



**1.5 Acres**

**\$18,900**

**Klamath County, Oregon**

landresellers.com/properties/fc4dcbcf7



## Property Details

**Property Types:** Land, Residential

**State:** Oregon

**County:** Klamath County

**City:** Sprague River

**Price:** \$18,900

**Total Acreage:** 1.5

**Property ID:** draws near cuni

**Property Address:** Sprague River, OR

**APN:** R-3611-07B-4000

**GPS:** 42.466473644415, -121.46845708212

**Subdivision:** Nimrod

**Unit:** 1

**Block:** 2

**Lot:** 12

**CCRs:** none

**Association Fees:** none

**Roads:** paved

**Power:** at road

**Taxes:** \$45

**Seller Fees:** 174

### Drews Road Frontage near Cuni

- SIZE: 1.50+/- acres (156'x404')
- APN#: R-3611-07B-4000
- LEGAL DESCRIPTION: Lot 12, Block 2, First addition to Nimrod River Park
- STATE: Oregon
- COUNTY: Klamath
- GENERAL LOCATION: about 800 feet east of Cuni on Drews Road
- DRIVING DIRECTIONS:
- GENERAL ELEVATION:
- GENERAL INFORMATION: Drews road frontage. Trees. Views of Sprague River Valley. Mobiles, modulares, site-builds allowed. Camp, RV. easy access.
- TYPE OF TERRAIN: level-slight slope
- ZONING: residential
- POWER: yes
- PHONE: yes
- WATER: no. must install well or holding tank.
- SEWER: No. Only needed when/if you build.
- ROADS: paved
- PROPERTY TAX: \$45 a year
- CLOSING/DOC. FEES: \$90.
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: none
- PLAT MAP: Parcel #4000
- TITLE INFORMATION: Free and clear

### FINANCING INFO and PURCHASE INFO

Go to 1881.com Klamath county land page



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