

AGENT REPORT

Virtual Tour:



LAND AGENT REPORT

MLS #:	109264	Price:	\$299,000
Address:	xxx Klamath river Rd	Status:	ACTIVE
City:	Klamath River	APx Acres:	391.00
Zip Code:	96050	Type:	ACREAGE
Cross Street:	Yreka Walker Rd		
Area:	Klamath River		
APN#:	006-430-030		
Addtl APN #	006-420-080 006-430-010		
Use:	Recreation		
Cumulative DOM	32		

GENERAL PROPERTY INFORMATION

Associated Documents Map Neighborhood and Schools Tax

Lot Dimensions:	irregular	Topography:	Varies
Water:	Needs Well	Ag Preserve:	No
Sewage:	Needs Septic	Within City Limits:	No
Electricity:	Yes	Corner:	No
Street:	Dirt	Sidewalk:	No
View:	River	Subdivision:	
Trees:	Yes	Lot #:	
Waterfront:	River	Block #:	
Zoning:	t/f	Unit #:	

REMARKS TO PUBLIC

Beautiful property on the Klamath River. Large flat area on river . There is an old cabin that is falling down. Electricity to the cabin. Seller says phone also. Old fruit trees. Water was supplied to cabin by spring that originates on the property. The property is on both sides of the river and Hwy 96.

UTILITIES AVAILABLE	Electricity, Hard Line Phone	TOPOGRAPHY	Varies
PHONE	Available	VIEW	Hills, River, Trees
ELECTRICITY	Yes	WATER FRONT	Yes, River, Spring
SEWAGE	Needs Septic	STREET	Dirt
WATER	Other	FENCING	Partial, Other/See Remarks

REMARKS TO AGENT

This information is deemed reliable but not guaranteed. These properties may be the listings of another Broker.

09/30/2016 10:39 AM

109264

AGENT/OFFICE/FINANCIAL INFO

Listing Office 1: **California Outdoor Properties - Ofc: 530-643-1336**
 List Agent 1: **Kathy Hayden - cell: 530-598-5336**
 LA Phone 2: **643-1336** LA Phone 3:
 Agent Email: **ranchre@yahoo.com**
 Owner Name: **Mardahl**
 Listing Type: **Exclusive Auth**
 Commission %/\$: **5**
 Status Date: **9/29/2016**
 Sign Y/N: **Yes**
 Lock box Y/N: **n**
 Asking Price \$299,000

List Office 2: **California Outdoor Properties**
 List Agent 2: **Glen Rizzardo**
 LA2 Phone: **Cell: 530-598-4388**
 LA 2- Email:
 Occupied By: **vacant**
 Listing Date: **8/29/2016**
 Dual Commission: **No**
 Original Price: **\$299,000**
 Prc/SqFt:
 Financing Terms: **OWNER MAY CARRY**
 REO No Short Sale No Auction Listing N
 EO-MLS Entry Only: N LS-LimitedServiceListing:N

Showing Instruction: **CLO**
 Directions: **Take Hwy 96 to Walker bridge. Cross River and go left(east) on Walker Rd. to Klamath River Rd. Go about 3 miles on Klamath River rd .**

SOLD INFORMATION

Sold Price: How Sold:
 Closing Date: Contract Date: DOM: **32**
 Selling Agent:
 Selling Office:
 Additional Comments:
 Sale Concessions



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