

Horse Heaven... located in cattle country!



Amenities:

- ⇒ Indoor arena, 72' x 240' with indoor round pen on one end
- ⇒ Outdoor cutting pen, 130' x 135' oval, with chutes, alleys and pens
- ⇒ Outdoor roping arena, 140' x 350'
- ⇒ 12 stall horse barn, 36' x 96' with tack room, office/breeding lab, stocks for washing/grooming/breeding, plus runs from each stall
- ⇒ 2 hay barns
- ⇒ Additional stall barn for overflow or isolation
- ⇒ Hot walker
- ⇒ Shop
- ⇒ 2300 sq ft manufactured home, 3 bedrooms/2 bath, recently remodeled through out with decks, landscaping, huge yard, 2+ car garage
- ⇒ 2 wheel lines, 2 guns
- ⇒ All on 70 irrigated acres with incredible views of the Cascades, ponds, cross fenced, in pasture and alfalfa
- ⇒ Located 5 minutes off Highway 97, and near the Williamson River, Agency Lake.
- ⇒ \$960,000 (seller will lease back if desired).



The seller of this ranch is a real estate broker licensed in the state of Oregon.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	Land capability	Alfalfa hay Tons	Hay crop Tons	Pasture AUM
48A	Lobert loam, 0 to 2 percent slopes	73.1	100.0%	4c	3.00	2.50	7.5
Totals for Area of Interest		73.1	100.0%				

This ranch is also currently producing excellent tri-grain hay.

Lines are approximate. Data gathered from <http://websoilsurvey.nrcs.usda.gov/app/>.

**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
RESTRICTIONS	Subject To Zoning
WATER/SEWER	Well, Septic Tank
ELEMENTARY SCHOOL	Chiloquin
JR. HIGH SCHOOL	Chiloquin
SR. HIGH SCHOOL	Chiloquin
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
POSSESSION	Negotiable
TITLE COMPANY PREF.	Amerititle
TERM NEGOTIABLE	Cash To Seller
POSSIBLE FINANCE	CASH
TAX ACCT #	several, see docs
TAXES	\$2031
TAX YEAR	2009
SHOWING INSTRUCTIONS	Call Listing Agent
CROSS ROAD	Modoc Point Rd
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, 18x64 water rights claim, gravity & sprinkler irrigation, 240x72' 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 bedr room 2 bath home, 2 car garage, mature landscaping. Recreational area near rivers, lakes & Mt. Forest. Co-owner is a real estate broker licensed in the state of OR.

APPROX. MILE 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 grain/past see docs summer
CROPS	70.00
PRODUCTION	
SEASON/YEAR ROUND	
NUMBER OF ACRES	53.5
WATER RIGHTS ACREAGE	0.00
APPROX. ACRES RANGE	0
IRRIGATED ACRS: FLOOD	20
IRRIGATED ACRS: SPRINKLER	33.5
LEASED ACRES	0
WATER COST	\$910
PUMPING COST	\$1,000
WELL APPROX. GPM	domestic



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