

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 APPRX. 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.
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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