



PUBLISHED RESERVE: \$160,000 / \$4,300 per Acre

LAST ASKING: \$360,000

SIZE: 38± Acres

ZONING: Industrial

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 38± acre irregular shape site is along southwest side of South Side Bypass (Highway 140), with frontage on Tingley Lane. Seller has reduced property price by over 50% to \$160,000, or less than \$4,300 per acre, to accelerate a sale by end of June. Union Pacific Railroad is along the western boundary and provides option for a rail spur. Please see Supplemental Information Package for detail.

The property's zoning allows development for industrial uses. Knife River Corporation has an aggregate and batch operation adjacent to the site. An irrigation canal bisects the tract, and there is an estimated 30 acres of water rights for irrigation.

The property is outside the City of Klamath Falls, but is within the City of Klamath Falls Urban Growth Boundary. On-site well and septic are required.

The property is within the Enterprise Zone, and may qualify for certain incentive packages. Klamath County Economic Development Association (KCEDA) is the leading economic development organization in the county, has incentive programs, and can assist in fast track permitting. Additional information is available at www.chooseklamath.com.

LOCATION: Township 39 South, Range 9 East, Sections 16. Tax Lots 100, 201, and 602, Klamath County Parcel No 579788, 89489, and 901019

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 15, 2024