

Huge trees. Wet weather stream in back \* Fixer upper or Tear it down and start over again



**2.27 Acres**

**\$79,000**

**Klamath County, Oregon**

[landresellers.com/properties/352045be8ff](https://landresellers.com/properties/352045be8ff)



## Property Details

**Property Types:** Land, Residential, Recreational

**State:** Oregon

**County:** Klamath County

**City:** Bonanza

**Price:** \$79,000

**Total Acreage:** 2.27

**Property ID:** Cardinal imp

**Property Address:** Cardinal, Bonanza, OR

**APN:** 390446

**GPS:** 42.350574, -121.397157

**Subdivision:** Klamath Falls Forest estates

**Unit:** 4

**Block:** 91

**Lot:** 21

**Association Fees:** 32

**Roads:** graded dirt

**Power:** yes

**Water:** buyer to verify

**Sewer:** buyer to verify

**Taxes:** \$171

**Seller Fees:** 174

Klamath County Oregon

land for sale

Forested Private parcel with Improvements and some disimprovements

- SIZE: 2.27+/- acres
- APN#: 390446
- MapTaxLot#: 3711-022A0-02600-0-00
- LEGAL DESCRIPTION: KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #4 BLK-91 LOT-21
- STATE: Oregon
- COUNTY: Klamath
- GENERAL LOCATION: East side of Cardinal. Between Hummingbird and hwy 140. Near Bly Mountain Pass
- GPS (approx.): 42.350574 , -121.397157
- GENERAL ELEVATION: 5050'
- GENERAL INFORMATION: Lots of trees. Improvements on the property. wet weather stream on back of property Build. Camp. RV. Impovements: several sheds with metal roofs fair condition. 1 falling down shed, 1 falling down self built ? residential structure?? Cinder block outlay for a proposed structure never started. It seems a lot of things were started and in the process when the previous owner "abandoned" the project.
- TYPE OF TERRAIN: mostly level
- ZONING: Residential. check with Klamath County for your intended usage
- POWER: into property. Needs meter box
- PHONE: nearby
- WATER: appears there is some type of well. buyer should confirm if it is finished and or operable
- SEWER: appears to have some type of septic. buyer should confirm if it is finished and or operable
- ROADS: graded dirt
- PROPERTY TAX: \$171 a year
- CLOSING/DOC. FEES: \$174 total
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: \$32 a year
- TITLE INFORMATION: Free and clear
- AREA INFO: Klamath County Info outside Link
- FINANCING INFO and PURCHASE INFO
- Owner financing available.
- No Qualifying. No Credit Checks.

- Gps/lats/longs coordinates are provided as a tool to assist the Buyer.
- Use the maps to confirm.
- BUYER TO VERIFY listings' GPS coordinates

Go to 1881.com area land page

## Seller Information



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