

# Pristine Forest land - Heavily treed - Park like settings - 2 adjoining parcels - 40 total acres



## 40 Acres

### \$95,000

**Klamath County, Oregon**

[www.landresellers.com/properties/7116d278f11](http://www.landresellers.com/properties/7116d278f11)



## Property Details

**Property Types:** Land, Residential, Recreational

**State:** Oregon

**County:** Klamath County

**City:** Beatty

**Price:** \$95,000

**Total Acreage:** 40

**Property ID:** 40 acres rodeo dr

**Property Address:** Rodeo Drive, Beatty, OR

**APN:** R292873

**GPS:** 42.501508, -121.242914

**Power:** at road

**Time Limit to Build:** none

**Taxes:** \$160

**Seller Fees:** 174

Klamath County Oregon

land for sale

- **Heavily Treed Park Like settings 2 adjoining 20 acre parcels**
- **West parcel**
- SIZE: 20 +/- acres
- APN#: R292873
- MapTaxLot#: R-3512-02500-02300-000
- LEGAL DESCRIPTION: W1/2 of SE1/4 of SW1/4 of section 25, T35S, R12E of Willamette Meridian
- GPS (approx.): 42.501534 , -121.245345
- **East Parcel**
- Size: 20 +/- acres
- APN#: R292882
- MapTaxLot#: R-3512-02500-02400-000
- Legal Description: E1/2 of SE1/4 of SW1/4 of Section 25, T35S, R12 E of Willamette Meridian
- GPS (approx.): 42.501508 , -121.242914
- STATE: Oregon
- COUNTY: Klamath
- GENERAL LOCATION: about 4-5 miles N-NE of Beatty
- GENERAL ELEVATION: 4400 - 4500 ft.
- GENERAL INFORMATION: Lots of Big Trees. Park like settings Property is buildable. Camp. RV. Mobile modulars allowed
- TYPE OF TERRAIN: rolling to slightly sloping
- ZONING: check with Klamath County for your intended usage
- POWER: at road
- PHONE: underground
- WATER: no. must install well or holding tank.
- SEWER: No. must install when/if you build.
- ROADS: dirt
- PROPERTY TAX: \$80 a year per parcel
- CLOSING/DOC. FEES: \$174.
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: none
- TITLE INFORMATION: Free and clear
- AREA INFO: Klamath County Info outside Link
- FINANCING INFO and PURCHASE INFO
- Owner financing available.
- No Qualifying. No Credit Checks.
- Gps/lats/longs coordinates are provided as a tool to assist the Buyer.



- Use the maps to confirm.
- BUYER TO VERIFY listings' GPS coordinates

Go to 1881.com Klamath County Oregon 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.