



**2.31 Acres**

**\$17,500**

**Klamath County, Oregon**

landresellers.com/properties/2475834ffb9



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Oregon  
**County:** Klamath County  
**City:** Bonanza  
**Price:** \$17,500  
**Total Acreage:** 2.31  
**Property ID:** Thunder bear kffe 1-14-63  
**Property Address:** Thunder Bear, Bonanza, OR  
**APN:** 399027

**GPS:** 42.340469, -121.428923  
**Subdivision:** Klamath Falls Forest Estates  
**Unit:** 1  
**Block:** 14  
**Lot:** 63  
**Roads:** graded dirt  
**Taxes:** \$65  
**Seller Fees:** 175

Klamath County Oregon

land for sale

Thunderbear west of Bly Mountain Trees

- SIZE: 2.31 +/- acres
- APN#: 399027
- MapTaxLot#: 3711-029A0-00100-000
- LEGAL DESCRIPTION: Klamath Falls Forest Estates Hwy 66, Plat 1, Block 14, Lot 63
- STATE: Oregon
- COUNTY: Klamath
- GENERAL LOCATION: North side of Thunderbear/Marlin/Marlin. 9.8 miles North of Bonanza. Near Bly Mountain pass
- GPS (approx.): SW@rd: 42.339067 , -121.428939 ; SE@rd: 42.339075 , -121.428188 ; NE: 42.340469 , -121.428188 ; NW: 42.340469 , -121.428923
- GENERAL ELEVATION: 5000'
- GENERAL INFORMATION: Trees . Slightly rolling . there is a shed on parcel 62 which is the adjoining parcel to the east between 61 & 63 Property is buildable. Camp. RV.
- TYPE OF TERRAIN: level- rolling
- ZONING: Residential check with Klamath County for your intended usage
- POWER: No
- PHONE: No
- WATER: no. must install well or holding tank.
- SEWER: No. must install when/if you build.
- ROADS: dirt
- PROPERTY TAX: \$65 a year
- CLOSING/DOC. FEES: \$90
- 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

## Seller Information



1881.com Investments  
www.1881.com  
Austin, TX 78727

5124789999  
land@1881.com

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.