



## 3.04 Acres

### \$25,000

**Klamath County, Oregon**

landresellers.com/properties/3cf666d97c8



## Property Details

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

**State:** Oregon

**County:** Klamath County

**City:** Sprague River

**Price:** \$25,000

**Total Acreage:** 3.04

**Property ID:** KFE 41-24

**Property Address:** Arrowhead lane, Sprague River,  
OR

**APN:** R273581

**GPS:** 42.499099, -121.50591

**Subdivision:** KFE

**Unit:** 1st add

**Block:** 41

**Lot:** 24

**CCRs:** none

**Association Fees:** none

**Roads:** graded dirt

**Power:** at road

**Taxes:** \$75

**Seller Fees:** 175

Klamath County Oregon

land for sale

**Trees \* Views**

**Main Road with Power**

- SIZE: 3.04 +/- acres
- APN#: R273581
- MapTaxLot#: 3510-035B0-01300-000
- LEGAL DESCRIPTION: Klamath Forest Estates 1st addition, Block 41, Lot 24
- STATE: Oregon
- COUNTY: Klamath
- GENERAL LOCATION: Northside of Arrowhead, 2nd lot east of Sprague River Drive
- GPS (approx.): 42.4995 , -121.5059
- GENERAL ELEVATION: 4420-4460 ft
- GENERAL INFORMATION: Property slightly slopes up from road which makes for Huge southerly views. Front part of subdivision. Easy access. Property is buildable. Camp. RV.
- TYPE OF TERRAIN: slight slope up to back of parcel.
- ZONING: Residential check with Klamath County for your intended usage
- POWER: at road.
- PHONE: at road
- WATER: no. must install well or holding tank.
- SEWER: No. must install when/if you build.
- ROADS: dirt
- PROPERTY TAX: \$75 a year
- CLOSING/DOC. FEES: \$175
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: none
- 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

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## Seller Information



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