

49 acres, certified organic!

Private lane with an automatic gate leads to this modern, freshly painted and upgraded home with peaceful front and back porch/patio. Sliding glass door from the huge fenced yard with fruit trees and a garden area lead to the open floor plan, dining room and kitchen with center island and skylight. The living room has a cozy gas fireplace and overall heating is with a new Bosch high efficiency heat pump.



49 certified organic acres are fully fenced and cross fenced and produce pasture, hay and garlic with 48 acres of 1864 district water rights, buried mainline, ¼ mile wheel line, hand line, sprinklers and gravity flow irrigation equipment. Horse facilities include versatile 50'X46' remodeled barn with 2 new stalls and large paddocks, tack room and 30 ton hay storage. Also included is

the 250'X120' horse riding arena with TexStride footing and a 4000 gallon water tank for sprinklers.

Enjoy open views of Cascade Mountains and the Crater Lake Rim. Waterfowl abound here under the Pacific Flyway for migratory birds, and the BLM Wetlands and the Williamson River are nearby with great hiking, biking, horseback riding, fishing and water sports. Ask about the possible option to purchase the tractor, hay equipment and/or garlic business! Call Linda 541-891-5562 or Cindy 541-891-3580 for showing. www.clrinc.info/220116050 \$525,000



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Cindy Combs
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Farm MLS#220116050
667 Day School Road
Chiloquin, OR 97624
County: Klamath
Section: Not Applicable
Cross Street: Doak

Main House SqFt: 1,600
SqFt Source: Assessor

Lot Size Acres
49.09

\$535,000

3
Bedrooms

2
Total Bathrooms

Active
DOM: 54 CDOM: 54



Parcel Number: R249458
Property Sub Type: Agricultural
Subdivision Name: Chiloquin
Lot Size Square Feet: 2,138,360
Year Built: 2007
Zoning: EFU
Additional Parcels: No

Public Remarks: Modern, freshly painted home, set back from the road down a private driveway. Amazing mountain views of Mt. McLoughlin & Crater Lake rim. Close to Williamson River, Agency Lake, parks & Hiking. Large covered porch in front and patio in back with sliding door. Open kitchen with center island & skylight. Great living room with gas fireplace. New Bosch high efficiency heat pump. Huge yard with electric entry gate and fruit trees. 47 acres Certified Organic in pasture, hay and garlic. Fenced and cross fenced, 1864 water rights supplied by Irrigation District. Buried irrigation main line for sprinkler and flood irrigation. Side roll 1/4 mile wheel line & hand line. Remodeled 50X46 barn able to store 30 ton of hay plus tack room & 2 new horse stalls each with attached paddocks. 250X120 horse riding arena with Texstride footing & 4000 gallon tank for sprinklers. Endless possibilities, bring your horse and raise your own beef here. Peaceful and private.
Directions: Hwy 97 to Left on Day School Rd (old cascade gas station is on the right where you turn left) and this property is the 2nd house on the right, (blue house)

General Property Information	Interior Information	Land Information
Rented: No CC&R's: No FIRPTA: No Elementary School: Chiloquin Elem Middle Or Junior School: Check with District High School: Chiloquin High Tax Annual Amount: \$1,730.81 Tax Year: 2020 Tax Lot: 000800 Tax Block: Sec Potential Tax Liability: Yes Assessment: No Flood: N/A	Appliances: Cooktop; Dishwasher; Disposal; Dryer; Microwave; Oven; Range; Refrigerator; Washer; Water Heater Cooling: Central Air; Heat Pump Fireplace Features: Propane Flooring: Carpet; Laminat Heating: Electric; Forced Air; Heat Pump Interior Features: Ceiling Fan(s); Fiberglass Stall Shower; Kitchen Island; Open Floorplan; Shower/Tub Combo; Soaking Tub; Walk-In Closet(s) Rooms: Dining Room; Kitchen; Laundry; Living Room; Mud Room; Primary Bedroom Basement: None Window Features: Vinyl Frames Security Features: Carbon Monoxide Detector(s); Smoke Detector(s) Architectural Style: Ranch Exterior Features: Deck; Patio; RV Dump Lot Features: Fenced; Garden; Pasture Lot Size Acres: 49.09 Other Structures: Animal Stall(s); Barn(s); Corral(s); Fuel Tank Above Ground; Workshop Garage: Yes - 2 Spaces Parking Features: Garage Door Opener; Gated; Gravel; Workshop in Garage Fencing: Barbed Wire; Cross Fenced; Perimeter Road Frontage Type: Private Access Road Surface Type: Gravel; Paved View: Mountain(s); Territorial	Current Use: Agricultural; Grazing; Pasture; Other Acreage Details: Livestock Allowed; Deeded Acres: 49.09; Irrigation Water Rights Acres: 48; Water Costs: 1,200 Horse Property YN: Yes Crops Included YN: Yes Restrictions: Access Recorded; Recorded Plat; Subject to Zoning Easements: Irrigation; Utilities Water Rights Type: Permitted Irrigation Distribution: Gravity-Flood; Hand Line(s); Mainline; Sprinkled; Wheel Line(s) Irrigation Source: District; Irrigation Comments: Modoc Point Irrigation District Soil Type: Mixed
Construction	Listing/Contract Information	Listing Office Information
New Construction: No Accessory Dwelling Unit YN: No Levels: One Construction Materials: Concrete; Frame Basement: None Foundation Details: Concrete Perimeter Irrigation Source: District; Irrigation Comments: Modoc Point Irrigation District Power Production: Public Utilities Roof: Composition Sewer: Septic Tank; Standard Leach Field Water Source: Well Irrigation District: Modoc Point Irrigation Water Rights: Yes	Original List Price: \$535,000 List Price per SqFt: \$334.38 Listing Contract Date: 02/04/2021 Fallthrough Date: 02/12/2021 Special Listing Conditions: Standard Listing Terms: Cash; Conventional Preferred Escrow Company & Officer: Amerititle, Heather	Listing Member: Cynthia Combs License #970600240 Phone: 541-891-3580 Email: ccombsforsale@gmail.com Co-listing Member: Linda L Long License #780302024 Phone: 541-891-5562 Email: Linda@craterlakerealtyinc.com Crater Lake Realty, Inc. License #200270235 Phone: 541-783-2759



<https://view.paradym.com/4617273>



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.