



Fall 2016 Auction

No Starting Bids and No Hidden Reserves!



Seller Orders \$975,000 Price Reduction! **4,240± acre Chapman Ranch** *Klamath County, Oregon*



- Located at northern end of Yonna Valley - a highly productive growing region in southern Oregon's Upper Klamath Basin
- Combination of irrigated farmland, timber, grazing land, two homes, hay sheds, barn, and potential for development of a private hunting retreat
- 389± irrigated acres, with water rights and ground water permits for three wells
- Irrigated land currently leased for hay production for both domestic and export markets, with annual lease payments of \$76,000
- Located ten miles south of the community of Sprague River and a forty-five minute drive from Klamath Falls

PUBLISHED RESERVE PRICE: \$2,975,000

Inspection by Appointment Only - Call Auction Information Office to Arrange

SEALED BIDS DUE NOVEMBER 15, 2016

Broker Cooperation Invited

**CALL NOW FOR FREE COLOR CATALOG #1604
and Bid Package #128**

1-800-845-3524

Auction conducted by:



REALTY MARKETING/NORTHWEST, Broker

522 SW Fifth Avenue, Suite 725 - Portland, Oregon 97204