



PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: \$117,000

SIZE: 130± Acres

ELEVATION: 4,400± feet to 4,600± feet

ZONING: EFU – CG Exclusive Farm Use

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 130± acre timber and recreation tract is located near the northeast end of Yonna Valley and the community of Hildebrand. Klamath Falls is within a 40 minute drive. The property was recently thinned with a 162± MBF harvest in 2010, and there remains an estimated 240± MBF residual volume of primarily ponderosa pine. There is frontage along Yonna Woods Road in the northwest corner, and the property adjoins a farm along the southern boundary. The topography is primarily gentle in the western half of the tract, with several good sites for a seasonal cabin. There is power and phone service along Yonna Woods Road. (See Supplemental Information Package for Zoning and Land Use requirements.)

LOCATION: Township 37 South, Range 1 East, Section 32, Tax Lots 900 and 800. From Highway 140 at Dairy, proceed northeast past Bliss Road. At Yonna Drive, turn take left and proceed 2± miles to Yonna Woods Drive and turn right. Go 3/4 mile to property.