

farming commercial residential

UNIQUE AND BEAUTIFUL property near the Running Y Ranch Resort in Klamath Falls, Oregon. 570 total acres - 250 irrigated with water rights out of the Lake, 5.9 acres Commercially Zoned and 320 acres of timber/range that is zoned R2 (four parcels). Corrals with loading chute and scales, small shed, 2 stock wells (1 is solar). Will run 150 pair seasonally. This property was part of the original Running Y Ranch and runs from Ridgewater on Hwy 140 to corner of Lakeshore and Hwy 140 and on up Lakeshore until pasture ends. So much potential- grazing at this time but could be a diversified ranch with organic farm and grazing ground, house sites, commercial 5 acres. All close to sub station on Lakeshore.



irrigation

\$1,850,000 #220102059



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soils

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.

Symbol	Map unit name	Acres in AOI	% of AOI
1	Algoma silt loam, MLRA 21	204.2	72.2%
18B	Dodes loam, 2 to 15 percent slopes	7.0	2.5%
23A	Harriman loam, 0 to 2 percent slopes	11.7	4.2%
24E	Harriman-Lorella complex, 5 to 35 percent south slopes	3.5	1.2%
26	Henley loam	17.2	6.1%
50E	Lorella very stony loam, 2 to 35 percent south slopes	5.1	1.8%
79	Tulana silt loam, sandy substratum	33.9	12.0%
Totals for Area of Interest		282.7	100.0 %

Map symbol and soil name	Land capability	Barley	Irish potatoes	Oats	Wheat	Alfalfa hay	Annual hay crop	Pasture
		<i>Bu</i>	<i>Cwt</i>	<i>Bu</i>	<i>Bu</i>	<i>Tons</i>	<i>Tons</i>	<i>AUM</i>
1—Algoma silt loam, MLRA 21								
Algoma, drained	3w	75	—	—	—	3.00	—	6.5
18B—Dodes loam, 2 to 15 percent slopes								
Dodes	4e	95	—	185	90	4.50	4.00	10.0
23A—Harriman loam, 0 to 2 percent slopes								
Harriman	3c	105	370	185	100	6.00	4.00	10.0
24E—Harriman-Lorella complex, 5 to 35 percent south slopes								
Harriman, south	—	—	—	—	—	—	—	—
Lorella, south	—	—	—	—	—	—	—	—
26—Henley loam								
Henley	4w	85	—	125	70	3.50	3.00	7.0
50E—Lorella very stony loam, 2 to 35 percent south slopes								
Lorella, south	—	—	—	—	—	—	—	—
79—Tulana silt loam, sandy substratum								
Tulana, drained	3w	90	290	155	—	—	3.50	9.0

Farm MLS#220102059
000 Lakeshore Drive
Klamath Falls, OR 97601
County: Klamath
Section: Not Applicable
Cross Street: Highway 140

Main House SqFt: 0
SqFt Source: Other

0 Full Bathrooms

\$1,850,000

0 Bedrooms

0 Half Bathrooms

Active
DOM: 2 CDOM: 2




Parcel Number: 897157
Property Sub Type: Agricultural
Subdivision Name: N/A
Lot Size Square Feet: 24,829,200
Year Built: 0
Zoning: EFU-CG, R2
Additional Parcels: Yes
Additional Parcels Description: Numerous

Public Remarks: Unique and beautiful property near the Running Y Ranch Resort in Klamath Falls, Oregon. 570 total acres - 250 irrigated with water rights out of the Lake, 5.9 acres Commercially Zoned and 320 acres of timber/range that is zoned R2 (four parcels). Corrals with loading chute and scales, small shed, 2 stock wells (1 is solar). Will run 150 pair seasonally. This property was part of the original Running Y Ranch and runs from Ridgewater on Hwy 140 to corner of Lakeshore and Hwy 140 and on up Lakeshore until pasture ends. So much potential- grazing at this time but could be a diversified ranch with organic farm and grazing ground, house sites, commercial 5 acres. All close to sub station on Lakeshore.
Directions: Lakeshore and Highway 140- both sides of Lakeshore and on up 140 towards Ridgewater.

Showing Information and Requirements

Sign On Property YN: Yes

General Property Information	Interior Information	Land Information
Rented: Yes Current Rent: 35,000 Lease End Date: 12/31/2020 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: \$1,068.43 Tax Year: 2019 Potential Tax Liability: Yes Flood: Unknown	Cooling: Other Flooring: Other Heating: Other Rooms: Other Basement: None Architectural Style: Other Lot Features: Fenced; Pasture Lot Size Acres: 570 Other Structures: Chutes; Corral(s); Scales; Shed(s) Garage: No Parking Features: Other Fencing: Barbed Wire; Cross Fenced; Perimeter; Wood; Other Road Frontage Type: Private Access Road Surface Type: Dirt; Gravel View: Mountain(s)	Current Use: Grazing Usage Details: Production Comments: 150 pair annually + spring/summer range grazing; Season/Year Round Crop 1: Seasonal Acreage Details: Irrigation Water Rights Acres: 250; Pasture Acres: 250; Range Acres: 270; Water Costs: 13,000 Horse Property YN: Yes Crops Included YN: No Restrictions: Subject to Zoning Water Rights Type: See Remarks Irrigation Distribution: Gated Pipe; Gravity-Flood; Pump(s) Irrigation Source: Irrigation Comments: 2 supplemental wells. Water Rights Agreement Soil Type: Mixed
Construction New Construction: No Accessory Dwelling Unit YN: No Levels: One Construction Materials: Unknown Basement: None Foundation Details: Other Body Type: Other Irrigation Source: Irrigation Comments: 2 supplemental wells. Water Rights Agreement Power Production: Public Utilities Roof: Metal Sewer: None Water Source: None Irrigation Water Rights: Yes	Listing/Contract Information Original List Price: \$190,000 Listing Contract Date: 06/01/2020 Special Listing Conditions: Standard Listing Terms: Cash Preferred Escrow Company & Officer: AmeriTitle Klamath Falls, Or	 https://view.paradym.com/4514714

Listing courtesy of:

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