



**PUBLISHED RESERVE:** \$157,500  
**LAST ASKING:** First Time Offered  
**SIZE:** 175± Acres  
**ELEVATION:** 4,200± Feet  
**ZONING:** FR – Forest Range  
**PROPERTY INSPECTION:** At Any Time  
**FINANCING:** None – All Cash

**DESCRIPTION:** This 175± acre recreation tract has a strategic location in the Upper Klamath Basin, near the intersection of Crater Lake Highway (Highway 62), and Highway 97 by the Kla-Mo-Ya Casino in Chiloquin, Oregon, within a 45 minute drive to the south entrance of Crater Lake. Klamath Falls is a 30 minute drive south from the property.

The property has frontage along both sides of Crater Lake Highway, and potential for development of a commercial campground with RV sites and campsites to take advantage of visitors to Crater Lake National Park, and customers to the Kla-Mo-Ya Casino, subject to Conditional Use Approval from Klamath County. Please see Supplemental Information Package for zoning detail.

There is a cell tower lease with Verizon which currently generates annual income of \$11,730, and will increase in 2016 to \$13,490. Please see Supplemental Information Package for copy of lease.

The property has been managed as commercial forest land, and there is an estimated 490 MBF of residual ponderosa pine. Adjoining uses to both the west and north of the property are primarily residences.

The Williamson River, Klamath Lake, and Wood River are all nearby, and are known for exceptional trout fly fishing. The only public access to the Williamson River is located just below the town of Chiloquin and within a ten minute drive of the Auction Property.

**LOCATION:** Township 35 South, Range 7E Section 16. Tax Lots 300 and 1700. From intersection of Highway 62 / 97, proceed northwest on Highway 62, Crater Lake Highway, one eighth mile to the property

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014

