



## 200 Acres

### \$440,000

**Klamath County, Oregon**

[www.landresellers.com/properties/fb4fd1178d0](http://www.landresellers.com/properties/fb4fd1178d0)



## Property Details

**Property Types:** Land, Residential, Farms and Ranches

**State:** Oregon

**County:** Klamath County

**City:** Town of Sprague River

**Price:** \$440,000

**Total Acreage:** 200

**Property ID:** 200 ac klamath (ioppp)

**Property Address:** Moose Drive, Town of Sprague River, OR

**APN:** 255985

**GPS:** 42.548595, -121.480081

**Roads:** dirt -unimproved dirt

**Power:** no

**Water:** intermittent creek

**Seller Fees:** 175

### Hidden Oasis near the Head of Cooks Canyon

#### Aspens \* Pines \* Wildlife

- SIZE: 200+/- ac
- APN#: 255985
- LEGAL DESCRIPTION: TWP 35 RNGE 10 SEC 12 - SW4 & NW4SE4
- STATE: Oregon
- COUNTY: Klamath
- GENERAL LOCATION: About 6.5 miles North of the Town of Sprague River. About 19.5 miles East of Chiloquin. About 6/10th of a mile North of Klamath Forest Estates off of Moose Drive and Mt. Deer Road.
- GENERAL ELEVATION: approx. 4600' in the canyon. 4720' on the Plateau
- GENERAL INFORMATION: Borders the Winema - Fremont National Forest to the North - East & SE .

Pines, Aspen, Ponderosa

End of the road. The road fades away about 1/4-1/2 mile into the canyon.

Road to the Plateau.

Intermittent Creek in Cooks Canyon.

Gray logs in pics and google earth maps are fallen/cut trees from years ago. You have a nearly unlimited supply of firewood!

- TYPE OF TERRAIN: Various
- ZONING: Forest
- POWER: No
- PHONE: No
- WATER: Must install well if you build
- SEWER: No. Only needed when/if you build.
- ROADS: dirt
- PROPERTY TAX: approx. \$TBD a year
- CLOSING/DOC. FEES: \$175
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: NONE
- TITLE INFORMATION: Free and clear
- If/when more info becomes available we will update listing

**[Go to 1881.com Area Land page](#)**

## Seller Information



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