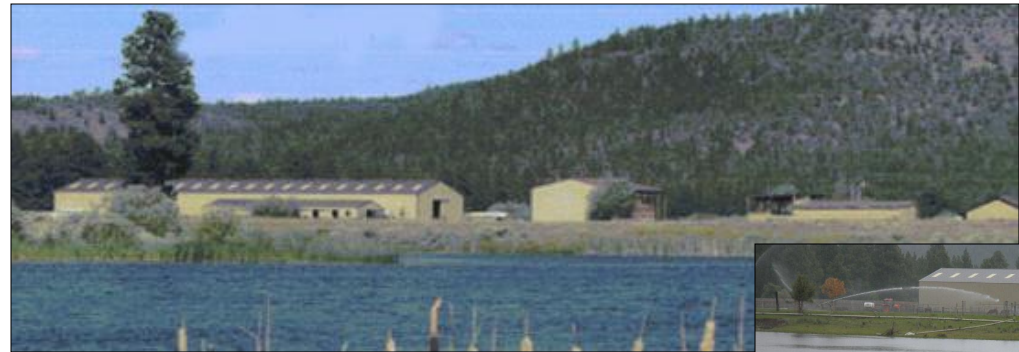


Horse Heaven... located in cattle country!



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).



fa



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 <i>Tons</i>	Hay crop <i>Tons</i>	Pasture <i>AUM</i>
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 APPROX. SQ FT 2048
 HEATING Electric, Oil, Woodstove
 # BEDROOMS THREE
 BATHS Two
 POSSESSION Negotiable
 TITLE COMPANY PREF. Amerititle
 TERMS/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, 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 bed room 2 bath home, 2 car garage, mature landscaping. Recreational area near rivers, lakes & Natl Forest. Co-owner is a real estate broker licensed in the state of OR.

MLS # 77026
 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
 CROPS grain/past
 PRODUCTION see docs
 SEASON/YEAR ROUND summer
 NUMBER OF ACRES 70.00
 WATER RIGHT'S ACREAGE 53.5
 APPROX. ACRES RANGE 0.00
 APPROX. ACRES TIMBER 0
 IRRIGATED ACRES: FLOOD 20
 IRRIGATED ACRES: SPRINKLER 33.5
 LEASES/ACRES 0
 WATER COST \$910
 PUMPING COST \$1,000
 WELL APPROX. GPM domestic



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