

# Presenting: Klamathon Lodge, Hornbrook, CA

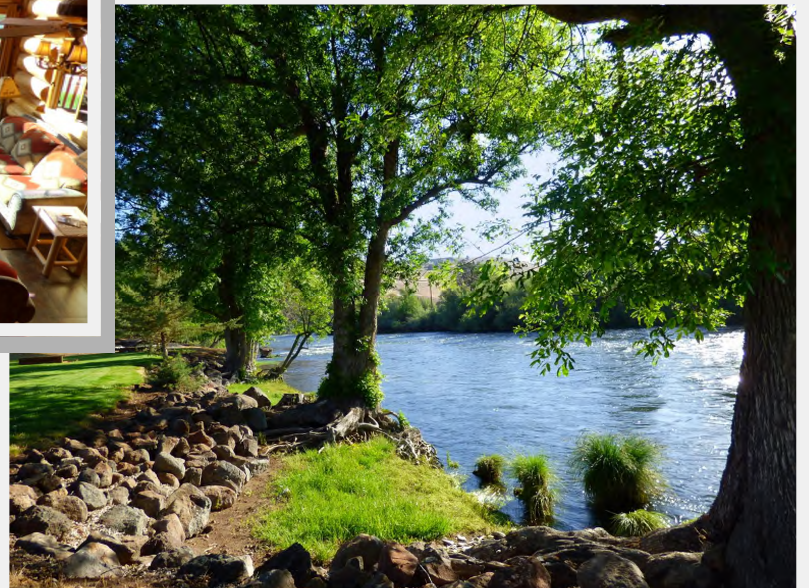
5140 Dandy Lane  
Hornbrook, CA 96044  
MLS # 112026



*The Klamathon Lodge is located about 25 minutes from Yreka, CA and 35 minutes from Ashland, OR. Please contact us with any questions or to make an appointment to see the Lodge!*



*Stunning, fully furnished,  
4,000+/-sq ft riverfront home with a  
guest house and 335' of direct  
Klamath River Frontage!*



**California**  
OUTDOOR PROPERTIES



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## ***Welcome To Your Very Own Lodge!***

*Stunning, fully furnished, riverfront log home! 3 large bedroom suites plus 2 bonus sleeping/office/home gym rooms on 3 levels provide over 4,000 square feet of quality lodge elegance living space, all overlooking the Klamath River! With soaring ceilings, rock fireplace, antler chandelier ceiling fans, pine tongue & groove finishes, Sierra Pacific windows and doors, showcase kitchen with quartz counter tops and stainless appliances, this custom built fly fishing lodge/home is filled with special touches.*

*There is 335' of accessible/usable river frontage & a private boat ramp to enjoy salmon, steelhead and trout fishing. The property has manicured lawns down to the water, horseshoe pits, spa, patio with fire pit and large decks for outdoor relaxing, entertainment, dining & more. A large rec room with pool table & wet bar; separate guesthouse; 30x36 garage/shop; covered RV parking; gated road and fully fenced for privacy round out this special property.*

*Lodge themed furnishings, décor, electronics, bedding and kitchen dishes/utensils are included with the property for immediate turnkey use/enjoyment.*

*Conveniently close to town, services and dining at 25 min. from Yreka, CA; 30 min. from Ashland, OR; and 45 min. from Medford, OR, just 5 miles off of I-5 in Siskiyou County, far Northern California!*

*Contact us to arrange your private tour of the Klamathon Lodge!*

***Offered for \$749,000***

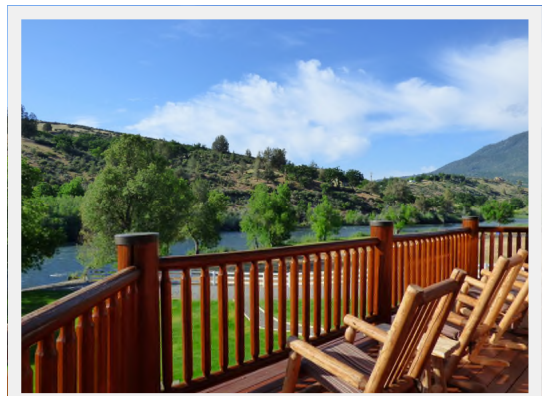
**California Outdoor Properties—Siskiyou County Branch**

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## KLAMATHON LODGE ACTIVITIES

The following items are some of the activities enjoyed at and near Klamathon Lodge:

- ◆ Check out the dam and river put in for drift boat, rafts and inner tubes upstream of the Lodge. During summer, float in inner tubes from the dam put in to the Lodge, float is about 90 minutes to 2 hours. Take Copco Road up river about 3 miles to the dam.
- ◆ Fly fishing or spin fishing is great right behind the Lodge. Trout are in the water year round, salmon are in the river for about 6 weeks in late Sept thru October, and steelhead are present from October to April. Fishing from a drift boat is excellent, put in below the dam and take out at the Lodge, can fish for anywhere from 2 hours to 8 hours on the drift, depending on how many places and how long the anchor is put out. Can also float down to the Klamathon Bridge downriver from the Lodge.
- ◆ Miner Street, downtown Yreka has interesting shops & several restaurants. The street is a slice of the Old West.
- ◆ Favorite restaurants in Yreka are Jefferson Roadhouse; Etna Taphouse; Strings (Italian); and Puerto Vallarta.
- ◆ Bike riding is great on Copco Road heading to Iron Gate dam and around the reservoir. A great ride is also on Klamathon Road (gravel) which starts on the south side of Klamathon Bridge and goes down to I-5.
- ◆ Downtown Ashland (Oregon) is about 30 minutes. Wonderful walking town with eclectic shops, bistros, Shakespeare Festival (Feb to Oct, 3 theaters), Cabaret Dinner Theater, pubs.
- ◆ Wineries abound in the Rogue Valley just over the border in Oregon (over 30 wineries).
- ◆ Craft Breweries are fun to visit in Medford, Ashland and in the nearby Scott Valley (Etna). There is also a craft distillery with bistro restaurant in both Etna and Medford (Denny Bar in Etna; Immortal Spirits in Medford).
- ◆ In winter, Mt Ashland ski resort is 30 minutes and Mt Shasta ski resort is 45 minutes away. There is also a snow mobile riding park with rentals and 300 miles of trails about 45 minutes away (Deer Mountain). (Fun Factory does the snow mobile rentals, and also rent ski boats on Lake Siskiyou and Iron Gate Lake).
- ◆ Golfing is available between Montague and Yreka at Shasta Valley Golf Course (nine holes) and Mt Shasta Golf Course/Resort (18 holes). Numerous golf courses in Medford less than an hour away.
- ◆ Hellgate Jet Boat Tour on the Rogue River (Grants Pass, OR), is a fun all day adventure with lunch or dinner on the river.
- ◆ Jacksonville, Oregon, about an hour away, is a great town to visit, walk, shop and dine. The Britt Festival is also held in Jacksonville which is a Spring/Summer/Fall long outdoor music venue with great shows and popular artists.
- ◆ Nothing beats the Milky Way view from the fire pit at Klamathon Lodge on a moonless night!