

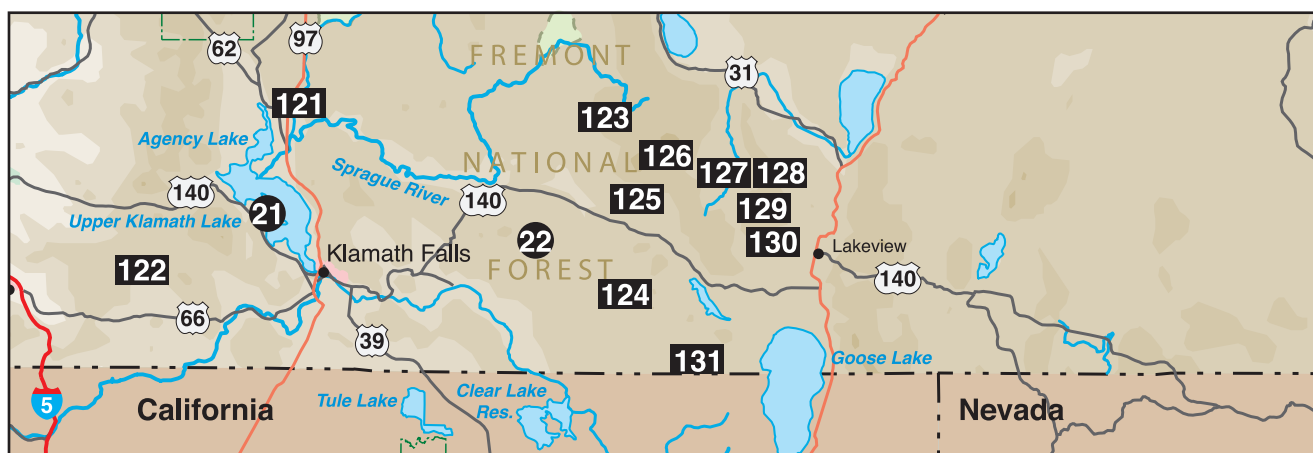
# 121 thru 131

## Recreation, Hunting, Development and Timber Tracts Upper Klamath Basin, Oregon

Upper Klamath Basin Recreation, Hunting, Development and Timber Tracts near Lake of the Woods, Mountain Lakes and Gearhart Mountain Wilderness Areas, Williamson River, Sycan Marsh Preserve, Mitchell Monument and along Upper Klamath River.

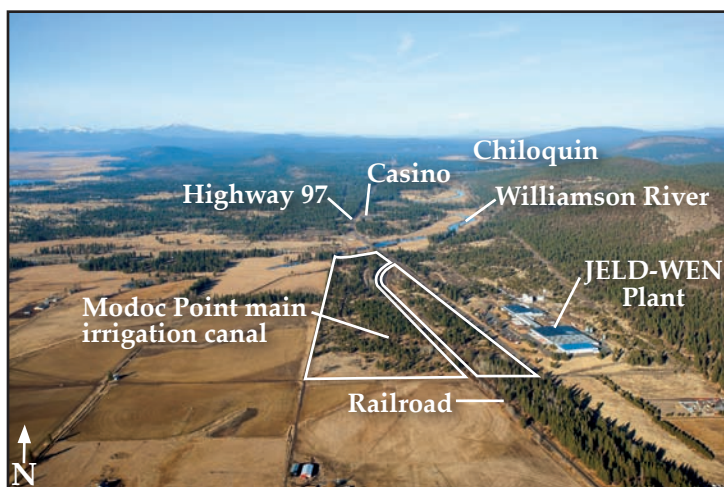
**Five tracts will be sold with No Minimum Bid:** Auction #21 and #22 will be offered in the November 10 Oral Auction; Auction #124, #127 and #129 have Sealed Bids due November 14.

Some of the properties have meadows, creeks and springs, offering excellent locations for hunting base camps.



# 121

## Highway 97 Industrial Site by JELD-WEN Mfg. Plant and Kla-Mo-Ya Casino Chiloquin, Oregon



	Parcel A	Parcel B
PUBLISHED RESERVE:	\$99,500	\$45,000*
The sale of individual Parcels A and B is subject to combined total accepted bids in the aggregate to equal, or exceed, \$99,500.		
LAST ASKING: First Time Offered		
SIZE:	121± Acres	33± Acres
ZONING:	IH (Heavy Industrial)	
PROPERTY INSPECTION:	At Any Time	
FINANCING:	None – All Cash	
DESCRIPTION: This 121± acre tract is located along Highway 97, 25 miles north of Klamath Falls across from the JELD-WEN window and door plant that is near the Williamson River and the Kla-Mo-Ya Casino in Chiloquin. The property is zoned for industrial uses and is being offered in its entirety, with opportunity to submit individual bids on the two parcels. Parcel A is 33± acres and has over 4,000± feet of Highway 97 frontage with an average depth of 300± feet. The western boundary is the Santa Fe Southern Pacific Railroad track. Parcel B is 88± acres and is bounded by farmland on the west and railroad on the east, and has been used for grazing. The western boundary extends almost one mile in length. The Modoc Point Main Canal bisects the site which has access in the northeast corner from Highway 97. There is power available to the property. On-site septic and well are required. The property is level, and has some residual timber.		

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**LOCATION:** Township 35 South, Range 7 East, Sections 21 and 28. The property is part of Tax Lot 100 which is in the process of partition by Klamath County.

**SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 14, 2012**