



**3.09 Acres**

**\$27,500**

**Klamath County, Oregon**

[www.landresellers.com/properties/7b89fabe075](http://www.landresellers.com/properties/7b89fabe075)



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Oregon  
**County:** Klamath County  
**City:** Sprague River  
**Price:** \$27,500  
**Total Acreage:** 3.09  
**Property ID:** KFE 13-39 (opipp)  
**Property Address:** Tepee, Sprague River, OR  
**APN:** 2678409

**GPS:** 42.504547630951, -121.49915147142  
**Subdivision:** Klamath Forest Estates  
**Block:** 13  
**Lot:** 39  
**Association Fees:** none  
**Roads:** dirt - graded dirt  
**Power:** 900'  
**Taxes:** \$89  
**Seller Fees:** 175

### Unique Parcel in Klamath Forest Estates

Owner financing available

SIZE: 3.09 +/- acres

APN#: 268409

LEGAL DESCRIPTION: Klamath Forest Estates Block 13, Lot 39

STATE: Oregon

COUNTY: Klamath

GENERAL LOCATION: North side of Tepee. 1 lot East of Little Fawn. About 3.5 miles North of the Town of Sprague River

GPS (approx.): 42.50454763, -121.499151

GENERAL INFORMATION: Unique rock formations. Trees. Dirt road into property. Mobiles, Modulares, site-builds allowed.

Camp & RV on temporary basis

Check with the county for your intended usage.

GENERAL ELEVATION: 4505'

TYPE OF TERRAIN: rolling- rocky

ZONING: Residential

POWER: about 900'

PHONE: no. some cell phones work

WATER: no must install well or holding tank if you build

SEWER: no. must install if you build

ROADS: dirt-graded

PROPERTY TAX: \$89

CLOSING/DOC. FEES: \$175

TIME LIMIT TO BUILD: none

ASSOCIATION DUES: none

Property info will be updated if we acquire more info

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

## Seller Information



1881.com Investments  
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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.