

**TL 1400 Rivers DRIVE
Chiloquin
\$960,000**



AGRICULTURAL CLASS Unknown
TOPOGRAPHY Level
IRRIGATION Sprinkled, Gravity-Flood
IRRIGATION DISTRICT Modoc Point
IRRIGATION EQUIPMENT Pumps, Mainline, Wheel Line
FARM EQUIPMENT Y/N NO
WATER RIGHTS Permitted
SURFACE WATER Pond(s)
FENCING Barbed Wire, Smooth Wire, Cross Fencing, Perimeter
OUTBUILDINGS Garage, Hay Barn, Shop, Corrals, Chutes, Special Facilities
ROAD FRONTAGE Private
ROAD SURFACE Gravel
WATER/SEWER Well, Septic Tank
NUMBER OF LIVING UNITS 1
MAIN HOME TYPE MANUFACTURED
YEAR BUILT 1981
HOME OCCUPANCY OWNER
MAIN HOUSE APPR. SQ FT 2048
HEATING Electric, Oil, Woodstove
BEDROOMS THREE
BATHS Two
TERMS/NEGOTIABLE Cash To Seller
POSSIBLE FINANCE CASH
TAXES \$2031
TAX YEAR 2009
SHOWING INSTRUCTIONS Call Listing Agent
DIRECTIONS Hwy 97 to Day School Rd. Turn west, continue to Modoc Point Rd. Turn north +/- 1 mile to Rivers Drive (before river), turn right at T, property starts at archway.
M REMARKS Incredible opportunity to own a self-contained HORSE HEAVEN 70 productive acres, with bass pond, 1864 water rights claim, gravity & sprinkler irrigation, 240'x72' indoor arena plus roping and cutting arenas. 12 stall barn with stock, vet lab & tack room. 2 hay barns, shop, extra hay or stall barn. Cascade view setting for 2300 sq. ft. 3 bedroom 2 bath home, 2 car garage, mature landscaping. Recreational area near rivers, lakes & Nat'l Forest. Co-owner is a real estate broker licensed in the state of OR.

MLS #	77026
APPROX. MILES TO TOWN	10
STATUS	ACTIVE
TYPE	51-100
AREA	CHILOQUIN
PRIMARY USE	FARMING
LAND USE ZONING	KC-Exclusive Farm Use
LAND OCCUPANCY	OWNER
APPROX. CARRYING CAPACITY	85-90 yrl
CROPS	Yes, Seller Owned
CROPS	grain/past
PRODUCTION	see docs
SEASON/YEAR ROUND	summer
NUMBER OF ACRES M/L	70.00
WATER RIGHTS ACREAGE	53.5
APPROX. ACRES RANGE	0.00
APPROX. ACRES TIMBER	0
IRRIGATED ACRS: FLOOD	20
IRRIGATED ACRS: SPRINKLER	33.5
LEASES/ACRES	0
WATER COST	\$910
PUMPING COST	\$1,000
WELL APPROX. GPM	domestic



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