



2.08 Acres

\$25,000

Klamath County, Oregon

www.landresellers.com/properties/cdf989226fe



Property Details

Property Types: Land, Residential

State: Oregon

County: Klamath County

City: Sprague River

Price: \$25,000

Total Acreage: 2.08

Property ID: Kootenai

Property Address: Kootenai, Sprague River, OR

GPS: 42.469496892251, -121.46962006463

Subdivision: Nimrod

Unit: 4

Block: 27

Lot: 13,14

Roads: Dirt

Power: 4 lots away

Taxes: \$110

Seller Fees: 174

2 adjoining lots

Southerly facing

Kootenai

- **SIZE:** 1.66
- **APN#:** R-3610-12A-3600
- **LEGAL DESCRIPTION:** Lot14, Block 27, Fourth Addition to Nimrod River Park
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- **SIZE:** 1..42
- **APN#:** R-3610-12A-3700
- **LEGAL DESCRIPTION:** Lot13, Block 27, Fourth Addition to Nimrod River Park
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- **STATE:** Oregon
- **COUNTY:** Klamath
- **GENERAL LOCATION:** 1 Street North of Drew Road just west of Cuni.
- **DRIVING DIRECTIONS:** Take Drews Road to Cuni. Turn North to Kootenai, about 1/4 mile. Turn Left on Cuni. Go 2/10 mile property on Left.
- **GENERAL ELEVATION:** 4550 ft.
- **GENERAL INFORMATION:** buildable parcels with Huge views of the Sprague River Valley. Southern to SW Facing. Mobiles, Modulares, site builds allowed. Camp, RV.
- **TYPE OF TERRAIN:** sloping
- **ZONING:** residential
- **POWER:** 4 lots away
- **PHONE:** 4 lots away
- **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:** \$90.
- **TIME LIMIT TO BUILD:** none
- **ASSOCIATION DUES:** none
- **PLAT MAP:** Parcel # 3600 & #3700
- **TITLE INFORMATION:** Free and clear

FINANCING INFO and PURCHASE INFO

Seller Information



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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.