75.98 Garage: Yes - 2 Spaces Parking Features: Asphalt; Heated Garage View: Mountain(s); Panoramic	Current Use: Agricultural Crops Included YN: Yes Irrigation Distribution: Wheel Line(s)
Construction	Listing/Contract Information	Listing Office Information
New Construction: No Accessory Dwelling Unit YN: No Levels: One Construction Materials: Brick Foundation Details: Concrete Perimeter Power Production: Public Utilities Roof: Composition Sewer: Sand Filter Water Source: Private; Well	Original List Price: \$89,500 List Price per SqFt: \$266.48 Listing Contract Date: 01/21/2021 Special Listing Conditions: Standard Listing Terms: Cash; Conventional	

Klamath Falls, Oregon lies beneath the Pacific Flyway for Migratory Birds, so if it goes south for the winter or north for the summer, it probably rests here for a bit. Swans, pelicans, herons, egrets, geese, ducks to name a few, along the largest population in the lower 48 of bald eagles. Besides bird watching, Klamath County offers riding and hiking in the Sky Lakes and Mountain Lakes Wildernesses, as well as thousands of acres of Forest Service and BLM ground. Fishing and hunting abound... the world famous trout streams of the Wood River and the Williamson River, plus Klamath and Agency Lakes, are a short distance from this farm, and Crater Lake National Park is less than an hour away.

For more information visit <https://discoverklamath.com/>



<https://view.paradym.com/4605896>

