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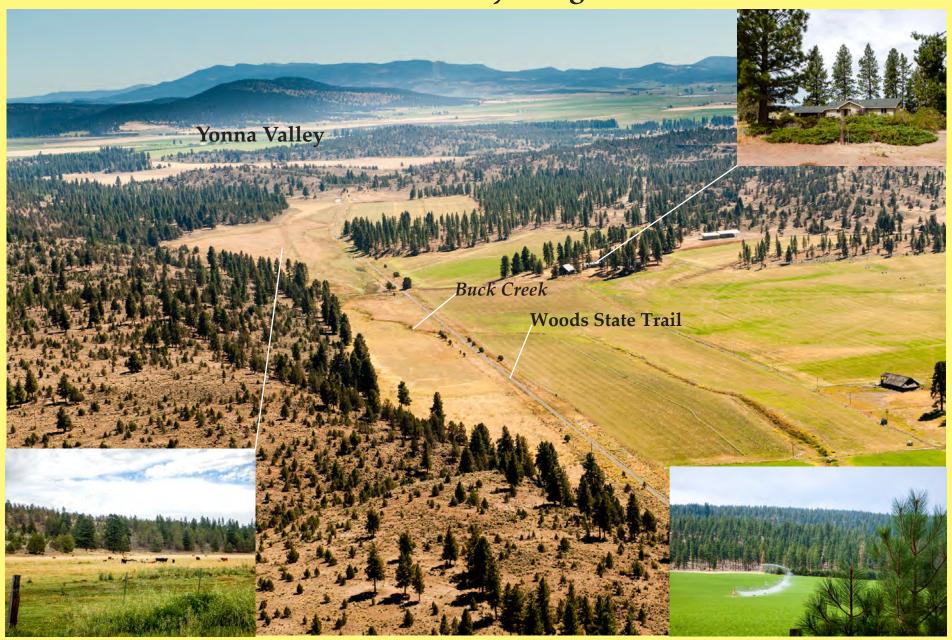
Fall 2016 Auction

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

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