



**1.52 Acres**

**\$14,500**

**Klamath County, Oregon**

landresellers.com/properties/d7f8dc2423b



## Property Details

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

**State:** Oregon

**County:** Klamath County

**City:** Sprague Rivert

**Price:** \$14,500

**Total Acreage:** 1.52

**Property ID:** nimrod 6-74-4

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

**APN:** 345219

**GPS:** 42.4699856, -121.44992

**Subdivision:** Nimrod

**Unit:** 6th

**Block:** 74

**Lot:** 4

**CCRs:** none

**Association Fees:** none

**Roads:** Dirt

**Power:** No

**Sewer:** no

**Taxes:** \$55

**Seller Fees:** 174

imrod River ParkAbove the Sprague River Valley Nimrod 6th add.

**Kootenai**

- SIZE: 1.52
- APN#: 345219
- MapTaxLot: 3611-007A0-00500-00
- LEGAL DESCRIPTION: Nimrod River Park 6th addition, Block 74, Lot 4
- STATE: Oregon
- COUNTY: Klamath
- GENERAL LOCATION: 1 Street North of Drew Road N. side of Kootenai. between Cherokee and Walla Walla
- GPS (approx.): 42.4699856 , -121.44992
- DRIVING DIRECTIONS: Take Drews Road to Walla Walla . Turn North on Walla Walla to Kootenai. Turn west on Kootenail about 1/3 mile.
- GENERAL ELEVATION: 4550 ft.
- GENERAL INFORMATION: Lots of trees. buildable parcels with Huge views of the Sprague River Valley. Southern to SW Facing. Mobiles, Modulares, site builds allowed. Camp, RV.
- TYPE OF TERRAIN: slight slope uphill from road
- ZONING: residential
- POWER: No
- PHONE: No
- 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: \$174
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: none
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- TITLE INFORMATION: Free and clear

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