



**2.08 Acres**

**\$25,000**

**Klamath County, Oregon**

landresellers.com/properties/cdf989226fe



## Property Details

**Property Types:** Land, Residential

**State:** Oregon

**County:** Klamath County

**City:** Sprague River

**Price:** \$25,000

**Total Acreage:** 2.08

**Property ID:** Kootenai

**Property Address:** Kootenai, Sprague River, OR

**GPS:** 42.469496892251, -121.46962006463

**Subdivision:** Nimrod

**Unit:** 4

**Block:** 27

**Lot:** 13,14

**Roads:** Dirt

**Power:** 4 lots away

**Taxes:** \$110

**Seller Fees:** 174

2 adjoining lots

Southerly facing

### Kootenai

- **SIZE:** 1.66
- **APN#:** R-3610-12A-3600
- **LEGAL DESCRIPTION:** Lot14, Block 27, Fourth Addition to Nimrod River Park
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- **SIZE:** 1..42
- **APN#:** R-3610-12A-3700
- **LEGAL DESCRIPTION:** Lot13, Block 27, Fourth Addition to Nimrod River Park
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- **STATE:** Oregon
- **COUNTY:** Klamath
- **GENERAL LOCATION:** 1 Street North of Drew Road just west of Cuni.
- **DRIVING DIRECTIONS:** Take Drews Road to Cuni. Turn North to Kootenai, about 1/4 mile. Turn Left on Cuni. Go 2/10 mile property on Left.
- **GENERAL ELEVATION:** 4550 ft.
- **GENERAL INFORMATION:** buildable parcels with Huge views of the Sprague River Valley. Southern to SW Facing. Mobiles, Modulares, site builds allowed. Camp, RV.
- **TYPE OF TERRAIN:** sloping
- **ZONING:** residential
- **POWER:** 4 lots away
- **PHONE:** 4 lots away
- **WATER:** no. must install well or holding tank.
- **SEWER:** No. Only needed when/if you build.
- **ROADS:** dirt
- **PROPERTY TAX:** \$55 a year each parcel
- **CLOSING/DOC. FEES:** \$90.
- **TIME LIMIT TO BUILD:** none
- **ASSOCIATION DUES:** none
- **PLAT MAP:** Parcel # 3600 & #3700
- **TITLE INFORMATION:** Free and clear

FINANCING INFO and PURCHASE INFO

## Seller Information



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1881.com Investments is a land company that specializes in Selling and Buying Real Estate. Types of property we specialize in is vacant land, mountain land, mining claims, and patented mining claims. We offer various land for sale in both large acreage and smaller parcels and lots.