

# 5 Adjacent Lots on Fifth Street in Sprague River Oregon



**0.35 Acres**

**\$11,495**

**Klamath County, Oregon**

[www.landresellers.com/properties/11a1bd01579](http://www.landresellers.com/properties/11a1bd01579)



## Property Details

**Property Types:** Land, Residential  
**State:** Oregon  
**County:** Klamath County  
**City:** Sprague River  
**Zip:** 97639  
**Price:** \$11,495  
**Total Acreage:** 0.35  
**Property ID:** C-2020025  
**Property Address:** Sprague River, OR, 97639  
**APN:** 332713  
**Dimensions:** 125' X 120'

**GPS:** 42.455703, -121.502015  
**Subdivision:** Sprague River  
**Block:** 5  
**Lot:** 15-19  
**CCRs:** None  
**Association Fees:** None  
**Power:** Yes - Available  
**Water:** Yes - Available  
**Time Limit to Build:** None  
**Taxes:** \$19

Five adjacent building lots on Fifth Street in the original townsite of Sprague River. These are nice level lots with 2WD roads. Utilities are available. There is no HOA or CC&R's, so you can use and improve these lots as you wish.

### Sprague River

This small town in Klamath County is located about 35 miles from Klamath Falls. Sprague River has basic services such as groceries, gas, and a post office. There are also community services available such as a library, church, and community center. This is a wonderful town for those that are looking for a bit slower pace of life in a rural setting near services, but away from the hustle and bustle of city life. There is ample wildlife in the area with great hunting and fishing. The main attraction of the area is the Sprague River, which provides world class trout fishing. There is also great hiking in the area.

### Klamath County

Klamath County is home to hundreds of lakes, rivers, and streams which offer some of the best fishing in the state. In addition to the water, there are several mountains, peaks, and hills to keep the outdoor enthusiast busy. Klamath Falls is the county seat for Klamath County, Oregon, and the majority of the county population resides here. Home to national chains and local flare, the city has all of the services one would need. It is also home to the largest freshwater lake by surface area in the state of Oregon, Upper Klamath Lake. Measuring 25 miles long and 8 miles wide, the lake is a sportsman's paradise. Also overlooking the lake, the nearby Running Y Ranch Resort & hotel features a golf course designed by Arnold Palmer and an ice skating arena.

### Land Information:

Legal: Sprague River Block 5 Lots 15-19

APN: 332713

Map and Taxlot: 3610-014BB-05100-000

Total Size: .35 Acres

Total Dimensions: 125' X 120'

GPS: Approximate GPS Coordinates

42.455819, -121.502305 (NW Corner)

42.455835, -121.501716 (NE Corner)

42.455466, -121.501730 (SE Corner)

42.455479, -121.502294 (SW Corner)

**Owner financing available. No credit checks, everyone qualifies. We accept all major credit cards. All cash offers considered.**

Document preparation fee: \$299

Property ID: C-2020025 BOTT

## Seller Information



Government Land  
Sales  
510 E 44th St  
Boise, ID 83714

208-991-4644  
todd@govlandsales.com

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