



**160 Acres**

**\$550,000**

**Klamath County, Oregon**

landresellers.com/properties/32d9b5b3196



## Property Details

**Property Types:** Land, Recreational, Farms and Ranches

**State:** Oregon

**County:** Klamath County

**City:** Bonanza

**Price:** \$550,000

**Total Acreage:** 160

**Property ID:** klamath 160

**Property Address:** Bonanza, OR

**APN:** 3712-00000-2200

**GPS:** 42.321166109126, -121.32532658469

**CCRs:** none

**Association Fees:** none

**Roads:** Dirt-unimproved dirt

**Power:** No

**Taxes:** \$410

**Seller Fees:** 175

### Oregon Forest Land Oregon

#### Forest 160 pristine acres

- SIZE: 160 +/- acres
- APN#: 3712-00000-2200
- LEGAL DESCRIPTION: NW4 of Section 32, T37S, R12E
- STATE: Oregon
- COUNTY: Klamath
- GENERAL LOCATION: about 25 miles NE of Klamath Falls.
- GPS coords (approx): NW: 42.325388 , -121.331474 ; NE: 42.325547 , - 121.321689 ;
- SW: 42.318358 , 121.331270 ; SE 42.318342 , -121.321314
- DRIVING DIRECTIONS: From Klamath falls go East towards Bonanza. take the Bly Mountain hwy North. When you reach Bly Mountain Pass turn right (East) on Hummingbird. Follow Humming bird until you come to Pecary, turn left (East). Go 2.6 miles. Turn right on the only road there. Go about 1/4 mile, you will see a red flagging. Property starts at the red flagging. The road continues on the property and makes a loop.
- GENERAL ELEVATION: 5100- 5300 ft.
- GENERAL INFORMATION: Borders Forest service Lands on 2 sides. Pristine Forest property. Lots of trees and Meadows. Numerous building sites. Remote and secluded. Easily accessible. Private Road access. Mt Shasta Views to the South West
- TYPE OF TERRAIN: level-rolling-hills
- ZONING: Forest
- POWER: no. must use alternative source
- PHONE: no. some cells work.
- WATER: no. must install well.
- SEWER: No. Only needed when/if you build.
- ROADS: all vehicle dirt roads
- PROPERTY TAX: \$410
- CLOSING/DOC. FEES: \$175
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: none
- Plat Map: Parcel #2200
- PHOTOS: MORE PICTURES ; Forest a ; Forest b ; Forest C ; Forest D ; Forest new 1 ; Forest new 2
- Photos spec. areas : Mount Shasta Views
- TITLE INFORMATION: Free and clear

#### FINANCING INFO and PURCHASE INFO

<https://youtu.be/tyPyG0uYozE>

## 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.