COP Property Profile

Ranch Name: Klamath River Fishing Retreat **Acreage:** 1 **Date:** 3/22/2016

Owners Name: Dan Blough

Property Address:
Street: 14827 Tarpon Dr
City: Hornbrook
Zip: 96044
County: Siskiyou

Owners Mailing Address:
Street: 2637 Lorencita Dr
City: Santa Maria
Zip: 93454

Owners Contact Information:
Owners Home #: 805-680-9666 Owners Cell #: 805-937-1108
Owners Email: dan@dablough.com
Best Way to Contact Owner: Cell
Do you have a Facebook account:_____ Would you like to be sent a link to share your listing on FB? *Yes or No*

Special Showing instructions, gate combo, key location etc.: CLO
Directions to Property: CLO

**********IN OFFICE**********

Listing Date:_____ **Expiration Date:**_____ **Asking Price:**_____
Sales Price:_____

Modifications:_____
Escrow Company:_____ **Lender:**
Address:_____
Escrow Officer: _____
Ph:_____ **Fx:**_____
Email: _____
Escrow Number:_____ **Inspection Contingency:**_____ **Appraisal Contingency:**_____
Date Escrow Opened:_____ **Estimated Closing Date:** _____ **Loan Contingency:**_____
Land Leader? Commission:__ **Listing Side:**__ **Selling Side:**__ **Home Warranty:** _____
Any Concessions:_____
Buyers' Name: **Buyers' Agent:**

Address:_____ **Company:**_____
Email: _____
Phone: _____

Home #: _____
Cell:_____
Email: _____

List all APN's and Zoning Information:

Parcel Numbers	Acreage	Zoning	Current Property Taxes	Ag Preserve Y/N
104-010-070	1	RRB2.5		No

Utilities: X Yes ____No –if Yes, include provider for the following:

Electric Service: PP&L ( ) Overhead (X) Underground ( ) Single Phase ( ) 3 Phase

Phone Service: AT&T Propane Service: Available Cable TV: _____

Internet: _____ Natural Gas _____ Cell Service Coverage ____Yes X No

Fire District:

Is property covered by a fire district? ( )Yes ( )No – if yes please provide name of district _____

What is the county property tax rate for this county: 1% **Total Property Tax per year:** _____

Sewage:

Public or Municipality ___Yes X No – if Yes include name of provider_____

Septic: Yes Standard or Engineered: _____ Permitted:_____

Age: _____ Location: _____

Property Features: Road Access: X Private _____Public (circle all that apply) Paved/Gravel/Dirt/Trail X

Access Issues?: ( )Yes (X)No – if yes explain _____

Entity responsible for road maintenance: _____ Level of maintenance:_____

a. If private, does the road have direct legal access to and from a completed, dedicated, accepted public road?:

_____

b. If public, does the have direct legal access to & from a completed, dedicated, accepted public road?: _____

_____

Interior Features: Air Condition X Forced Air Heating_____ Fireplace, Wood Stove, Pellet Stove X

Flooring (check all that apply: (X)carpet (X)hardwood ( )stone (X)tile ( )vinyl ( )other_____

Exterior Features: Construction: Wood Roof: Comp

Foundation: ( )Perimeter ( )Partial (X)Slab ( )Other_____ Siding: Wood

 Buyers Initials:_____Sellers Initials:_____

Window: (X)Dual Pane ( )Single Pane (X)Vinyl ( )Metal ( )Aluminum ( )Wood ( )Other _____

View: ( )Lake ( )Pond ( )Meadow ( )Mountains ( )Trees ( )Valley (X)River ( )Hills ( )Ocean ( )Golf Course
List names of Mtns, Lakes, Streams, Creeks, Rivers, etc.: Klamath River

Activity Type: ( )Big Game Hunting ( )Upland Bird Hunting ( )Water Fowl Hunting (X)Fishing
( )Home ( )Lake/Pond Frontage ( )River Frontage ( )Ocean Frontage ( )Equestrian ( )Agriculture

Property Subtype: (mark all that apply) ( )Acreage (X)Ranchette ( )Ranch ( )Bait Shop ( )Bed and Breakfast
( )Boat Landing ( )Cabin ( )Campground ( )Charter Service ( )Condo ( )Equestrian ( )Farms (X)Fish ( )Fishing Lodge
( )Fishing Resort ( )Fly Fishing ( )Guide Svc ( )Hunt ( )Hunting Lodge ( )Hunting Resort ( )Island ( )Lake/Pond
( )Marina ( )Ocean Front ( )Outfitter ( )Pack Trips ( )Rec Retail ( )Riding Stable ( )River & Streams ( )Single Family
( )Sporting Goods ( )Taxidermy ( )Townhouse ( )Vacant Land ( )Wilderness Camp ( )Other

Site Analysis

1: Restrictive covenants/deed restrictions in effect? _____
2: Unrecorded easements, known to seller, on property? _____
3: Any Mineral Rights Reserved by others? _____
4: Do you have a survey? _____ 5: Any Encroachments? _____ 6: Any HOA? _____
7: In a platted Subdivision? _____ if yes name of Subdivision _____

8: **Easements**?

Type of Easement	Deed or Prescriptive	Copy of Deed	Location of Easement	Any issue/concern w/this easement
Conservation Easements			Conservation Potential?	

Improvements:

Houses	Sq. ft.	# of Bed Rm.	# of Bath	Yr. Built	Foundation Type	Roof Type	Garage Size
Main	2,311	4	3	2004	Slab	Comp	2 car Attached

Floor Plans Available: ( ) Yes ( ) No

 Buyers Initials:_____ Sellers Initials:_____

Interior Special Features: _____

_____

Exterior Special Features: _____

_____

Barns	Size	Construction Type	Yr. Built	Storage Capacity	Condition	Electricity Y/N
Shops/Other Outbuildings						

Other Special Features:_____

_____

_____

Is Property bordering any Public Land: ( ) Yes (X) No

Flood Info:
What flood zone designation: _____
Any other flooding issues: _____

_____

Is any of the property in any flood zone? If yes, all or which Part: _____

_____

Personal Property Included in Sale:
Irrigation Equipment: _____

_____ Est. Value: _____

Farm Equipment: _____

_____ Est. Value: _____

Livestock: _____ Est. Value: _____

Household appliances or furnishings: _____

_____ Est. Value: _____

Irrigation and Domestic Well Information:

Ag Well ID	Depth	Production	Irrigated Acres	Pump Type/Hp	Cost Yr. 1	Cost Yr. 2	KWH Rate
Domestic							
One	90"	75gpm @ time	of drilling				

Any records of GPM or Potability Testing: (X) Yes ( ) No Copies: _____

Irrigation District Info:
Water District or Public Entity Name: _____

Contact Person: _____ Phone #: _____

Cost: per Acre / Acre ft / other: _____ Cost per season: _____

Season Cost: _____

Shares or Volume: _____

Acres Irrigated under District: _____

Reliability: Full Season - Partial Season – Other: explain _____
_____

Adjudicated and/or Riparian Right

Adj./Riparian	Stream Name	CFS/Volume	Priority	Diversion #	Pump or Gravity	How Delivered	Cost

Are all water sources in permitted and in good order with State entities: ( ) Yes ( ) No

Are fish screens in place: ( ) Yes ( ) No

Number of Pivots: _____ Make: _____ Year: _____ Condition: _____

Number of Wheel lines: _____ Make: _____ Year: _____ Condition: _____

Hand line: ( ) Yes ( ) No How much: _____ Size: _____ Condition: _____