



**1.62 Acres**

**\$34,900**

**Klamath County, Oregon**

[www.landresellers.com/properties/2bbeb671113](http://www.landresellers.com/properties/2bbeb671113)



## Property Details

**Property Types:** Land, Residential

**State:** Oregon

**County:** Klamath County

**City:** Sprague River

**Price:** \$34,900

**Total Acreage:** 1.62

**Property ID:** Yamhill

**Property Address:** Yamhill, Sprague River, OR

**GPS:** 42.469246882306, -121.39351844907

**Subdivision:** Nimrod

**Unit:** 2

**Block:** 11

**Lot:** 9

**Association Fees:** none

**Roads:** Dirt

**Power:** 500'

**Taxes:** \$60

**Seller Fees:** 174

### 1 of a kind parcel on Yamhill

#### on the HILL

- SIZE: 1.62
- APN#: R-3611-10A-1000
- LEGAL DESCRIPTION: Lot 9, block 11, Second Addition to Nimrod River Park
- STATE: Oregon
- COUNTY: Klamath
- GENERAL LOCATION: Just off of Drews Road on Yamhill
- DRIVING DIRECTIONS:
- GPS (approx.): 42.469144 , -121.393556 ; 42.469195 , -121.393685 ; 42.468491 , -121.394816 ; 42.468060 , -121.393711
- GENERAL ELEVATION: 4500 ft.
- GENERAL INFORMATION: 1 of a kind parcel. Parcel on the Hill southside of Drews road. Affording Huge Views of the Sprague River. end of the road at cul-de-sac. Mobiles, modulars, site-builds ok. Camp, RV.
- TYPE OF TERRAIN: level-sloping
- ZONING: residential
- POWER: nearby
- PHONE: nearby
- WATER: no. must install well or holding tank.
- SEWER: No. Only needed when/if you build.
- ROADS: dirt
- PROPERTY TAX: \$60 a year
- CLOSING/DOC. FEES: \$174.
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: none
- PLAT MAP: Parcel #1000 with the big "8" on it
- TITLE INFORMATION: Free and clear

#### FINANCING INFO and PURCHASE INFO

Go to [1881.com](http://1881.com) Klamath county land page

## 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.